



Land Use and Community Design Element

INTRODUCTION

This element provides the policy context for the City of South Lake Tahoe to achieve its vision for future land use and community design. This element includes a description of the vision and goals, policies, and standards for future land use, development, redevelopment, community design, sustainability, and change in South Lake Tahoe. This element also includes a description of the Land Use Diagram and the related land use classification system and standards. Goals and policies are organized under the following headings:

- Overall City-Wide Change
- Community Plans
- Complete Neighborhoods
- Infill Development and Revitalization
- Residential Neighborhoods
- Commercial Centers
- Tourist Accommodation
- Industrial Areas
- Community Design
- Sustainable Developments and Green Buildings
- Development Review and Inter-Agency Coordination
- Environmental Justice

LAND USE AND COMMUNITY DESIGN VISION

The following is the City of South Lake Tahoe's vision for future land use and community design:

"In 2030 the Highway 50 corridor has been transformed into an interconnected series of compact mixed-use (commercial, office, residential, and tourist accommodation) districts that serve the needs of residents and visitors alike. The corridor is the heart of the community and contains year-round sidewalks and bikepaths. The transformation of the corridor has been fueled by the cooperative efforts of local, regional, and State governments, and private investors who share the vision for a prosperous and healthy region."

LAND USE DIAGRAM

The most familiar part of any general plan is the Land Use Diagram which shows the types and locations of existing and future land uses the plan envisions. To appreciate and use the diagram, the reader must first understand the purpose of each designation appearing on the diagram and the uses and standards associated with each designation. The following section outlines the allowable uses and describes the standards for each of the designations shown on the City of South Lake Tahoe’s General Plan Land Use Diagram (Figure LU-1).

LAND USE DESIGNATIONS AND STANDARDS

The Land Use Diagram (Figure LU-1) shows eight residential and non-residential land use designations. These eight land use designations are described, with photo examples, in Table LU-1. As required by State law, the General Plans includes standards of population density and building intensity for each of the land use designations appearing on the Land Use Diagram.

The Land Use Diagram also contains a series of icons that identify generally where the City proposes to locate such neighborhood features as workforce housing, social gathering spaces, and parks. These icons and their associated features are described in greater detail in Part III, Neighborhood Priority Lists, of the General Plan.

Transect Zoning

The land use designations shown in the Land Use Diagram correspond directly to the Tahoe Regional Planning Agency’s (TRPA) proposed Transect Zoning System. This system will be applied by TRPA Basin-wide and would establish a series of “zones” for certain types of uses, intensities, and built form (e.g., building design, landscaping, and infrastructure). The following diagram shows TRPA’s ten Basin-wide transect zones. Table LU-2 identifies how City of South Lake Tahoe land use designations relate to each TRPA transect zone. The table also identifies specific standards to be applied to land under the jurisdiction of the City of South Lake Tahoe.

