




South Lake Tahoe General Plan Update


City Council Meeting—Policy Guidance Package

January 29, 2008




Agenda

- Provide an overview of the General Plan Update
- Provide an overview of the PC/GPAC meetings and Community Workshop #1
- Confirm the Policy Guidance Package




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Overview of General Plan Update

- **Part I: Policy Confirmation**
 - The Policy Guidance Package will be used as the starting point for the General Plan Update and as input into the TRPA P7 process
- **Part II: Housing Element Update**
 - The 2003 Housing Element needs to be updated to comply with State requirements
- **Part III: General Plan Update**
 - The existing 1999 General Plan will be comprehensively updated



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Overview of General Plan Update

Public Outreach

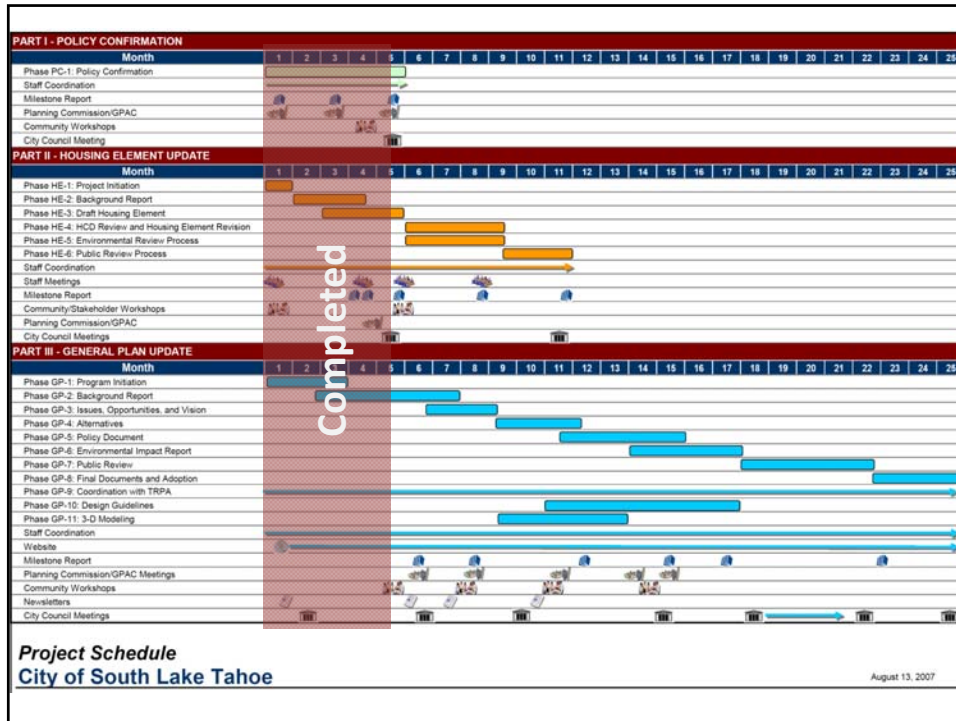
- Five Community Workshops
- Two Community/Stakeholder Workshop (Housing Element)
- Twelve Planning Commission/GPAC Meetings
- Ten City Council Meetings
- Six Planning Commission/City Council Hearings
- Five Newsletters
- Outreach to community groups
- Newspaper articles/announcements
- Website: www.jlmintier.com/slt


also linked from the City's homepage: www.cityofslt.us





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Overview of General Plan Update

Part I: Policy Confirmation

- Extract existing and emerging policy
 - Existing General Plan
 - Three existing Community Plans
 - City Council's Strategic Plan
 - Smart Growth Principles
 - TRPA/PWG Vision Summary
- Reorganize policy by topic
- Summarize key principles
 - Principles organized by topic
 - Includes a list of construction and planning projects


South Lake Tahoe
Draft Policy Guidance Package
August 1, 2007

Prepared by:
Mintier & Associates

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Overview of General Plan Update

Part II: Housing Element Update

- Housing Element Process
 - Background Report
 - Existing Housing Needs
 - Resource Inventory
 - Constraints on Housing
 - Evaluation of the Existing Policies/Programs
 - Policy Document
 - Goals, Policies, Programs, and Quantified Objectives
 - HCD Review

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Overview of General Plan Update


Part III: General Plan Update

- The City needs a General Plan that sets out the City's own vision for the future
 - Provides an overall assessment of conditions in South Lake Tahoe
 - Creates an overall community design framework
 - Integrates and updates the PASs and CPs within a citywide framework
 - Updates existing plan to include contemporary philosophy (e.g., smart growth, sustainability).

