

Attachment F

**Tahoe Regional Planning Agency
Area Plan Finding of Conformity Checklist**

AREA PLAN INFORMATION

Area Plan Name: Amendments to the Tahoe Valley Area Plan
Lead Agency: City of South Lake Tahoe

CONFORMITY REVIEW

Review Stage: Final Review
Conformity Review Date: August 2024
TRPA Reviewer: Alyssa Bettinger

HEARING DATES

Lead Agency Approval: June 18, 2024
APC: August 14, 2024
RPC: November 20, 2024
Governing Board: December 18, 2024

CHARACTERISTICS

Geographic Area and Description: Tahoe Valley Area Plan, Tahoe Valley region in the western portion of the City of South Lake Tahoe
Land Use Classifications: Mixed-Use, Town Center, Stream Restoration

Area Plan Amendment Summary: These amendments are an opportunity to achieve goals in three main categories which staff has identified as needing improvement: increasing housing opportunities, activating town centers, and increasing transportation and circulation opportunities. The amendment process began January 2023 when the City notified TRPA of the intent to amend the area plan. Throughout the planning process there were four (4) opportunities for public participation and two (2) stakeholder meetings. Staff was also available for private meetings to discuss the amendments. The major changes are summarized below.

No Net Loss of Housing

To disincentivise the conversion of multifamily dwellings into single family homes, the resulting single-family dwelling shall be prohibited from obtaining a VHR permit so that long term housing is maintained. In addition, any units not rebuilt on site are required to be developed elsewhere within the area plan boundary so that there is no net loss of housing.

Density

A minimum density of 12 units per acre has been applied to all districts, applicable to multifamily developments, including those that are proposed to be converted to condominiums. Certain mixed-use projects have been exempted from the minimum density standard, as staff believe this would make some mixed-use projects infeasible and prevent development of onsite workforce housing.

The maximum density has been increased to 65 units per acre in the Town Center and has remained at 15 units per acre elsewhere. Recent TRPA Code of Ordinance changes have been included, allowing 100% deed restricted housing to exceed this maximum.

Commercial Parking

Flexibility has been given to commercial users to reduce their parking by right when located within a half-mile of a transit stop, with further reductions should the project incorporate alternative transportation measures.

In recognition of uses' unique demands and seasonality, options have been included for additional parking when specific findings are met.

Residential Parking

One parking space shall be permitted per residential unit, with the option for a 20 percent reduction if a deed restriction is placed on the property, making the property owner responsible for parking management.

Emerald Bay Connection Corridor District

What was initially presented as the Emerald Bay Residential District has been renamed the Emerald Bay Connection Corridor District. This is the result of a discussion and City Council direction to pursue development of a parking hub/mobility center near the Town Center Core District and the desire to include parcels in this district as potential sites. Limited commercial uses are being proposed to encourage an active streetscape, provide interest for individuals when going

to and from the Town Center Core, and to support a potential mobility hub.

Bicycle Parking

Bicycle parking standards are now based on use rather than number of vehicle parking spaces. Minor modifications have been made to the location standards to allow flexibility for uses adjacent to bike paths or routes.

Green Building Program

Additional third-party certification programs have been included, and the program has been simplified. Incentives may be offered at the discretion of the decision-making authority rather than by levels as was the prior program structure. Staff acknowledges that recent updates to the 2022 California Building Code and the pending adoption of the City's Reach Code have weakened the significance of the original Green Building Incentive Program but believes recognition should be given to those who go above and beyond to have a project certified.

Outdoor Dining

Staff is proposing exempting the first 20 outdoor dining seats from obtaining CFA. Based on the California Building Code, 20 nonfixed seats require a minimum area of 300 square feet. Outdoor dining areas that exceed 300 square feet or 20 seats, whichever is less, will require a CFA allocation.

Residential Open Space

To further reduce barriers to high density housing developments, the residential open space standard has been modified to reduce coverage constraints. If it is found that the open space requirement would limit the number of residential units proposed, open space may be capped at 10% of the maximum allowable coverage area.

Conformity Checklist

		TRPA Code Section	Conformity		
			YES	NO	N/A
A. Contents of Area Plans					
1	General	13.5.1	●		
2	Relationship to Other Code Sections	13.5.2	●		
B. Development and Community Design Standards					
<i>Building Height</i>					
1	Outside of Centers	13.5.3	●		
2	Within Town Centers	13.5.3	●		
3	Within the Regional Center	13.5.3			●
4	Within the High-Density Tourist District	13.5.3			●
<i>Density</i>					
5	Single-Family Dwellings	13.5.3	●		
6	Multiple-Family Dwellings outside of Centers	13.5.3	●		
7	Multiple-Family Dwellings within Centers	13.5.3		●	
8	Tourist Accommodations	13.5.3			●
<i>Land Coverage</i>					
9	Land Coverage	13.5.3			●
10	Alternative Comprehensive Coverage Management	13.5.3.B.1			●
<i>Site Design</i>					
11	Site Design Standards	13.5.3	●		
<i>Complete Streets</i>					
12	Complete Streets	13.5.3	●		
C. Alternative Development Standards and Guidelines Authorized in an Area Plan					
1	Alternative Comprehensive Coverage Management System	13.5.3.B.1			●
2	Alternative Parking Strategies	13.5.3.B.2	●		
3	Areawide Water Quality Treatments and Funding Mechanisms	13.5.3.B.3			●
4	Alternative Transfer Ratios for Development Rights	13.5.3.B.4			●