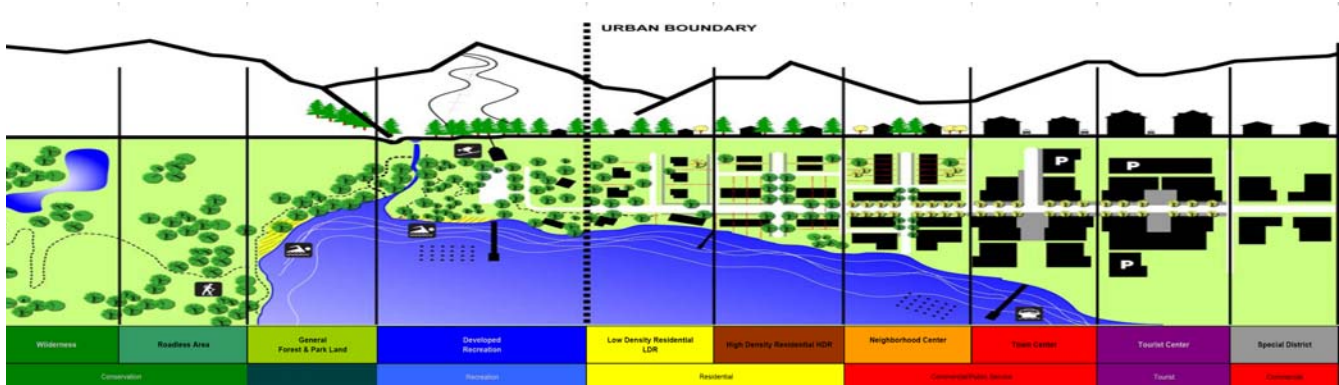


TABLE LU-1 Land Uses Categories	
	<p>Conservation (C)</p> <p>This designation provides for the permanent preservation of natural resources, habitat protection, watershed management, public and quasi-public uses, areas that contain public health and safety hazards such as floodways, and areas containing environmentally-sensitive features.</p>
	<p>Recreation (R)</p> <p>This designation provides for outdoor recreation areas, active and passive recreational uses, habitat protection, and public/quasi-public uses. This designation is applied to areas with existing or proposed outdoor recreation and areas without overriding environmental constraints.</p>
	<p>Low-Density Residential (LDR)</p> <p>Provides for single-family detached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses. This designation is applied to areas currently developed as residential and have moderate to good land capability.</p>
	<p>High-Density Residential (HDR)</p> <p>Provides for high-density single-family and multi-family dwellings. This designation is applied to areas that are currently developed as multi-family, and areas near commercial, employment, transit, and public services.</p>
	<p>Neighborhood Center (NC)</p> <p>This designation provides for commercial and tourist uses supported by high-density residential. This use supports horizontal and vertical mixed-use developments. This designation is applied to areas that are currently developed with commercial and/or tourist uses, areas of existing excess land coverage, and areas that are near commercial, employment, transit, and public services.</p>
	<p>Town Center (TC)</p> <p>This designation provides for a mixture of uses including tourist accommodation, commercial, intensive recreation, high-density residential, and mixed-use residential. This designation is applied to areas that are currently developed as commercial/visitor centers, have excess land coverage, where vertical mixed-use projects are appropriate, and are near commercial, employment, transit, and public services.</p>
	<p>Tourist Center (TC)</p> <p>This designation provides for the most intensive land uses including major commercial/visitor centers and mixed-use residential. This designation is applied to areas currently developed as major commercial/visitor centers, areas of excess land coverage, and areas that are near commercial, employment, transit, and public services</p>
	<p>Special District (SD)</p> <p>This designation provides for unique land uses that require flexibility or special considerations. This includes public facilities, industrial uses, and transportation uses (i.e., airport).</p>

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Insert Figure LU-1: Land Use Diagram

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**Table LU-2
Development Intensity Standards**

Standard	Land Use Designations							
	Conservation (C)	Recreation (R)	Low-Density Residential (LDR)	High-Density Residential (HDR)	Neighborhood Center (NC)	Town Center (TC)	Tourist Center (TC)	Special District (SD)
Campground Sites per Acre	-	1-8	-	-	-	-	-	-
Group Facilities per Acre	-	1-25	-	-	-	-	-	-
Mobile Homes per Acre	-	-	-	4-8	-	-	-	-
Residential Units per Acre	-	-	1-8	8-15	8-15	8-15	-	-
Mixed-Use Residential Units per Acre	-	-	-	-	8-15	8-25	8-30	-
Tourist Units per Acre	-	-	-	-	8-20	8-40	8-60	-
Maximum Building Height (Story)	-	-	2	3	3	6	6	3
Maximum Land Coverage (Bailey Limits)	> 1%	30%	30% ²	70% ³	70% ³	70% ³	75% ³	70% ³
Applicable TRPA Transect Zone	General Forest and Park Land	Developed Recreation	Low-Density Residential	High-Density Residential	Neighborhood Center	Town Center	Tourist Center	Special District
1. Maximum dwelling units per acre excludes secondary residential units. 2. Maximum coverage available for non-sensitive land with improved Best Management Practices (BMP). 3. Maximum coverage available for non-sensitive land with improved Best Management Practices (BMP) and Area Systems.								

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OVERALL CITY-WIDE CHANGE

South Lake Tahoe is located in a unique regulatory and planning environment – the Lake Tahoe Region. The Tahoe Regional Planning Agency (TRPA) has land use and environmental regulatory authority for the long-term preservation of Lake Tahoe and its environs. The City of South Lake Tahoe retains all its police powers under applicable Federal and State law, court cases, and the Federal and California Constitutions, while acknowledging the role of TRPA to adopt environmental thresholds regulating carrying capacities and a regional plan to achieve the goal of the long-term preservation of Lake Tahoe. TRPA’s Regional Plan requires land use to be consistent with the regional environmental thresholds. The City will work with TRPA to achieve the common goals and objectives of preserving Lake Tahoe and addressing the future needs of South Lake Tahoe residents and visitors.

In order to meet the future needs of South Lake Tahoe residents and visitors, TRPA needs to allocate sufficient development rights (commodities). TRPA’s commodities include Commercial Floor Area (CFA), Tourist Accommodation Units (TAU), Residential Development Rights (RDR), Residential Units of Use (RUU), and land coverage. The policies in this section look at ways to develop a connected city, eliminate nonconforming uses, and maximize the City’s ability to secure development rights from TRPA, establish specific and local policies and regulations that meet the environmental thresholds of TRPA’s Regional Plan, and reduce vehicle miles traveled (VMT) by residents and visitors who currently travel long distances to shop for certain products.

