



**August 13, 2009, Planning Commission/  
General Plan Advisory Committee (GPAC)  
Study Session Summary**

*August 14, 2009*

On August 13, 2009, the Planning Commission and General Plan Advisory Committee (PC/GPAC) met in a joint study session to discuss and provide input on the Public Review Draft Policy Document of the General Plan Update. During the study session, Larry Mintier (General Plan Consultant) gave a presentation on the status of the General Plan Update, a summary of the recently-published (July 20, 2009) Public Review Draft Policy Document, a summary of input received at the most recent community workshop, and a discussion of all other comments received on the Draft Policy Document. Mr. Mintier also presented recommended changes to the Draft Policy Document proposed in response to comments received at the community workshop and other public comments.

Throughout the presentation, Mr. Mintier asked the PC/GPAC to provide input on whether or not they agreed with the recommended changes to the Draft Policy Document. The PC/GPAC concurred with all of the changes that City staff and the consultants proposed in response to the workshop and public comment. Mr. Mintier also asked the PC/GPAC to provide additional input on the policies and programs of the Draft Policy Document and discuss any additional policy direction for the staff and consultants.

The following is a summary of the PC/GPAC's recommendations provided during their study session on August 13, 2009. Part 1 summarizes the PC/GPAC's recommended changes to the Policy Document based on workshop input and other public comments. Part 1 is organized by the source of the comments. Part 2 contains additional comments/recommendations by the PC/GPAC along with the corresponding response proposed by City Staff and the consultants. The recommendations and responses in Part 2 are organized by General Plan element.

The PC/GPAC's recommendations will be presented to the City Council during their September 1, 2009, meeting. The City Council will also have an opportunity to provide input and direction on the Draft Policy Document.

# PART 1: COMMUNITY WORKSHOP INPUT AND OTHER PUBLIC COMMENTS

## Community Workshop #5 (July 29, 2009)

- **Planning Commission/GPAC recommendation:** Revise policy ED-2.5 as follows

### ***Policy ED-2.5: Healthcare Industry Expansion***

*The City shall support the expansion of South Lake Tahoe's healthcare industry to serve the needs of South Shore residents, and the healthcare industry is expected to ~~support the delivery of~~ deliver healthcare services that are competitively-priced and meet community needs.*

- **Planning Commission/GPAC recommendation:** Combine policies ED-3.1 and ED-3.2 into one policy, and revise as follows:

### ***Policy ED-3.1: Aggressive Business Attraction Programs***

*The City shall seek to attract new businesses providing goods and services currently underrepresented in the community and desired by permanent residents, as found in the community survey (National Research Center, December 2008), the Retail Market Analysis (RRC Associates, December 2005), and identified by participants during General Plan workshops. Examples of these businesses include general retail (e.g., appliances, household goods, sporting goods, specialty grocery), consumer electronics, apparel, and healthcare clinics/institutions.*

- **Planning Commission/GPAC recommendation:** Revise implementation program IMP-2.5 as follows:

### ***IMP-2.5: Five-Year Economic Development Implementation Plan (MPSP)***

*The City shall establish a five-year implementation plan for Economic Development, reviewed with City Council every 12 to 18 months. Economic development incentives that should be addressed include tax incentives, utility cost reductions and incentives, business license fee reductions, regulation and permit streamlining, business market gap analysis, and business identification analysis. Economic development strategies that should be addressed include free weekend events, scheduled regional air carrier service, City outreach to local business owners, marketing and outreach for business attraction, and fact sheets for available buildings and properties.*

- **Planning Commission/GPAC recommendation:** Create a new policy as follows:

**Policy ED-1.15: Creating a Sense of Place**

The City shall encourage the creation of small, local, retail businesses that create a sense of place and local identity for South Lake Tahoe.

- **Planning Commission/GPAC recommendation:** Create a new policy as follows:

**Policy ED-1.16: Regularly-Scheduled Street Fair**

The City shall identify an area, possibly along Ski Run Boulevard or near Lakeview Commons, for a regularly-scheduled street fair. The street fair can include, but is not limited to, a farmers market, street vendors, live music, and special events.

- **Planning Commission/GPAC recommendation:** Revise policy ED-2.20 as follows:

**Policy ED-2.20: City Outreach Program**

The City shall create City outreach programs for existing businesses which includes personal visits ~~by~~ or semi-annual meetings with Staff to hear and connect with business throughout the city regardless of their scale.