		TRPA Code Section	Conformity		
			YES	NO	N/A
D. Development Standards and Guidelines Encouraged in Area Plans					
1	Urban Bear Strategy	13.5.3.C.1			●
2	Urban Forestry	13.5.3.C.2			●
E. Development on Resort Recreation Parcels					
1	Development on Resort Recreation Parcels	13.5.3.D			●
F. Greenhouse Gas Reduction					
1	Greenhouse Gas Reduction Strategy	13.5.3.E	●		
G. Community Design Standards					
1	Development in All Areas	13.5.3.F.1.a	●		●
2	Development in Regional Center or Town Centers	13.5.3.F.1.b			●
3	Building Heights	13.5.3.F.2	●		
4	Building Design	13.5.3.F.3	●		
5	Landscaping	13.5.3.F.4			●
6	Lighting	13.5.3.F.5			●
7	Signing – Alternative Standards	13.5.3.F.6	●		
8	Signing – General Policies	13.5.3.F.6			●
H. Modification to Town Center Boundaries					
1	Modification to Town Center Boundaries	13.5.3.G	●		
I. Conformity Review Procedures for Area Plans					
1	Initiation of Area Planning Process by Lead Agency	13.6.1	●		
2	Initial Approval of Area Plan by Lead Agency	13.6.2	●		
3	Review by Advisory Planning Commission	13.6.3	●		
4	Approval of Area Plan by TRPA	13.6.4	●		
J. Findings for Conformance with the Regional Plan					
<i>General Review Standards for All Area Plans</i>					
1	Zoning Designations	13.6.5.A.1	●		
2	Regional Plan Policies	13.6.5.A.2	●		

		TRPA Code Section	Conformity		
			YES	NO	N/A
3	Regional Plan Land Use Map	13.6.5.A.3	●		
4	Environmental Improvement Projects	13.6.5.A.4			●
5	Redevelopment	13.6.5.A.5	●		
6	Established Residential Areas	13.6.5.A.6	●		
7	Stream Environment Zones	13.6.5.A.7			●
8	Alternative Transportation Facilities and Implementation	13.6.5.A.8	●		
<i>Load Reduction Plans</i>					
9	Load Reduction Plans	13.6.5.B	●		
<i>Additional Review Standards for Town Centers and the Regional Center</i>					
10	Building and Site Design Standards	13.6.5.C.1	●		
11	Alternative Transportation	13.6.5.C.2	●		
12	Promoting Pedestrian Activity	13.6.5.C.3			●
13	Redevelopment Capacity	13.6.5.C.4			●
14	Coverage Reduction and Stormwater Management	13.6.5.C.5			●
15	Threshold Gain	13.6.5.C.6	●		
<i>Additional Review Standards for the High-Density Tourist District</i>					
16	Building and Site Design	13.6.5.D.1			●
17	Alternative Transportation	13.6.5.D.2			●
18	Threshold Gains	13.6.5.D.3			●
K. Area Plan Amendments					
1	Conformity Review for Amendments to an Area Plan	13.6.6	●		
2	Conformity Review for Amendments Made by TRPA to the Regional Plan that Affect an Area Plan – Notice	13.6.7.A			●
3	Conformity Review for Amendments Made by TRPA to the Regional Plan that Affect an Area Plan – Timing	13.6.7.B			●
L. Administration					
1	Effect of Finding of Conformance of Area Plan	13.6.8	●		

		TRPA Code Section	Conformity		
			YES	NO	N/A
2	Procedures for Adoption of Memorandum of Understanding	13.7			●
3	Monitoring, Certification, and Enforcement of an Area Plan	13.8			●
4	Appeal Procedure	13.9			●

Conformity Review Notes

A. CONTENTS OF AREA PLANS

1. General YES NO N/A

Citation 13.5.1

Requirement An Area Plan shall consist of applicable policies, maps, ordinances, and any other related materials identified by the lead agency, sufficient to demonstrate that these measures, together with TRPA ordinances that remain in effect, are consistent with and conform to TRPA’s Goals and Policies and all other elements of the Regional Plan. In addition to this Section 13.5, additional specific requirements for the content of Area Plans are in subsection 13.6.5.A. The Memorandum of Understanding (MOU) that is associated with an approved Area Plan is a separate, but related, approval and is not part of the Area Plan.

Notes

The Tahoe Valley Area Plan is consistent with goals, policies, actions, projects, ordinances, and related materials in the Regional Plan. The amendments propose an expansion of the Area Plan boundary as well as of the Town Center, making the amended maps inconsistent with the current Regional Plan *Conceptual Regional Land Use Map*, for which amendments will be requested. See Section H, Modification to Town Center Boundaries, and item J(3), Regional Plan Land Use Map for further findings that show the Town Center expansion is consistent with necessary TRPA findings.

2. Relationship to Other Sections of the Code YES NO N/A

Citation 13.5.2

Requirement This section is intended to authorize development and design standards in Area Plans that are different than otherwise required under this Code. In the event of a conflict between the requirements in this section and requirements in other parts of the Code, the requirements in this section shall apply for the purposes of developing Area Plans. Except as otherwise specified, Code provisions that apply to Plan Area Statements (Chapter 11), Community Plans (Chapter 12), and Specific and Master Plans (Chapter 14) may also be utilized in a Conforming Area Plan. If an Area Plan proposes to modify any provision that previously applied to Plan Area Statements, Community Plans, or Specific and Master Plans, the proposed revision shall be analyzed in accordance with Code Chapters 3 and 4.