~~South Lake Tahoe is located in a unique regulatory and planning environment—the Lake Tahoe Region. The Tahoe Regional Planning Agency (TRPA) has ultimate land use and environmental regulatory authority; however, the City also has the authority to regulate land use and development consistent with TRPA’s Regional Plan. In order to meet the future needs of South Lake Tahoe residents and visitors the TRPA will need to allocate sufficient development commodities. TRPA’s commodities include commercial floor area (CFA), tourist accommodation units (TAU), residential development rights (RDR), residential units of use (RUU), and land coverage. The policies in this section look at ways to develop a connected city, eliminate non-conforming uses, and maximize the City’s ability to secure development rights (commodities) from the Tahoe Regional Planning Agency, establish specific and local policies and regulations that conform to the Tahoe Regional Planning Agency’s Regional Plan, and reduce vehicle miles traveled (VMT) by residents and visitors who currently travel large distances to shop for certain products.~~

Goal LU-1

To ensure a connected city, guide land use consistent with the Tahoe Regional Planning Agency’s Transect Zoning system, and acquire the necessary Tahoe Regional Planning Agency commodities for future revitalization, development, and economic growth. Source: GPU Consultants, Staff

Policy LU-1.1: Smart Growth 

The City shall implement Smart Growth principles to create walkable, mixed-use centers, compact and complete neighborhoods, and enhanced gateways and places. Smart Growth principles include:

- Creating a range of housing opportunities and choices;
- Creating walkable neighborhoods;
- Encouraging community and stakeholder collaboration;
- Fostering distinctive, attractive communities with a strong sense of place;
- Making development decisions predictable, fair, and cost-effective;
- Providing a mix of land uses;
- Preserving open space, natural beauty, and critical environmental areas;
- Providing a variety of transportation choices;
- Strengthening and directing development to existing communities; and
- Taking advantage of compact building design.

Sources: Sustainability Plan, GPU Consultants

Policy LU-1.2: Development Connections

The City shall ensure that every project is planned to enhance the physical, visual, and social connections to surrounding parcels and to the larger community. Source: Draft Tahoe Valley Community Plan

Policy LU-1.3: Elimination of Non-Conforming Uses

The City shall encourage the elimination of non-conforming uses in order to avoid inappropriate and incompatible land uses. Source: South Lake Tahoe 1999 General Plan

Policy LU-1.4: Transect Zoning

The City shall implement the 2030 General Plan consistent with Tahoe Regional Planning Agency's Transect Zoning System, which specifies land uses and standards, while emphasizing building form/function and conservation of natural areas. Source: GPU Consultants

Policy LU-1.5: Civic Center Creation

The City should explore the financial feasibility of consolidating City administrative uses on one City-owned property in the Bijou/Al Tahoe Community Plan area. Source: South Lake Tahoe 1999 General Plan

Policy LU-1.6: Live/Work Opportunities 

The City shall encourage live/work and work/live opportunities with flexible buildings and mixed-use land use designations that allow local businesses to grow and evolve over time. Source: Sustainability Plan

Policy LU-1.7: Future Commercial Floor Area (CFA) Commodities

The City shall pursue the maximum amount of available ~~C~~ommercial ~~F~~loor ~~A~~rea (~~CFA~~) that can be allocated by the Tahoe Regional Planning Agency (~~TRPA~~), up to an

additional 386,000 square feet above 2009 levels, in order to use it as an incentive for revitalization, economic growth, and urban renewal. The City should target future CFA commodities as follows:

- **Tahoe Valley Community Plan Area.** Up to 211,000 square feet of new CFA, with 130,000 going to the Tahoe Valley Node and the remaining 81,000 to areas within the Community Plan but outside of the Node.
- **Bijou/Al Tahoe Community Plan Area.** Up to 55,000 square feet of new CFA.
- **Stateline/Ski Run Community Plan Area.** Up to 55,000 square feet of new CFA, with 30,000 going to the Stateline Node and the remaining 25,000 to areas within the Community Plan but outside of the Node.
- **South Y Industrial Tract Community Plan Area.** The City shall allow up to 55,000 square feet of new CFA only if ~~is~~ determined necessary to expand existing or relocated industrial uses in order to make them more economically and/or environmentally efficient.
- **Areas Outside of Community Plans.** The City shall allow up to 10,000 square feet of new CFA in different areas within existing neighborhoods, but outside of the four Community Plan areas, in order to promote small neighborhood-serving commercial uses (i.e., corner store).

Sources: GPU Consultants, Staff

Policy LU-1.8: Tourist Accommodation Unit (TAU) Transfers

The City shall ~~only~~ allow only Tourist Accommodation Units (TAU) acquired within the city to be transferred to another jurisdiction if the City Council determines that the financial impacts are adequately mitigated. Source: Stateline/Ski Run Community Plan

Policy LU-1.9: Future Residential Development Rights (RDR) Commodities

The City shall pursue the maximum amount of available residential unit allocations from the Tahoe Regional Planning Agency in order to use them as an incentive for revitalization, including workforce housing, up to an additional 940 market rate units and 222 affordable units. *(Note: please see the Housing Element for additional policies related to market rate and affordable housing, incentives, and locations).*

Source: GPU Consultants

Policy LU-1.10: Existing Residential Units of Use (RUU) Transfers

The City shall continue to impose a fee for the transfer of any residential units of use (RUU) from within the city to other areas in El Dorado County. The City shall not allow transfers of RUUs to any areas outside of El Dorado County. Source: GPU Consultants