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Overview of General Plan Update

- General Plan Update has eleven phases:
 1. Project Initiation
 2. Background Report
 3. Issues, Opportunities, and Vision
 4. Alternatives
 5. Policy Document
 6. Environmental Impact Report
 7. Public Review
 8. Final Document
 9. Coordination with TRPA
 10. Design Guidelines
 11. 3-D Modeling

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Overview of General Plan Update

- Blueprint or “constitution” for physical development in a community
- Long range planning document
- Addresses a comprehensive list of issues
- Contains goals, policies, and programs and a Land Use Diagram and Circulation Diagram
- Must be internally consistent

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Overview of General Plan Update

- Seven Mandatory Elements/Topics
 - Land Use
 - Circulation
 - Housing
 - Conservation
 - Open Space
 - Noise
 - Safety

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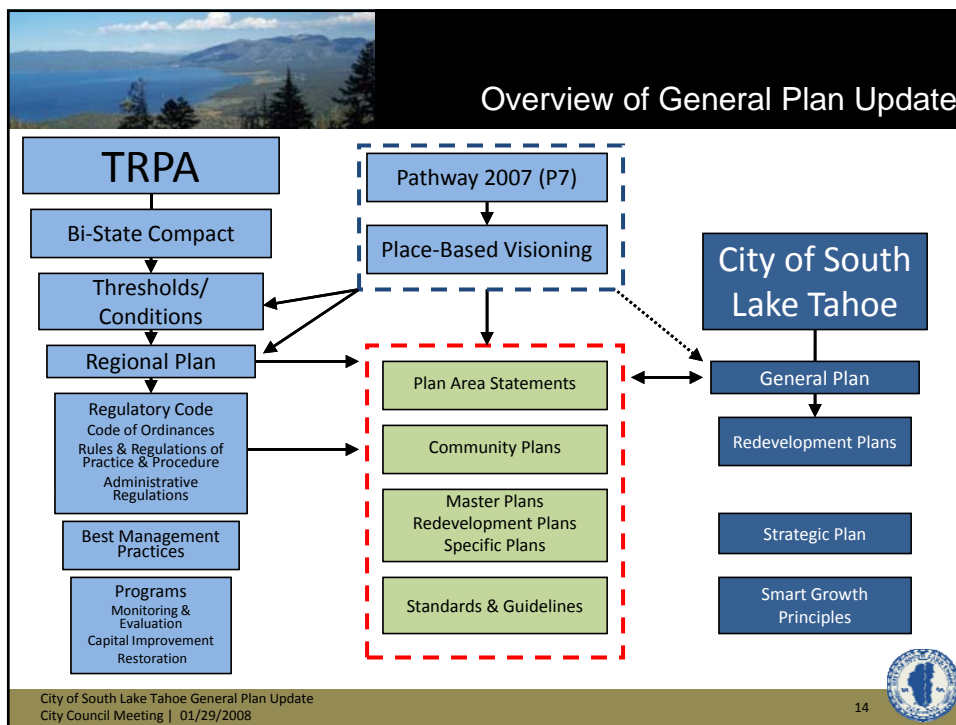
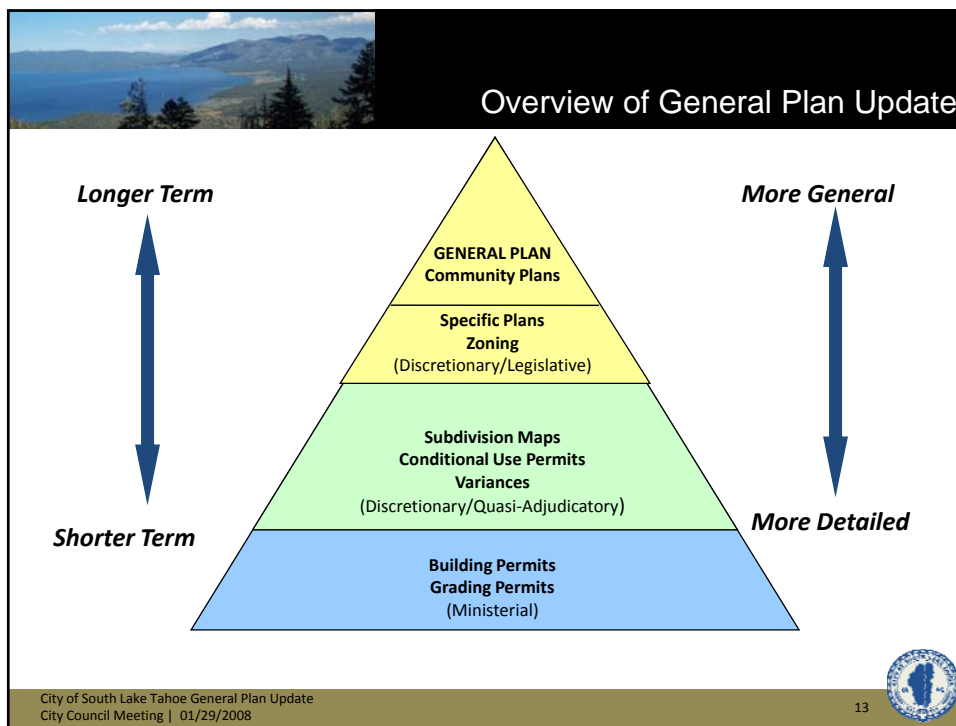
Overview of General Plan Update