Notes Minor modifications are proposed to the development and design standards. The South Lake Tahoe Design Guidelines, approved by the City and TRPA in 2016, are included as appendix B to support standards in Appendix C, Development and Design Standards. All changes are consistent with TRPA goals of reducing visual impacts of parking lots, encouraging mountain modern architecture, and promotion of pedestrian and bicycle infrastructure.

B. DEVELOPMENT AND COMMUNITY DESIGN STANDARDS

Area plans shall have development standards that are consistent with those in Table 13.5.3-1

MAXIMUM BUILDING HEIGHT

1. **Outside of Centers** YES NO N/A

Citation 13.5.3

Requirement Building height standards shall be consistent with Code Section 37.4.

Notes No changes are proposed to building height, except those for consistency with TRPA Phase II Housing Amendments.

2. **Within Town Centers** YES NO N/A

Citation 13.5.3

Requirement Building height is limited to a maximum of 4 stories and 56 feet.

Notes No changes are proposed to building height, except those for consistency with TRPA Phase II Housing Amendments.

3. **Within the Regional Center** YES NO N/A

Citation 13.5.3

Requirement Building height is limited to a maximum of 6 stories and 95 feet.

Notes There are no regional centers within the TVAP plan boundary.

4. **Within the High-Density Tourist District** YES NO N/A

Citation 13.5.3

Requirement Building height is limited to a maximum of 197 feet.

Notes The TVAP is not designated a High-Density Tourist District.

DENSITY

5. Single-Family Dwellings

YES NO N/A

Citation 13.5.3

Requirement Single-family dwelling density shall be consistent with Code Section 31.3.

Notes The single-family density standard is consistent with Code Section 31.3, though it has been modified to include mention of accessory dwelling units per TRPA Code Section 31.4.7.

6. Multiple-Family Dwellings outside of Centers

YES NO N/A

Citation 13.5.3

Requirement Multiple-family dwelling density outside of Centers shall be consistent with Code Section 31.3.

Notes There are no changes to residential density standards outside of town centers.

7. Multiple-Family Dwellings within Centers

YES NO N/A

Citation 13.5.3

Requirement Multiple-family dwelling density within Centers shall be a maximum of 25 units per acre.

Notes The proposed amendments include a minimum density standard of 12 units per acre and a maximum density of 65 units per acre. This maximum density is inconsistent with Section 13.5.3. Concurrent with the area plan amendment, TRPA is considering an amendment to Chapter 13 of the TRPA Code that would allow the City's proposed density increase to take effect in the Tourist Core Area Plan.

8. Tourist Accommodations

YES NO N/A

Citation 13.5.3

Requirement Tourist accommodations (other than bed and breakfast) shall have a maximum density of 40 units per acre.

Notes No changes are proposed to tourist accommodation densities.

LAND COVERAGE

9. Land Coverage

YES NO N/A

Citation 13.5.3

Requirement Land coverage standards shall be consistent with Section 30.4 of the TRPA Code.

Notes The proposed amendments do not make any changes to land coverage. The TVAP references TRPA Code Chapter 30.

10. **Alternative Comprehensive Coverage Management System** YES NO N/A
See Section C.1 of this document.

SITE DESIGN

11. **Site Design Standards** YES NO N/A
Citation 13.5.3

Requirement Area plans shall conform to Section 36.5 of the TRPA Code.

Notes The development standards in Appendix C support the design standards set forth in Section 36.5 of the TRPA Code of Ordinances. The 2016 South Lake Tahoe Design Guidelines have been included in the Area Plan to supplement the standards. The guidelines have previously been approved by TRPA.

COMPLETE STREETS

12. **Complete Streets** YES NO N/A
Citation 13.5.3

Requirement Within Centers, plan for sidewalks, trails, and other pedestrian amenities providing safe and convenient non-motorized circulation within Centers, as applicable, and incorporation of the Regional Bike and Pedestrian Plan.

Notes The proposed amendments increase consistency between complete streets standards and the City's Public Improvement Engineering Standards. They are consistent with providing safe and convenient non-motorized circulation.

C. ALTERNATIVE DEVELOPMENT STANDARDS AND GUIDELINES AUTHORIZED IN AREA PLANS

1. **Alternative Comprehensive Coverage Management System** YES NO N/A
Citation 13.5.3.B.1

Requirement An Area Plan may propose a comprehensive coverage management system as an alternative to the parcel-level coverage requirements outlined in Sections 30.4.1 and 30.4.2, provided that the alternative system shall: 1) reduce the total coverage and not increase the cumulative base allowable coverage in the area covered by the comprehensive coverage management system; 2) reduce the total amount of coverage and not increase the cumulative base allowable coverage in Land Capability Districts 1 and 2; and 3) not increase the amount of coverage otherwise allowed within 300 feet of high water of Lake Tahoe (excluding those areas

landward of Highways 28 and 89 in Kings Beach and Tahoe City Town Centers within that zone). For purposes of this provision, “total” coverage is the greater of existing or allowed coverage.

Notes

Development of an alternative comprehensive coverage management system is an optional component. The coverage standards of the TVAP default to TRPA Code Chapter 30.