Policy LU-1.11: Land Coverage Consolidation

The City shall encourage transfers of existing land coverage within identified hydrologic areas to community plan areas within the city in order to provide an incentive for larger mixed-use, commercial, and tourist projects that serve the needs of residents and visitors. Source: GPU Consultants

Policy LU-1.12: Commercial Floor Area (CFA) Transfers

The City shall not allow ~~C~~ommercial ~~F~~loor ~~A~~rea (~~CFA~~) within the city limits to be transferred outside of city limits due to the need to revitalize the Tahoe Valley Community Plan Area and other areas of the city. Sources: Staff, GPU Consultants

Policy LU-1.13: New Annexations

The City shall pursue annexation of new lands within its adopted Sphere of Influence if annexation is financially feasible, provides greater opportunities to consolidate services, creates efficiencies in governmental operations, and provides benefits to the people of South Lake Tahoe. Source: Staff

COMMUNITY PLAN AREAS

The overarching vision of the 2030 South Lake Tahoe General Plan is to create a more sustainable community. One way this will be achieved is through focusing new development and revitalization within the four Community Plan areas: South Y Industrial Tract, Tahoe Valley (*pending adoption*), Bijou/Al Tahoe, and Stateline/Ski Run. Particularly, focusing on the Tahoe Valley Community Plan area where commercial, mixed-use, and multi-family residential will be focused. The policies in this section seek to encourage pedestrian/bicycle-friendly and transit-oriented developments that help reduce resident and visitor dependency on automotive travel. The use of redevelopment funds for projects that are consistent with the General Plan and implementation of the goals of the adopted redevelopment plan may be pursued as well.

Goal LU-2	<p>To focus future commercial, multi-family residential, tourist, civic, and social gathering space development in community plan areas in order to maximize incentives and create transit-, bicycle-, and pedestrian-oriented places that serve the needs of both residents and visitors. Source: GPU Consultants</p>
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Policy LU-2.1: Community Plan Redevelopment, Expansion, and Upgrade

The City shall encourage public and private investment in the expansion and upgrade of commercial and tourist accommodation projects within the Tahoe Valley, Bijou/Al Tahoe, and Stateline/Ski Run community plan areas and use appropriate financing tools, such as redevelopment, to achieve economic and land use goals, as determined proper to achieve this objective. Source: Staff

Policy LU-2.2: Community Plan Preparation, Update, Adoption, and Implementation

The City shall periodically update and implement the four Community Plans as a way to focus development commodities and revitalization efforts. Sources: South Lake Tahoe 1999 General Plan, GPU Consultants, Staff

Policy LU-2.3: Commercial Floor Area Relocation

The City shall incorporate policies and programs into new community plans and amend existing community plans to allow the City to provide ~~C~~ommercial ~~F~~loor ~~A~~rea (~~CFA~~) matches to projects where commercial development is relocated from outside community plan areas to within community plan areas. Commercial Floor Area CFA match ratios may vary to the extent that project(s) would remove development from designated areas and locate it in desirable areas. Source: Staff

Policy LU-2.4: Stateline/Ski Run Community Plan Area

The City shall reinforce the Stateline/Ski Run Community Plan area as the primary visitor and tourist district in South Lake Tahoe. Source: Stateline/Ski Run Community Plan

Policy LU-2.5: Bijou/Al Tahoe Community Plan Area

The City shall encourage the creation of a viable residential neighborhood with appropriate neighborhood amenities and compatible high quality family-oriented recreation and public facilities including government offices. Source: Bijou/Al Tahoe Community Plan, Staff

Policy LU-2.6: South “Y” Industrial Tract Community Plan Area

The City shall protect and enhance the South “Y” Industrial Tract Community Plan area as South Lake Tahoe’s primary industrial District and identify possible future sites suitable for high_end and appropriately-sized energy efficient technology companies. Sources: South Y Industrial Tract Community Plan, Staff

Policy LU-2.7: Tahoe Valley Community Plan Area

The City shall transform the Tahoe Valley Community Plan area into an attractive gateway commercial district that serves both residents and visitors. Source: Tahoe Valley Community Plan

Policy LU-2.8: Community Plan Incentives

The City shall provide permit streamlining, commodity increases, coverage increases, and other similar incentives to encourage implementation of General Plan goals and policies. Sources: South Lake Tahoe 1999 General Plan, Staff

Policy LU-2.9: Node Definition

The City shall define two Nodes, one at the Tahoe Valley Y Intersection and the other at Stateline, and make them a focus of future development and revitalization efforts in the city. To this end, the City shall work with the Tahoe Regional Planning Agency to encourage allocations of development commodities (e.g., Commercial Floor Area, Residential Units of Use) to these areas. Source: GPU Consultants

Policy LU-2.10: Node Development Incentives

The City, in coordination with the Tahoe Regional Planning Agency, shall encourage compact, mixed-use, transit-oriented, and higher-density development within the Stateline Node and Tahoe Valley Gateway District by providing the maximum incentives for these types of projects. Incentives should include an increase in allowed coverage, increased commercial floor area allocations, and exemptions from coverage limitations for affordable and moderate income housing. Source: Staff