- Proposed South Lake Tahoe General Plan Elements
 - Land Use and Community Design Element
 - Economic Development Element
 - Housing Element
 - Transportation and Circulation Element
 - Public/Quasi-Public Facilities and Services Element
 - Natural and Cultural Resources Element
 - Recreation Element
 - Health and Safety Element
 - Administration and Implementation Element

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- TRPA Pathway 2007 South Lake Tahoe Community Workshops:
 - “Places in the Basin” *(March 30, 2006)*
 - “Alternative Futures” *(May 25, 2006)*
 - “Strategies for Success” *(July 19, 2006)*


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Overview of the PC/GPAC Meetings and Community Workshop #1






Planning Commission/GPAC Meeting November 8, 2007

- City staff and consultants presented an overview of the General Plan Update process
- Planning Commission and GPAC reviewed and discussed the Preliminary Policy Guidance Package
- PC/GPAC had no recommended changes




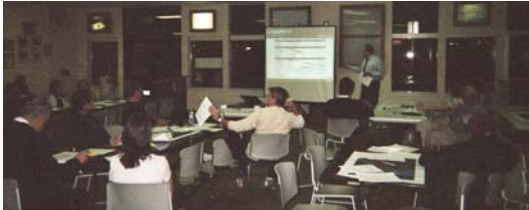
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Community Workshop #1 November 15, 2007

- City staff and consultants presented an overview of the General Plan Update process
- 15 residents attended
- Participants were asked to complete a questionnaire (both individually and as a group) related to the Preliminary Policy Package




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Community Workshop #1
November 15, 2007


Workshop Questionnaire:

1. Do these principles accurately reflect existing and/or emerging City policy, yes or no?
2. If no, why?
3. What is the one question would you like to have answered about this topic?




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Community Workshop #1
November 15, 2007


- Questionnaires were also made available on the General Plan Update website:
www.jlmintier.com/slt
- Online responses were accepted until December 11, 2007
- Responses were compiled in the Community Questionnaire Summary packet



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Community Workshop #1
November 15, 2007

Recommendations from the Public:

- **Comment A:** I would like a statement referencing job creation.
 - **Revised Principle ED-7:** Support programs and activities that promote business/job retention, expansion, and new business/job development including high-tech and environmentally-sustainable businesses (e.g., LEED certification).




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Community Workshop #1
November 15, 2007

Recommendations from the Public:

- **Comment B:** Perhaps mention police?
 - **Revised Principle PF&S-1:** Provide necessary services for residents and businesses, including fire, police, and EMT, by ensuring adequate funding to support City operations, infrastructure, and future projects.




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Community Workshop #1
November 15, 2007

Recommendations from the Public:

- **Comment C:** Does the City encourage expanding ferry operations?
 - **Revised Principle TC-6:** Promote expansion of ferry and other water transportation service as an alternative to private vehicle use.




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Community Workshop #1
November 15, 2007

Recommendations from the Public:

- **Comment D:** Do we have an adequate evacuation plan? What is the City's evacuation plan? Is there a basin evacuation plan?
 - **New Principle H&S-7:** Continue to periodically review and update the City's Emergency Management Plan.




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Community Workshop #1
November 15, 2007

Other questions, not related to existing or emerging City policies, will be answered during future phases of the project:

1. **Phase GPU-2: Background Report:** Questions related to existing conditions, trends, and situations (*March 2008*)
2. **Phase HE-3: Draft Housing Element:** Questions specifically related to housing goals, policies, programs, or implementation measures (*July 2008*)
3. **Phase GPU-5: Policy Document:** Questions related to proposed future City goals, policies, or implementation measures (*January 2009*)
4. **Phase GPU-6: Environmental Impact Report:** Questions related to environmental impacts, mitigation, and issues (*March 2009*)




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Planning Commission/GPAC Meeting
January 10, 2008

- The Planning Commission and GPAC held a meeting on January 10, 2008, to review the Draft Policy Guidance Package
- They agreed with the changes suggested by community members
- They recommend three additional changes, which have been incorporated into the Policy Guidance Package



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Planning Commission/GPAC Meeting
January 10, 2008

PC/GPAC modifications:


1. Revise Principle 8 under Transportation & Circulation:
 - “Reduce US 50 to three lanes in the Stateline area to create a pedestrian-friendly environment in conjunction with the Loop Road Project.”
2. Update the names of shopping centers:
 - “Crescent V” to “Village Center”
 - “Lucky Payless Center” to “Tahoe Center”
3. Update names of hotels:
 - “Travelodge” to “Park Tahoe Inn”


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Confirm the Policy Guidance Package







Policy Guidance Package

- Principles
 - Land Use and Urban Design
 - Economic Development
 - Housing
 - Transportation & Circulation
 - Public Facilities & Services
 - Natural & Cultural Resources
 - Recreation
 - Health & Safety
- Projects
 - Projects in the Construction and Implementation Phase
 - Projects in the Planning and Design Phase

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Policy Guidance Package

- Today's Action:
 - Do these principles accurately reflect existing and emerging City policies?
 - Should there be modifications?

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Next Steps

- Finalize the Policy Guidance Package (1/08)
- Prepare Housing Element Background Report (2/08)
- Prepare General Plan Background Report (3/08)



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