2. Alternative Parking Strategies

YES NO N/A

Citation 13.5.3.B.2

Requirement An Area Plan is encouraged to include shared or area-wide parking strategies to reduce land coverage and make more efficient use of land for parking and pedestrian uses. Shared parking strategies may consider and include the following:

- Reduction or relaxation of minimum parking standards;
- Creation of maximum parking standards;
- Shared parking;
- In-lieu payment to meet parking requirements;
- On-street parking;
- Parking along major regional travel routes;
- Creation of bicycle parking standards;
- Free or discounted transit;
- Deeply discounted transit passes for community residents; and
- Paid parking management

Notes

While there are no significant amendments regarding alternative parking strategies, policies have been added that direct the City to explore a mobility hub in or near the Town Center Core District.

3. Areawide Water Quality Treatments and Funding Mechanisms

YES NO N/A

Citation 13.5.3.B.3

Requirement An Area Plan may include water quality treatments and funding mechanisms in lieu of certain site-specific BMPs, subject to the following requirements:

- Area-wide BMPs shall be shown to achieve equal or greater effectiveness and efficiency at achieving water quality benefits to certain site-specific BMPs and must infiltrate the 20-year, one-hour storm;
- Plans should be developed in coordination with TRPA and applicable state agencies, consistent with applicable TMDL requirements;
- Area-wide BMP project areas shall be identified in Area Plans and shall address both installation and ongoing maintenance;
- Strong consideration shall be given to areas connected to surface waters;
- Area-wide BMP plans shall consider area-wide and parcel level BMP requirements as an integrated system;
- Consideration shall be given to properties that have already installed and maintained parcel-level BMPs, and financing components or area-wide BMP plans shall reflect prior BMP installation in terms of the charges levied against

projects that already complied with BMP requirements with systems that are in place and operational in accordance with applicable BMP standards.

- Area-wide BMP Plans shall require that BMPs be installed concurrent with development activities. Prior to construction of area-wide treatment facilities, development projects shall either install parcel-level BMPs or construct area-wide improvements.

Notes No changes are proposed to stormwater projects; however, the project table has been updated to reflect completed and in progress projects.

4. Alternative Transfer Ratios for Development Rights

YES NO N/A

Citation 13.5.3.B.4

Requirement Within a Stream Restoration Plan Area as depicted in Map 1 in the Regional Plan, an Area Plan may propose to establish alternative transfer ratios for development rights based on unique conditions in each jurisdiction, as long as the alternative transfer ratios are determined to generate equal or greater environment gain compared to the TRPA transfer ratios set forth in Chapter 51: Transfer of Development.

Notes No changes are proposed to alternative transfer ratios.

D. DEVELOPMENT STANDARDS AND GUIDELINES ENCOURAGED IN AREA PLANS

1. Urban Bear Strategy

YES NO N/A

Citation 13.5.3.C.1

Requirement In Area Plans, lead agencies are encouraged to develop and enforce urban bear strategies to address the use of bear-resistant solid waste facilities and related matters.

Notes There are no changes to the TVAP's requirements regarding mitigation of wildlife-human conflicts.

2. Urban Forestry

YES NO N/A

Citation 13.5.3.C.2

Requirement In Area Plans, lead agencies are encouraged to develop and enforce urban forestry strategies that seek to reestablish natural forest conditions in a manner that does not increase the risk of catastrophic wildfire.

Notes No changes are proposed to an urban forestry strategy. Defensible space plans will continue to be required with all project applications and vegetation must be compliant with the TRPA Handbook of Best Management Practices and Living with Fire, Lake Tahoe Basin, Second Edition.

E. DEVELOPMENT ON RESORT RECREATION PARCELS

1. Development on Resort Recreation Parcels

YES NO N/A

Citation 13.5.3.D

Requirement In addition to recreation uses, an Area Plan may allow the development and subdivision of tourist, commercial, and residential uses on the Resort Recreation District parcels depicted on Map 1 of the Regional Plan and subject to the following conditions:

- The parcels must become part of an approved Area Plan;
- Subdivisions shall be limited to “air space condominium” divisions with no lot and block subdivisions allowed;
- Development shall be transferred from outside the area designated as Resort Recreation; and
- Transfers shall result in the retirement of existing development.

Notes There are no designated Resort Recreation parcels within the plan area.

F. GREENHOUSE GAS REDUCTION

1. Greenhouse Gas Reduction Strategy

YES NO N/A

Citation 13.5.3.E

Requirement To be found in conformance with the Regional Plan, Area Plans shall include a strategy to reduce emissions of Greenhouse Gases from the operation or construction of buildings. The strategy shall include elements in addition to those included to satisfy other state requirements or requirements of this code. Additional elements included in the strategy may include but are not limited to the following:

- A local green building incentive program to reduce the energy consumption of new or remodeled buildings;
- A low interest loan or rebate program for alternative energy projects or energy efficiency retrofits;
- Modifications to the applicable building code or design standards to reduce energy consumption; or
- Capital improvements to reduce energy consumption or incorporate alternative energy production into public facilities.

Notes The TVAP contains a Green Building Incentive Program, to which more certifications have been included. The City is also exploring a Reach Code that, upon adoption, would apply to projects within the plan area.

G. COMMUNITY DESIGN STANDARDS

To be found in conformance with the Regional Plan, Area Plans shall require that all projects comply with the design standards in this subsection. Area Plans may also include additional or substitute requirements not listed below that promote threshold attainment.

1. Development in All Areas YES NO N/A

Citation 13.5.3.F.1.a

Requirement All new development shall consider, at minimum, the following site design standards:

- Existing natural features retained and incorporated into the site design;
- Building placement and design that are compatible with adjacent properties and designed in consideration of solar exposure, climate, noise, safety, fire protection, and privacy;
- Site planning that includes a drainage, infiltration, and grading plan meeting water quality standards, and
- Access, parking, and circulation that are logical, safe, and meet the requirements of the transportation element.