Policy LU-2.11: Tahoe Valley Node Purpose

The City shall ensure that the Tahoe Valley Gateway District will be a primary area in the city for resident-serving commercial uses, workforce housing (e.g., housing affordable to local workers in all industries), and affordable housing. The City should work with property owners to transform the Node into a contemporary commercial service district served by a transit center. Sources: South Lake Tahoe Partnership, GPU Consultants

Policy LU-2.12: Stateline Node Purpose

The City shall ensure that the Stateline Node will be an area in the city for tourist-serving commercial uses, tourist accommodation units, workforce housing (e.g., housing affordable to local workers in all industries), and affordable housing. The City should work with property owners to transform the Node into a pedestrian center served by transit that connects community resources, visitor facilities, recreation, and Lake Tahoe. Sources: South Lake Tahoe Partnership, GPU Consultants

Policy LU-2.13: Social and Economic Centers

The City shall create active and inviting social and economic centers in the two Nodes that include a variety of housing types, mixed-use development, recreational or social gathering spaces, cultural uses, civic uses and facilities, and commercial services. Source: South Lake Tahoe Partnership

COMPLETE NEIGHBORHOODS

The City of South Lake Tahoe is an amalgamation of distinct neighborhoods. While each neighborhood has different characteristics, this General Plan looks at ways to add needed amenities into each neighborhood in order to “complete” them. Complete neighborhoods promote sustainability, livability, and safety for residents of all ages, incomes, and cultural backgrounds. Typical characteristics of complete neighborhoods include: a mix of housing types and affordability; neighborhood services and facilities; social gathering spaces; sustainable designs and green infrastructure; attractive landscaping; a sense of personal safety; convenient access to public transportation; well-maintained housing; public facilities; and attractive parks with co-located drainage facilities where feasible and appropriate. The policies in this section seek to help create complete neighborhoods in South Lake Tahoe. Sections LU-9 (Community Design) and LU-10 (Sustainable Development and Green Buildings) also include goals and policies related to complete neighborhoods. In addition, Part III – Neighborhood Priority Lists contain descriptions of each

neighborhood and lists amenities the City should provide during the life of this General Plan.

**Goal
LU-3**

To encourage the creation of more complete and well-designed neighborhoods that promote livability, safety, and sustainability. Source: GPU Consultants

Policy LU-3.1: Complete Neighborhoods

The City shall promote complete and distinct neighborhoods that promote walking to services, biking, and transit use; foster community pride; enhance neighborhood identity; ensure public safety; and are family-friendly. Source: GPU Consultants

Policy LU-3.2: Neighborhood and Recreation Connectivity 

The City shall improve connections and access to a wide range of recreational opportunities, which will improve the quality of life of residents and visitors. Source: Sustainability Plan

Policy LU-3.3: Diverse Housing Choices 

The City shall promote a wide range of housing opportunities, both ownership and rental, for all income levels. Source: Sustainability Plan

Policy LU-3.4: Neighborhood Priority Lists

The City shall regularly update and implement projects identified in neighborhood priority lists. These lists shall identify priority amenities and projects that need to be added in each neighborhood (*Note: these priority lists are located in Part III – Neighborhood Priority Lists of the General Plan*). Source: GPU Consultants

Policy LU-3.5: Clean and Quiet Neighborhoods

The City shall coordinate efforts with homeowner associations and other neighborhood groups to develop strategies to ensure clean and quiet residential neighborhoods. These strategies should include neighborhood beautification programs. Source: Latino Outreach Survey, GPU Consultants

Policy LU-3.6: Residential Variety in Existing Neighborhoods

The City shall encourage development of a variety of new housing types that provide housing choices for consumers in terms of types of units, location, unit sizes, costs, design, amount of privacy, and neighborhood environment, while preserving existing neighborhood character. Source: Staff

INFILL DEVELOPMENT AND REVITALIZATION

In order to become more sustainable, South Lake Tahoe is committed to looking at ways to revitalize outdated and substandard buildings and to create more opportunities for infill development. The policies in this section encourage physical change and economic development within the existing Community Plan areas. The policies in this section also describe ways to maintain and revitalize existing uses as

well as promote new commercial opportunities. These policies are closely aligned with policies in the Economic Development Element to support a comprehensive effort to promote existing and new businesses.

