
CITY OF SOUTH LAKE TAHOE AREA PLAN AMENDMENTS

TOURIST CORE AND TAHOE VALLEY

REGIONAL PLAN IMPLEMENTATION COMMITTEE

MAY 24, 2023



CITY OF
SOUTH LAKE TAHOE

WHAT ARE AREA PLANS

- Comprehensive land use planning documents which provide specific development objectives and standards for a specified area which address:
 - Land Use Regulations
 - Development and Design Standards
 - Environmental Improvements
 - Transportation
 - Recreation
 - Public Services
- Allows for planning with greater flexibility at a community scale
- Provides a framework for an increase in redevelopment and property investment
- Creates a central permitting mechanism with TRPA regulation



Tourist Core Area Plan
Linking Neighborhoods • Building Community • Promoting Recreation
October 15, 2013



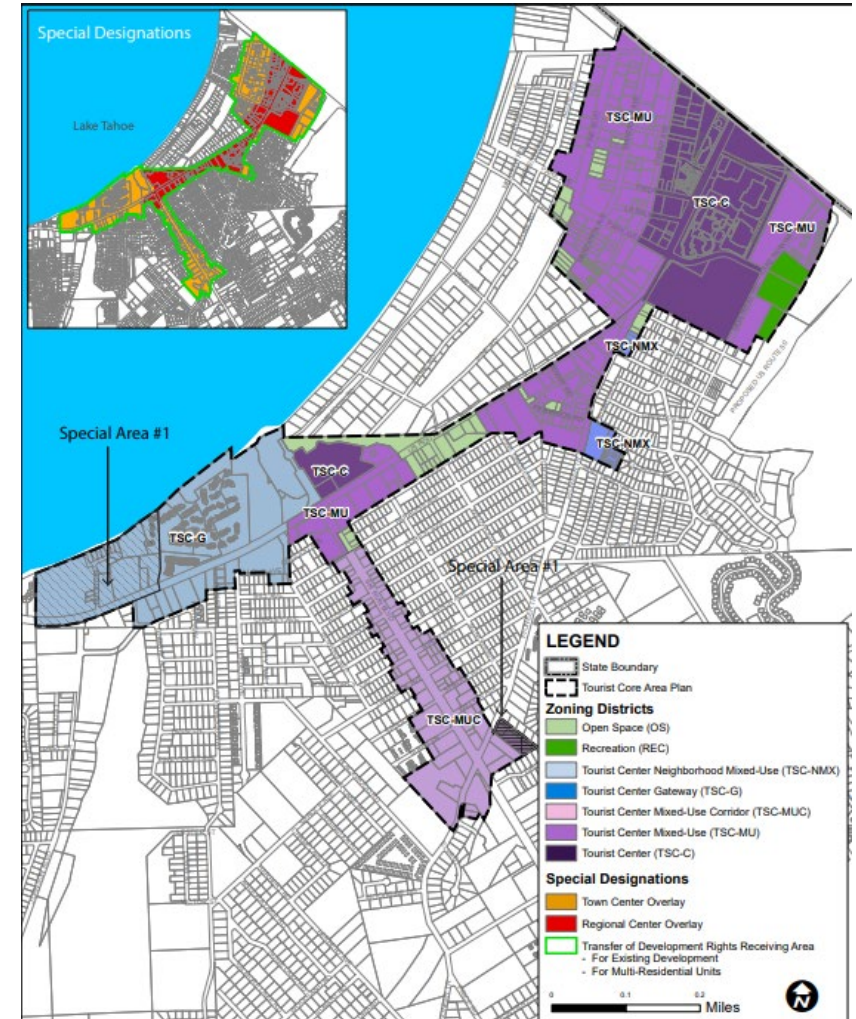
Tahoe Valley Area Plan/Specific Plan
Linking Neighborhoods • Building Community • Promoting Recreation
July 22, 2015