Notes Appendix C of the TVAP considers all the above. Modifications to Appendix C that further these efforts include modified building placement, parking, and residential open space standards.

2. Development in Regional Center or Town Centers YES NO N/A

Citation 13.5.3.F.1.b

Requirement In addition to the standards above, development in Town Centers or the Regional Center shall address the following design standards:

- Existing or planned pedestrian and bicycle facilities shall connect properties within Centers to transit stops and the Regional Bicycle and Pedestrian network.
- Area Plans shall encourage the protection of views of Lake Tahoe.
- Building height and density should be varied with some buildings smaller and less dense than others.
- Site and building designs within Centers shall promote pedestrian activity and provide enhanced design features along public roadways. Enhanced design features to be considered include increased setbacks, stepped heights, increased building articulation, and/or higher quality building materials along public roadways.
- Area Plans shall include strategies for protecting undisturbed sensitive lands and, where feasible, establish park or open space corridors connecting undisturbed sensitive areas within Centers to undisturbed areas outside of Centers.

Notes These elements were considered in the adoption of the original TVAP and remain in effect.

3. Building Heights YES NO N/A

Citation 13.5.3.F.2

- Requirement*
- Area Plans may allow building heights up to the maximum limits in Table 13.5.3-1 of the Code of Ordinances
 - Building height limits shall be established to ensure that buildings do not project above the forest canopy, ridge lines, or otherwise detract from the viewshed.
 - Area Plans that allow buildings over two stories in height shall, where feasible, include provisions for transitional height limits or other buffer areas adjacent to areas not allowing buildings over two stories in height.

Notes There are no proposed changes to the existing building heights; however, an exception has been added for specific projects such as public service facilities and 100% deed restricted housing. Findings 1, 3, 5, and 9 of Section 37.7 of TRPA Code shall be made to ensure there are no undesirable scenic impacts.

4. Building Design YES NO N/A

Citation 13.5.3.F.3

- Requirement* Standards shall be adopted to ensure attractive and compatible development. The following shall be considered:
- Buffer requirements should be established for noise, snow removal, aesthetic, and environmental purposes.
 - The scale of structures should be compatible with existing and planned land uses in the area.
 - Viewsheds should be considered in all new construction. Emphasis should be placed on lake views from major transportation corridors.
 - Area Plans shall include design standards for building design and form. Within Centers, building design and form standards shall promote pedestrian activity.

Notes These items are addressed in Appendix C and have undergone minor changes. Building design and form standards have been further defined and are now supplemented by the South Lake Tahoe Design Guidelines (Appendix B) so that plan contained examples of the standards' intent. Snow storage shall be required per South Lake Tahoe City Code Section 6.10.140. Additional standards have been added for parcels adjacent to residential districts to mitigate noise and visual impacts. Parking barriers/bollards, vegetation, and a fence shall be installed in the setback of the commercial use.

5. Landscaping YES NO N/A

Citation 13.5.3.F.4

- Requirement* The following should be considered with respect to this design component of a project:
- Native vegetation should be utilized whenever possible, consistent with Fire Defensible Space Requirements.

- Vegetation should be used to screen parking, alleviate long strips of parking space, and accommodate stormwater runoff where feasible.
- Vegetation should be used to give privacy, reduce glare and heat, deflect wind, muffle noise, prevent erosion, and soften the line of architecture where feasible.

Notes No changes are proposed to the TVAP landscaping requirements.

6. **Lighting** YES NO N/A

Citation 13.5.3.F.5

Requirement Lighting increases the operational efficiency of a site. In determining the lighting for a project, the following should be required:

- Exterior lighting should be minimized to protect dark sky views, yet adequate to provide for public safety, and should be consistent with the architectural design.
- Exterior lighting should utilize cutoff shields that extend below the lighting element to minimize light pollution and stray light.
- Overall levels should be compatible with the neighborhood light level. Emphasis should be placed on a few, well-placed, low-intensity lights.
- Lights should not blink, flash, or change intensity except for temporary public safety signs.

Notes The proposed amendments will not change exterior lighting requirements.

7. **Signing – Alternative Standards** YES NO N/A

Citation 13.5.3.F.6

Requirement Area Plans may include alternative sign standards. For Area Plans to be found in conformance with the Regional Plan, the Area Plan shall demonstrate that the sign standards will minimize and mitigate significant scenic impacts and move toward attainment or achieve the adopted scenic thresholds for the Lake Tahoe region.

Notes The amendments propose to allow signage for accessory uses. The City-wide sign standards that regulate the overall size of signage are not being modified, therefore there will be no scenic impacts.

8. **Signing – General Policies** YES NO N/A

Citation 13.5.3.F.6

Requirement In the absence of a Conforming Area Plan that addresses sign standards, the following policies apply, along with implementing ordinances:

- Off-premise signs should generally be prohibited; way-finding and directional signage may be considered where scenic impacts are minimized and mitigated.
- Signs should be incorporated into building design;
- When possible, signs should be consolidated into clusters to avoid clutter.
- Signage should be attached to buildings when possible; and

- Standards for number, size, height, lighting, square footage, and similar characteristics for on-premise signs shall be formulated and shall be consistent with the land uses permitted in each district.

Notes See answer above. All of the items listed are addressed by the City-wide sign standards and are not being amended.