**Goal
LU-4**

To encourage the revitalization, reuse, and expansion of existing and vacant sites in South Lake Tahoe. Source: GPU Consultants

Policy LU-4.1: Development Concentration

The City shall concentrate and mix residential and commercial development to establish unique pedestrian-friendly areas within the city that creates a strong sense of place. Source: Bijou/Al Tahoe Community Plan

Policy LU-4.2: Infill and Reinvestment Promotion 

The City shall promote infill and reinvestment to increase density within walking distance of transit stops. Source: Sustainability Plan

Policy LU-4.3: Vacant and Underutilized Site Development

The City shall encourage appropriate development/redevelopment of parcels that are either vacant or underutilized, surrounded by existing urban development, and non-environmentally-sensitive. Source: Staff

Policy LU-4.4: Development Priority

The City shall give priority to developments on vacant or underutilized sites that use existing infrastructure, coverage, and development rights. Source: Staff

Policy LU-4.5: Revitalization Coordination

The City shall coordinate revitalization efforts with the local businesses and other parties as required by State law. Sources: South Lake Tahoe 1999 General Plan, Staff

COMMERCIAL USES

The purpose of this section is to provide the policy framework to encourage increased resident- and visitor-serving commercial uses in the city. The policies in this section describe ways to revitalize and consolidate existing uses as well as promote new commercial opportunities. These policies are closely aligned with policies in the Economic Development Element supporting a comprehensive effort to increase commercial development and sales tax revenue.

**Goal
LU-5**

To revitalize and consolidate existing commercial uses while providing incentives and commodities for new resident- and visitor-serving commercial uses. Source: GPU Consultants

Policy LU-5.1: Locally-Serving Commercial 

The City shall ensure that commercial uses are responsive to the needs and wishes of the community and encourage users to shop locally, which will reduce Vehicle Miles Traveled (VMT) to purchase items outside of the Lake Tahoe Basin.

Sources: Sustainability Plan, GPU Consultants

Policy LU-5.2: Reduction of Strip Commercial Development

The City shall use incentives, such as additional commercial floor area allocations, to facilitate the relocation of commercial uses into Nodes and Community Plan areas to reduce the strip commercial character of Highway 50 and State Route 89.

Source: South Lake Tahoe 1999 General Plan

Policy LU-5.3: Commercial Center Enhancement

The City shall encourage the upgrade and/or expansion of existing commercial centers, including: improvements to parking and landscaping areas; redesigns to accommodate bicycles, pedestrians, and transit facilities; and remodeling to include green technology and improve energy efficiency. Source: Staff

Policy LU-5.4: Auto-Oriented Commercial Use Consolidation in the Tahoe Valley Community Plan Area

The City shall encourage the consolidation of existing auto-oriented commercial uses into street-oriented mixed-use developments within the Tahoe Valley Community Plan area. Source: South Lake Tahoe Partnership

Policy LU-5.5: Neighborhood Serving Commercial Uses

The City shall encourage neighborhood-serving commercial uses in existing residential neighborhoods as appropriate to promote walkability, sustainability, and complete neighborhoods. Sources: South Lake Tahoe 1999 General Plan, GPU Consultants

TOURIST ACCOMMODATIONS

Tourism is a vital and integral part of South Lake Tahoe’s economy and community identity. The policies in this section describe where tourist-serving uses should be located in South Lake Tahoe.

Goal LU-6	To provide tourist-serving uses near highways and other highly-visible locations in South Lake Tahoe. Source: GPU Consultants
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Policy LU-6.1: Stateline Node Tourist Center

The City shall establish the Stateline Node as the primary tourist destination for South Lake Tahoe. Source: GPU Consultants

INDUSTRIAL AREAS

The policies in this section provide guidance regarding the locations and types of appropriate industrial uses in South Lake Tahoe necessary to support a sustainable community and thereby reduce the need to import services from outside the Basin.

Goal LU-7	To maintain an industrial district that provides for warehousing, research and development, and green technologies that are attractive, compatible with adjoining non-industrial uses, and well designed and maintained. Source: GPU Consultants
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Policy LU-7.1: Industrial Use Consolidation

The City shall encourage the relocation and consolidation of industrial uses in the South “Y” Industrial Tract Community Plan area. This will be the priority area for relocating nonconforming industrial uses from elsewhere in ~~the~~ South Shore. Sources: South “Y” Industrial Tract Community Plan, GPU Consultants

Policy LU-7.2: Industrial Use Consolidation

The City shall continue to ensure that the South “Y” Industrial Tract Community Plan area includes Best Management Practices (BMPs) area-wide to support industrial uses. Source: South “Y” Industrial Tract Community Plan

Policy LU-7.3: Availability of Adequate Infrastructure

The City shall ensure that adequate and appropriate infrastructure is available in the South “Y” Industrial Tract Community Plan area to support existing and new uses. Source: South Y Industrial Tract Community Plan

Policy LU-7.4: Industrial Land Use Compatibility

The City shall ensure that new, remodeled, and rehabilitated industrial developments, regardless of where they are located in the city, are designed and developed in a way that is compatible with neighboring uses. To this end the City shall retain and, where possible, enhance existing buffers (streets, fences, open space) between industrial uses and residential areas. Source: South “Y” Industrial Tract Community Plan

COMMUNITY DESIGN

The policies in this section cover a wide variety of topics related to community design. These policies identify the overall theme for South Lake Tahoe as an urbanized city located in one of the world’s most beautiful natural environments.