- **Planning Commission/GPAC recommendation:** Combine policies ED-1.10 and ED-2.2 as follows:

**Policy ED-1.10: Expanding Events and Entertainment Opportunities**

The City shall encourage the sponsors of sporting events, festivals, international competitions, and entertainment shows to hold events at public (e.g., Parks and Recreation facilities) and private facilities in South Lake Tahoe, particularly during off-season (spring and fall). The City shall also participate in community organizations specifically formed for this purpose (e.g., Sports Commission).

- **Planning Commission/GPAC recommendation:** Combine policies ED-2.13 and ED-2.14 as follows:

**Policy ED-2.13: Tourism Promotion**

The City shall continue to work and collaborate with organizations that promote tourism in the South Shore, especially during the off-season (spring and fall).

## Sustainability Commission (August 5, 2009)

- **Planning Commission/GPAC recommendation:** Revise Policy LU-9.2 as follows:

### **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.*

- **Planning Commission/GPAC recommendation:** Add new policy as follows:

### **Policy LU-x: Sustainability Plan**

*The City shall continue to update and implement the City Sustainability Plan and Work Program.*

## Lake Tahoe Bicycle Coalition (August 5, 2009)

- **Planning Commission/GPAC recommendation:** Revise TC-3: Pedestrian and Bicycle Circulation Diagram, as recommended by the Lake Tahoe Bicycle Coalition and agreed to by City staff.
- **Planning Commission/GPAC recommendation:** Add new implementation program as follows:

### **IMP-4.x: Mapping Sidewalks**

*The City shall inventory and map all existing sidewalks in the City and prioritize for construction the missing gaps identified in the map and inventory. Priority should be placed on sidewalks that would increase connectivity between residential neighborhoods and shopping, recreation, public services, and employment centers.*

- **Planning Commission/GPAC recommendation:** Add new policy as follows:

### **Policy TC-3.x: Coordination with Lake Tahoe Bicycle Coalition and TRPA**

*The City shall coordinate with the Lake Tahoe Bicycle Coalition and TRPA's planning efforts for bicycle and pedestrian facilities.*

- **Planning Commission/GPAC recommendation:** Delete Policy TC-3.4: Electric Vehicles on Bike Facilities

- **Planning Commission/GPAC recommendation:** Add new policy as follows:

**Policy TC-3.x: Bicycle Parking and Storage**

The City shall require new multi-family residential and commercial properties to provide accommodations for bicycle parking.

- **Planning Commission/GPAC recommendation:** Add new policy as follows:

**Policy TC-3.x: Bicycle Sharing at Transit Centers**

The City shall explore the installation and management of Public Bike Share Programs at key transit centers.

- **Planning Commission/GPAC recommendation:** Add new policy as follows:

**Policy TC-1.x: Traffic Calming Measures**

The City shall explore the installation and effectiveness of traffic calming measures in order to create a safer and more attractive environment for bicyclists and pedestrians. Where it is appropriate the City shall encourage Caltrans to also consider traffic calming measures on state highways. Examples of traffic calming measures may include, but are not limited to: bulb outs, narrow vehicle lanes, and stop signs.

### **Tahoe Regional Planning Agency (TRPA) (August 6, 2009)**

- **Planning Commission/GPAC recommendation:** Revise TC-3: Pedestrian and Bicycle Circulation Diagram, as recommended by TRPA and agreed to by City staff.
- **Planning Commission/GPAC recommendation:** Add new implementation program as follows (note: same implementation program as the one shown above in response to a comment received by the Lake Tahoe Bicycle Coalition):

**IMP-4.x: Mapping Sidewalks**

The City shall inventory and map all existing sidewalks in the City and prioritize for construction the missing gaps identified in the map and inventory. Priority should be placed on sidewalks that would increase connectivity between residential neighborhoods and shopping, recreation, public services, and employment centers.