H. MODIFICATION TO TOWN CENTER BOUNDARIES

1. Modification to Town Center Boundaries YES NO N/A

Citation 13.5.3.G

Requirement When Area Plans propose modifications to the boundaries of a Center, the modification shall comply with the following:

- Boundaries of Centers shall be drawn to include only properties that are developed, unless undeveloped parcels proposed for inclusion have either at least three sides of their boundary adjacent to developed parcels (for four-sided parcels), or 75 percent of their boundary adjacent to developed parcels (for non-four-sided parcels). For purposes of this requirement, a parcel shall be considered developed if it includes any of the following: 30 percent or more of allowed coverage already existing on site or an approved but unbuilt project that proposes to meet this coverage standard.
- Properties included in a Center shall be less than ¼ mile from existing Commercial and Public Service uses.
- Properties included in a Center shall encourage and facilitate the use of existing or planned transit stops and transit systems.

Notes The Town Center is proposed to be expanded to incorporate 21 parcels not previously in the Area Plan. All of these parcels are developed or have 75 percent of their boundary adjacent to developed parcels, are less than ¼ mile from existing commercial or public service uses, and are in close proximity to existing or planned transit stops and transit systems.

I. CONFORMITY REVIEW PROCEDURES FOR AREA PLANS

1. Initiation of Area Planning Process by Lead Agency YES NO N/A

Citation 13.6.1

Requirement The development of an Area Plan shall be initiated by a designated lead agency. The lead agency may be TRPA or a local, state, federal, or tribal government. There may be only one lead agency for each Area Plan.

Notes The City of South Lake Tahoe is the lead agency.

2. Initial Approval of Area Plan by Lead Agency YES NO N/A

Citation 13.6.2

Requirement If the lead agency is not TRPA, then the Area Plan shall be approved by the lead agency prior to TRPA’s review of the Area Plan for conformance with the Regional Plan under this section. In reviewing and approving an Area Plan, the lead agency shall follow its own review procedures for plan amendments. At a minimum, Area Plans shall be prepared in coordination with local residents, stakeholders, public agencies with jurisdictional authority within the proposed Area Plan boundaries, and TRPA staff.

If the lead agency is TRPA, the Area Plan shall require conformity approval under this section by TRPA only. No approval by any other government, such as a local government, shall be required.

Notes These amendments were discussed at 4 public hearings and two stakeholder meetings, where feedback was received and incorporated. On June 18, 2024, the City Council of South Lake Tahoe adopted the amendments.

3. Review by Advisory Planning Commission YES NO N/A

Citation 13.6.3

Requirement The TRPA Advisory Planning Commission shall review the proposed Area Plan and make recommendations to the TRPA Governing Board. The commission shall obtain and consider the recommendations and comments of the local government(s) and other responsible public agencies, as applicable. jurisdictional authority within the proposed Area Plan boundaries, and TRPA staff.

Notes The amendments are scheduled for review by the Advisory Planning Commission on July 10, 2024.

4. Approval of Area Plan by TRPA YES NO N/A

Citation 13.6.4

Requirement For Area Plans initiated and approved by a lead agency other than TRPA, the Area Plan shall be submitted to and reviewed by the TRPA Governing Board at a public hearing. Public comment shall be limited to issues raised by the public before the Advisory Planning Commission and issues raised by the Governing Board. The TRPA Governing Board shall make a finding that the Area Plan, including all zoning and development Codes that are part of the Area Plan, is consistent with and furthers the goals and policies of the Regional Plan. This finding shall be referred to as a finding of conformance and shall be subject to the same voting requirements as approval of a Regional Plan amendment.

Notes The Area Plan is scheduled for review by the Governing Board on October 23, 2024, following review by the Advisory Planning Commission (August 14, 2024) and the Regional Plan Committee (August 28, 2024).

J. FINDINGS OF CONFORMANCE WITH THE REGIONAL PLAN

In making the general finding of conformance, the TRPA Governing Board shall make the general findings applicable to all amendments to the Regional Plan and Code set forth in Sections 4.5 and 4.6, and also the following specific review standards:

GENERAL REVIEW STANDARDS FOR ALL AREA PLANS

1. Zoning Designations YES NO N/A

Citation 13.6.5.A.1

Requirement The submitted Area Plan shall identify zoning designations, allowed land uses, and development standards throughout the plan area.

Notes The zoning districts in the TVAP are included as Figure 11 in the plan. Corresponding land uses and development and design standards are in Appendix C.

2. Regional Plan Policies YES NO N/A

Citation 13.6.5.A.2

Requirement The submitted Area Plan shall be consistent with all applicable Regional Plan policies, including, but not limited to, the regional growth management system, development allocations, and coverage requirements.

Notes The Area Plan is in alignment with Regional Plan policies. There are no proposed changes to policies, regional growth management system, development allocations, or coverage requirements.

3. Regional Plan Land Use Map YES NO N/A

Citation 13.6.5.A.3

Requirement The submitted Area Plan shall either be consistent with the Regional Land Use Map or recommend and adopt amendments to the Regional Land Use Map as part of an integrated plan to comply with Regional Plan policies and provide threshold gain.

Notes The proposed additions to the Town Center will require amendments to the Regional Land Use Map, should the TVAP amendments be adopted by TRPA. City staff is requesting this map be amended to be consistent with the expansion of the Town Center as shown in TVAP Figure 11.