Goal LU-8	To enhance and unify the visual quality of South Lake Tahoe. Source: GPU Consultants
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Policy LU-8.1: Mountain Architectural Theme

The City shall promote the use of a “mountain” architectural theme in all new and remodeled developments. Mountain architecture features the use of pitched roofs, natural colors, and natural material such as rock and wood. Source: Draft Tahoe Valley Community Plan

Policy LU-8.2: Native Plant Use 

The City shall require the most environmentally efficient and attractive landscaping at all City-owned public buildings and encourage their use and maintenance on private property. Sources: Sustainability Plan, Staff, GPU Consultants

Policy LU-8.3: Minimizing Parking Impacts

The City shall minimize the visual impact of parking by requiring it to be located at the rear and/or side of buildings with landscape screening, where feasible. Source: Draft Tahoe Valley Community Plan

Policy LU-8.4: Strategically-Placed Lighting

The City shall establish pedestrian-scaled, strategically-placed, and environmentally-efficient lighting that promotes pedestrian/bicycle safety and enhances the architectural and site features of existing buildings. Lighting design and locations shall be consistent with the adopted Public Improvement Engineering Standards. Sources: Draft Tahoe Valley Community Plan, Staff

Policy LU-8.5: Historic Preservation

The City shall ensure the preservation of historic neighborhood land use patterns and historic architectural design styles. Source: Community Workshop

Policy LU-8.6: Existing Neighborhood Character Protection

The City shall require that new development and improvements in existing residential neighborhoods be consistent with the neighborhoods historic land use patterns, distinct style, and architectural identity. Source: Community Workshop

Policy LU-8.7: Scenic Quality of New Projects

The City shall ensure that new projects improve, enhance, and protect the scenic quality of South Lake Tahoe’s built and natural environments. Source: South Lake Tahoe 1999 General Plan

Policy LU-8.8: Scenic Corridors

The City should continue to work with Caltrans and property owners to enhance facades, landscaping, and infrastructure (e.g., lighting, signage, utilities) on portions of Highway 50 and State Route 89 corridors that are designed as scenic corridors by the Tahoe Regional Planning Agency. Sources: South Lake Tahoe 1999 General Plan, Staff

Policy LU-8.9: Business and Neighborhood Beautification Projects

The City shall encourage appropriate and financially sound ways for property owners and community groups to undertake business and neighborhood beautification projects. Source: South Lake Tahoe 1999 General Plan

Policy LU-8.10: Signage and Way-finding Program

The City shall create a signage and way-finding program for residents and visitors that includes informational kiosks and signs identifying special districts, neighborhoods, and public facilities. Kiosks should specify walking and biking distances and include maps. Source: Stakeholder

Policy LU-8.11: Gateways

The City shall enhance the economic vitality and physical image of the city's southern and eastern gateways. This includes infrastructure improvements, pedestrian and bicycle facilities improvements, scenic view corridor protection, and highway design improvements along Highway 50. Sources: South Lake Tahoe Partnership. GPU Consultants

Policy LU-8.12: Business Enhancement and Beautification

The City shall encourage business owners to enhance and beautify their businesses, such as through a Façade Improvement Program, to create a better sense of place and community character. Source: South Lake Tahoe 1999 General Plan

Policy LU-8.13: Open Space as Focal Points

The City shall require new developments to provide connections to surrounding pedestrian networks. Source: South Lake Tahoe Partnership

Policy LU-8.14: Art in Public Places

The City shall promote art in public places such as pedestrian areas, tourist accommodation areas, social gathering places, and commercial shopping centers in conformance with the Cultural Arts Master plan. Source: Bijou/Al Tahoe Community Plan

Policy LU-8.15: ADA Compliance

The City shall require all new and remodeled developments to comply, as required by the California Building Codes, with the Americans with Disabilities Act, State, and local standards. The City shall also encourage all existing developments to comply, as readily achievable, with the Americans with Disabilities Act and related State and local standards. Source: City Council

SUSTAINABLE DEVELOPMENT AND GREEN BUILDINGS

Creating a sustainable and energy-efficient built environment is a key vision of the City of South Lake Tahoe. The policies in this section provide direction on the use of green building technology, energy efficiency, and ways to achieve sustainable development practices.

**Goal
LU-9**

To become a leader in green building technology, energy efficiency, emerging technologies, and sustainable development practices in the Lake Tahoe Basin. Source: ~~Source:~~ Sustainability Plan

Policy LU-9.1: Sustainable Construction Methods 

The City shall promote the use of green and sustainable construction in new housing units, commercial developments, and mixed-use centers. Source: Sustainability Plan

Policy LU-9.2: Green Building Incentives 

The City shall provide clear incentives for green buildings practices and consider phasing in requirements for the green rating system or LEED certification for all new buildings, retrofits, and significant remodels. Incentives may include streamlined permit processes and/or tax reductions. Sources: Sustainability Plan, Sustainability Commission

Policy LU-9.3: Green Demonstration Program 

The City shall establish a green demonstration program for a variety of building types including single-family, commercial industrial, townhouses, apartments, and mixed-use projects. Source: Sustainability Plan

Policy LU-9.4: Energy Efficient City Buildings and Facilities 

The City shall incorporate energy efficiency into all City-owned and operated buildings and facilities. Source: Sustainability Plan