## **Gunnar Henriouille (July 29, 2009)**

- **Planning Commission/GPAC recommendation:** Revise Policy TC-1.11 as follows:

### ***Policy TC-1.11: Enhancements along the Highway 50 Corridor***

*The City shall coordinate with Caltrans, El Dorado County, and the Tahoe Regional Planning Agency to expand multimodal transportation capacity along the Highway 50 corridor between South Lake Tahoe and Placerville. This may include the provision of rail facilities and services.*

## **Patrick Medau (August 12, 2009)**

- **Planning Commission/GPAC recommendation:** Add new policy as follows:

### ***TC-3.xx: Bikeways on Highway 50 & Highway 89***

*The City shall encourage Caltrans to install Class II bike lanes on Highway 50 and Highway 89 with emphasis on complete connections through to Meyers and Baldwin Beach.*

## **PART 2: PLANNING COMMISSION/GENERAL PLAN ADVISORY COMMITTEE COMMENTS/RECOMMENDATIONS**

### **Economic Development Element**

- **Planning Commission/GPAC recommendation:**  
Recommended that the Introduction to the Economic Development Element be revised to acknowledge gaming and tourism as major contributors to the South Lake Tahoe economy.

**Response:** The following text will be added to the Introduction to the Economic Development Element:

*Tourism associated with recreation and the gaming industry is the heart of South Lake Tahoe's economy.*

## Transportation and Circulation Element

➤ **Planning Commission/GPAC recommendation:**

Recommended that Policy TC-1.1 Overall Street Design, identify pedestrian facilities as infrastructure to be developed on all collector streets.

**Response:** Modify Policy TC-1.1 as follows:

***Policy TC-1.1: Overall Street Design***

*The City shall develop all arterial streets to provide infrastructure for vehicles, transit, bicycles, and pedestrians; collector streets to provide at a minimum infrastructure for vehicles, transit, ~~and bicycles,~~ and pedestrians; and local streets to provide adequate shared infrastructure for vehicles, bicycles, and pedestrians; and develop a network of routes along collector and local streets for pedestrians and bicyclists*

➤ **Planning Commission/GPAC recommendation:**

Recommended that a policy be added to address the maintenance of bicycle and pedestrian facilities.

**Response:** Create a new policy as follows:

***Policy TC-3.x: Bicycle and Pedestrian Facility Maintenance***

*The City shall strive to ensure the proper on-going maintenance of bicycle and pedestrian facilities.*

➤ **Planning Commission/GPAC recommendation:**

Recommended that the word “only” be removed from Policy TC-1.12: Consideration of Roundabouts.

**Response:** Modify Policy TC-1.12 as follows:

***Policy TC-1.12: Consideration of Roundabouts***

*The City shall consider roundabouts at key intersections, where feasible, to alleviate congestion and provide a higher level of service. New traffic signals will ~~only~~ be considered when proven to be superior or safer than roundabouts.*

- **Planning Commission/GPAC recommendation:**  
Recommended that Policy TC-6.2: Ski Run Marina Priority, contain a condition to ensure that there is adequate parking to support waterborne transit from the Ski Run Marina.

**Response:** Modify Policy TC-6.2 as follows:

***Policy TC-6.2: Ski Run Marina Priority***

*The City shall promote the Ski Run Marina as the primary terminus for cross-lake ferry connections, provided that the area can accommodate adequate parking.*

- **Planning Commission/GPAC recommendation:**  
Recommended that the Transportation and Circulation Element contain a policy to encourage the development of facilities for alternative fuel and electric cars.

**Response:** Modify Policy TC-1.9 as follows:

***Policy TC-1.9: Alternative Modes and Fuels***

*The City shall promote more effective use of alternative transportation modes (e.g., walking, bicycling, and public transportation) and use of electric/alternative fuel vehicles. The City shall also support the development of alternative fuel and electric car charging stations.*

## **Public/Quasi-Public Facilities and Services Element**

- **Planning Commission/GPAC recommendation:**  
Recommended that a policy be added to Goal Section 7, Schools and Libraries, to support the expansion of the Lake Tahoe Community College.

**Response:** Create a new policy as follows:

***Policy PQP-7.xx: Expansion of Lake Tahoe Community College***

*The City shall support the expansion of curriculum, enrollment, and facilities at the Lake Tahoe Community College (e.g., four-year degree program, fire academy).*

### Part III: Neighborhood Priority Lists

➤ **Planning Commission/GPAC recommendation:**

Recommended that the reference to Johnson Road be deleted from the Area Priority List for the Bijou/Al Tahoe Community Plan. Identifying Johnson Road as the location for a new government center does not allow enough flexibility.

**Response:** Modify the Area Priority List for the Bijou/Al Tahoe Community Plan as follows:

- Construct a new government center ~~along Johnson Road~~ in the Bijou/Al Tahoe Community Plan area.