4. Environmental Improvement Projects YES NO N/A

Citation 13.6.5.A.4

Requirement The submitted Area Plan shall recognize and support planned, new, or enhanced Environmental Improvement Projects. Area Plans may also recommend enhancements to planned, new, or enhanced Environmental Improvement

Projects as part of an integrated plan to comply with Regional Plan Policies and provide threshold gain.

Notes Existing TVAP policies direct the City to coordinate with TRPA to implement the EIP water quality improvement projects in the Tahoe Valley area. There are no changes regarding environmental improvement projects and the City continues to implement areawide stormwater treatment systems.

5. Redevelopment YES NO N/A

Citation 13.6.5.A.

Requirement The submitted Area Plan shall promote environmentally beneficial redevelopment and revitalization within town centers, regional centers, and the High Density Tourist District.

Notes Parcels within the TVAP Town Center are eligible for increased density, coverage, and height. The proposed increases to residential density would promote development that is walkable to services and amenities and would lessen the environmental impact of these developments.

6. Established Residential Areas YES NO N/A

Citation 13.6.5.A.6

Requirement The submitted Area Plan shall preserve the character of established residential areas outside of town centers, regional centers and the High Density Tourist District, while seeking opportunities for environmental improvements within residential areas.

Notes The amendments propose to incorporate PAS 114 (Bonanza), Special Area #1. The character of this area will not be changed, as the special area designation already allows for residential uses other than single-family dwellings, as well commercial uses.

7. Stream Environment Zones YES NO N/A

Citation 13.6.5.A.7

Requirement The submitted Area Plan shall protect and direct development away from Stream Environment Zones and other sensitive areas, while seeking opportunities for environmental improvements within sensitive areas. Development may be allowed in disturbed Stream Environment zones within town centers, regional centers and the High-Density Tourist District only if allowed development reduces coverage and enhances natural systems within the Stream Environment Zone.

Notes No changes regarding stream environment zone development are proposed. Per the existing plan and TRPA Code, there shall be no new development in SEZs. Redevelopment or modifications to coverage in SEZs will comply with TRPA Code Section 30.4.4. Relocation of TRPA-Verified Existing Land Coverage.

8. Alternative Transportation Facilities and Implementation YES NO N/A

Citation 13.6.5.A.8

Requirement The submitted Area Plan shall identify facilities and implementation measures to enhance pedestrian, bicycling and transit opportunities along with other opportunities to reduce automobile dependency.

Notes The TVAP proposes new transportation routes and encourages maintenance and enhancement of existing routes. There are new incentives that encourage private projects to construct offsite improvements as well as enhance onsite amenities for alternative transportation (additional bike parking, e-bike parking, etc.).

LOAD REDUCTION PLANS

9. Load Reduction Plans YES NO N/A

Citation 13.6.5.B

Requirement TRPA shall utilize the load reduction plans for all registered catchments or TRPA default standards when there are no registered catchments, in the conformance review of Area Plans.

Notes The TVAP includes a summary of load reduction goals and progress as part of the Total Daily Maximum Load (TMDL) program. No changes to the program have been proposed; however, the section has been updated with the most recent reduction parameters and project statuses.

ADDITIONAL REVIEW STANDARDS FOR TOWN CENTERS AND THE REGIONAL CENTER

10. Building and Site Design Standards YES NO N/A

Citation 13.6.5.C.1

Requirement The submitted Area Plan shall include building and site design standards that reflect the unique character of each area, respond to local design issues and consider ridgeline and viewshed protection.

Notes Changes have been made to building and design standards for all districts in the TVAP. Building articulation standards have been further defined to encourage mountain-modern architecture and engaging street fronts. Exceptions have been made for the Commercial Mixed-Use Services District. This district is not visible from scenic corridors and the business needs are different than other districts. This district contains many industrial uses, so structures are built for function and efficiency. Design standards for residential uses not visible from scenic corridors have been modified to match that of the City-wide residential design standards. Ridgeline and viewshed protection is considered in building heights, which have not been modified. Additionally, findings per TRPA Code Section 37.7 are required to ensure there will be no significant scenic impacts from multistory buildings.

11. Alternative Transportation YES NO N/A

Citation 13.6.5.C.2

Requirement The submitted Area Plan shall promote walking, bicycling, transit use and shared parking in town centers and regional centers, which at a minimum shall include continuous sidewalks or other pedestrian paths and bicycle facilities along both sides of all highways within town centers and regional centers, and to other major activity centers.

Notes TVAP policies have been modified to increase the City's dedication to furthering alternative transportation options. Design standards have been modified to encourage private developers to construct right of way improvements beyond those required per the project scope. New policies direct the City to conduct public outreach and feasibility analyses of a Tahoe Valley mobility hub or parking benefit district.

12. Promoting Pedestrian Activity YES NO N/A

Citation 13.6.5.C.3

Requirement The submitted Area Plan shall use standards within town centers and regional centers addressing the form of development and requiring that projects promote pedestrian activity and transit use.

Notes The TVAP now incorporates the City's Public Improvement Engineering Standards to ensure consistency in implementation of new public improvements. The bicycle parking and storage standards have been increased for all uses to support and encourage bicycling rather than the use of personal vehicles.

13. Redevelopment Capacity YES NO N/A

Citation 13.6.5.C.4

Requirement The submitted Area Plan shall ensure adequate capacity for redevelopment and transfers of development rights into town centers and regional centers.

Notes There are no changes proposed to redevelopment capacity.

14. Coverage Reduction and Stormwater Management YES NO N/A

Citation 13.6.5.C.5

Requirement The submitted Area Plan shall identify an integrated community strategy for coverage reduction and enhanced stormwater management.