Policy LU-9.5: Energy Efficiency Retrofits 

The City shall support programs that encourage private property owners to retrofit their homes to save energy and reduce their carbon footprints. Source: Sustainability Plan

Policy LU-9.6: Sustainable Development Education

The City shall create an education program to inform businesses and developers of the benefits of sustainable design and green building, which are sometimes difficult to quantify or are long-term benefits. Source: Stakeholders

Policy LU-9.7: Native Drought-Resistant Landscaping

The City shall encourage the use of native, drought-resistant landscaping in new and existing development. Source: Bijou/Al Tahoe Community Plan

Policy LU-9.8: Sustainability Plan

The City shall continue to update and implement the City Sustainability Plan and Work Program. Source: Sustainability Commission

DEVELOPMENT REVIEW AND INTER-AGENCY COORDINATION

The Tahoe Regional Planning Agency (TRPA) has ~~overarching~~ land use and environmental protection authority in the Lake Tahoe Basin. Historically, there have been conflicts and redundancies between the City of South Lake Tahoe, TRPA, and other Federal and State agency policies and regulations. The policies in this section promote inter-agency planning and development review coordination and the elimination of redundancy.

Goal LU-10

To make development decisions predictable, fair, and cost-effective by coordinating the City of South Lake Tahoe's efforts with other agencies that either have jurisdiction, provide services, or own property in South Lake Tahoe. Source: 2008 Policy Guidance Package

Policy LU-10.1: Inter-Agency Coordination

The City shall coordinate with all regional, State, and Federal agencies and special districts to ensure that their planning efforts within the city limits are consistent with the City of South Lake Tahoe's General Plan. Source: Staff

Policy LU-10.2: Tahoe Regional Planning Agency Coordination

The City ~~shall~~will seek to work with the Tahoe Regional Planning Agency (TRPA) to create a transparent and efficient permitting process that eliminates redundancy. To this end, the City shall enter a Memorandum of Understanding with TRPA to delegate permit and land-use authority for all projects that are not regionally-significant, meet TRPA's Environmental Thresholds, and are consistent with the Regional Plan. However, TRPA may monitor City project review activities annually and review whether City project review standards are continuing to meet the Environmental Thresholds. Sources: 2008 Policy Guidance Package, Staff

Policy LU-10.3: Vacant Open Space Parcel Exchange

The City shall work with the California Tahoe Conservancy (CTC) and other State and Federal agencies to exchange publicly-owned vacant open space parcels in existing residential subdivisions for vacant parcels in other parts of the Lake Tahoe Basin as a means of consolidating open space and developing underused sites in existing neighborhoods. Publically-owned vacant land is shown in Figure LU-2. Source: Stakeholders

Policy LU-10.4: Node and Community Plan Coverage Increases

The City shall incorporate policies into new community plans and update existing community plans to allow up to 70 percent coverage on specifically-designated properties within community plan areas. Sources: Stakeholders, Staff

Policy LU-10.5: South Tahoe Public Utility District Coordination

The City shall coordinate water infrastructure improvements with the South Tahoe Public Utility District. Source: South Lake Tahoe 1999 General Plan

Policy LU-10.6: School District Coordination

The City shall coordinate land use planning with the Lake Tahoe Unified School District facilities planning. Source: GPU Consultants

Policy LU-10.7: Scenic Quality Improvement Plan Coordination

The City shall work with TRPA to implement the Tahoe Regional Planning Agency's Scenic Quality Improvement Plan. Source: South Lake Tahoe 1999 General Plan

ENVIRONMENTAL JUSTICE

The City of South Lake Tahoe is committed to making land use decisions that are fair. The policies in this section ensure that South Lake Tahoe will make land use and environmental decisions that are fair and equitable for every resident, regardless of race, culture, or income.

**Goal
LU-11**

To ensure the fair treatment of all visitors and residents, regardless of race, culture, and income with respect to land use and environmental decisions. Source: GPU Consultants

Policy LU-11.1: Environmental Justice

The City shall ensure the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of land use and environmental laws, regulations, and policies. The City shall ensure that no part of the community suffers disproportionately from adverse human health or environmental effects, and all residents live in a clean, healthy, and sustainable community. Source: GPU Consultants

Policy LU-11.2: Equal Public Participation

The City shall ensure that all community residents have meaningful opportunities to participate in the decision-making process. Source: GPU Consultants

Policy LU-11.3: Equitable Distribution of New Public Facilities and Services

The City shall plan for the equitable distribution of new public facilities and services that increase and enhance the entire community's quality of life. Source: GPU Consultants

Policy LU-11.4: Quality of Life for all Age Groups 

The City shall develop a strategy to provide amenities and facilities that support a high quality of life for all age groups. Source: Sustainability Plan.

Policy LU-11.5: Social Equity Promotion 

The City shall promote social equity. Social equity is important when dealing with sustainability issues because successful implementation is all about making appropriate choices and having the opportunity and ability to make those choices. Source: Sustainability Plan.

Insert Figure LU-2: Publically-Owned Vacant Land Diagram