Notes There are no changes to coverage reduction or stormwater management strategies.

15. Threshold Gain YES NO N/A

Citation 13.6.5.C.6

Requirement The submitted Area Plan shall demonstrate that all development activity within Town Centers and the Regional Center will provide for or not interfere with

Threshold gain, including but not limited to measurable improvements in water quality.

Notes Increased residential densities are proposed; however, all new units are subject to TRPA’s growth management system and shall obtain the necessary development right. See the prepared Initial Study for more information regarding this analysis.

ADDITIONAL REVIEW STANDARDS FOR THE HIGH-DENSITY TOURIST DISTRICT

16. Building and Site Design YES NO N/A

Citation 13.6.5.D.1

Requirement The submitted Area Plan shall include building and site design standards that substantially enhance the appearance of existing buildings in the High Density Tourist District.

Notes The TVAP does not contain a High Density Tourist District.

17. Alternative Transportation YES NO N/A

Citation 13.6.5.D.2

Requirement The submitted Area Plan shall provide pedestrian, bicycle and transit facilities connecting the High-Density Tourist District with other regional attractions.

Notes The TVAP does not contain a High Density Tourist District.

18. Threshold Gain YES NO N/A

Citation 13.6.5.D.3

Requirement The submitted Area Plan shall demonstrate that all development activity within the High-Density Tourist District will provide or not interfere with Threshold gain, including but not limited to measurable improvements in water quality. If necessary to achieve Threshold gain, off-site improvements may be additionally required.

Notes The TVAP does not contain a High Density Tourist District.

K. AREA PLAN AMENDMENTS

1. Conformity Review for Amendments to an Area Plan YES NO N/A

Citation 13.6.6

Requirement Following approval of an Area Plan, any subsequent amendment to a plan or ordinance contained within the approved Area Plan shall be reviewed by the Advisory Planning Commission and Governing Board for conformity with the requirements of the Regional Plan. Public comment before the Governing Board

shall be limited to consideration of issues raised before the Advisory Planning Commission and issues raised by the Governing Board. The Governing Board shall make the same findings as required for the conformity finding of the initial Area Plan, as provided in subsection 13.6.5; however, the scope of the APC and Governing Board’s review shall be limited to determining the conformity of the specific amendment only. If the Governing Board finds that the amendment to the Area Plan does not conform to the Regional Plan, including after any changes made in response to TRPA comments, the amendment shall not become part of the approved Area Plan.

Notes The Area Plan amendments were recommended for approval by the Advisory Planning Commission on August 14, 2024. All areas that will require code amendments by TRPA for consistency with the proposed amendments are addressed in this conformity checklist.

2. Conformity Review for Amendments Made by TRPA to the Regional Plan that Affect an Area Plan - Notice YES NO N/A

Citation 13.6.7.A

Requirement TRPA shall provide lead agencies with reasonable notice of pending amendments that may affect Area Plans. TRPA also shall provide lead agencies with notice of Area Plan topics that may require amendment following adopted Regional Plan amendments pursuant to this section.

Notes The proposed amendments are initiated by the City of South Lake Tahoe.

3. Conformity Review for Amendments Made by TRPA to the Regional Plan that Affect an Area Plan - Timing YES NO N/A

Citation 13.6.7.B

Requirement If TRPA approves an amendment to the Regional Plan that would also require amendment of an Area Plan to maintain conformity, the lead agency shall be given one year to amend the Area Plan to demonstrate conformity with the TRPA amendment. The Governing Board shall make the same findings as required for the conformity finding of the initial Area Plan, as provided in subsection 13.6.5; however, the scope of the Governing Board’s review shall be limited to determining the conformity of only those amendments made by the lead agency to conform to the TRPA amendment. If the Governing Board finds that the other government fails to demonstrate conformity with the TRPA amendment following the one-year deadline, then the Board shall identify the policies and/or zoning provisions in the Area Plan that are inconsistent and assume lead agency authority to amend those policies and provisions.

Notes The proposed amendments are initiated by the City of South Lake Tahoe.

L. ADMINISTRATION

- 1. Effect of Finding of Conformance of Area Plan** YES NO N/A

Citation 13.6.8

Requirement By finding that an Area Plan conforms with the Regional Plan pursuant to the requirements of this chapter and upon adoption of an MOU pursuant to Section 13.7, the Area Plan shall serve as the standards and procedures for implementation of the Regional Plan. The standards and procedures within each Area Plan shall be considered and approved individually and shall not set precedent for other Area Plans.

Notes The City of South Lake Tahoe and TRPA have a current MOU that will remain in effect.

- 2. Procedures for Adoption of Memorandum of Understanding** YES NO N/A

Citation 13.7

Requirement An Area Plan shall be consistent with the Procedures for Adoption of a Memorandum of Understanding.

Notes The City of South Lake Tahoe and TRPA have a current MOU that will remain in effect.

- 3. Monitoring, Certification, and Enforcement of an Area Plan** YES NO N/A

Citation 13.8

Requirement An Area Plan shall include notification, monitoring, annual review, and recertification procedures consistent with Code Section 13.8.

Notes TRPA has conducted routine monitoring, annual review, and recertification of the TVAP.

- 4. Appeal Procedure** YES NO N/A

Citation 13.9

Requirement The Area Plan shall include an appeal procedure consistent with Code Section 13.9.

Notes There are no modifications to appeal procedures.