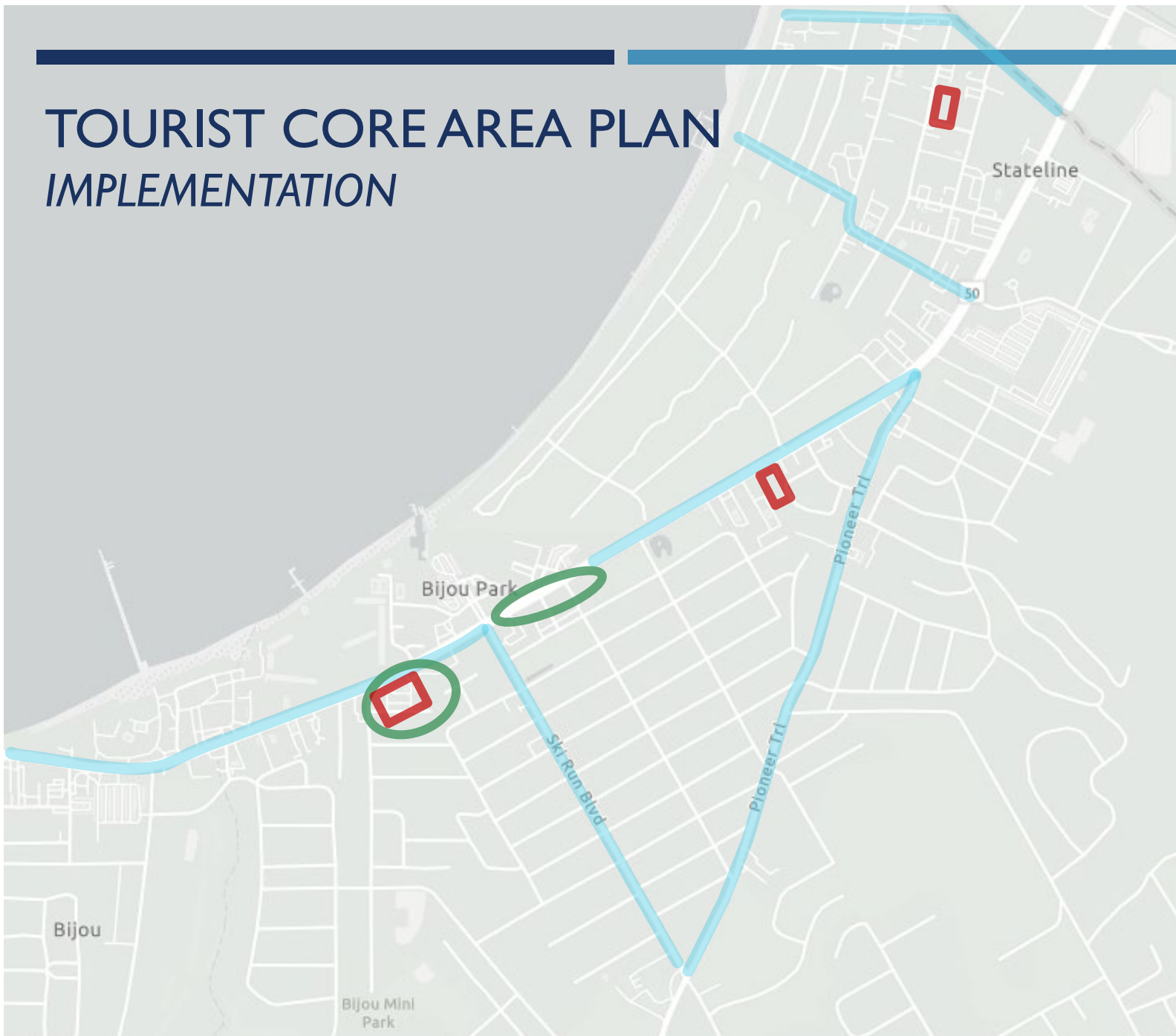
TOURIST CORE AREA PLAN

ADOPTED 2013

- Central destination that provides full services for tourists and permanent residents
- Sustainable outdoor tourism recreational destination
- Active streetscapes, shopping, entertainment and outdoor dining opportunities
- Transit and alternative travel will provide an essential part of the envisioned destination



TOURIST CORE AREA PLAN IMPLEMENTATION



Private Redevelopments

- Hampton Inn
- Desolation Hotel
- Bijou Market Place

Transportation and Circulation

- Greenway
- Linear Park Improvements
- Pioneer Trail Improvements
 - Phase II planned for 2024
- Ski Run Improvements
- US 50 Improvements
- Bike Paths, Lanes and Routes Improvements
- Pedestrian Improvements
- Stateline/Park Ave Complete Street Project
(Grant Application Pending)

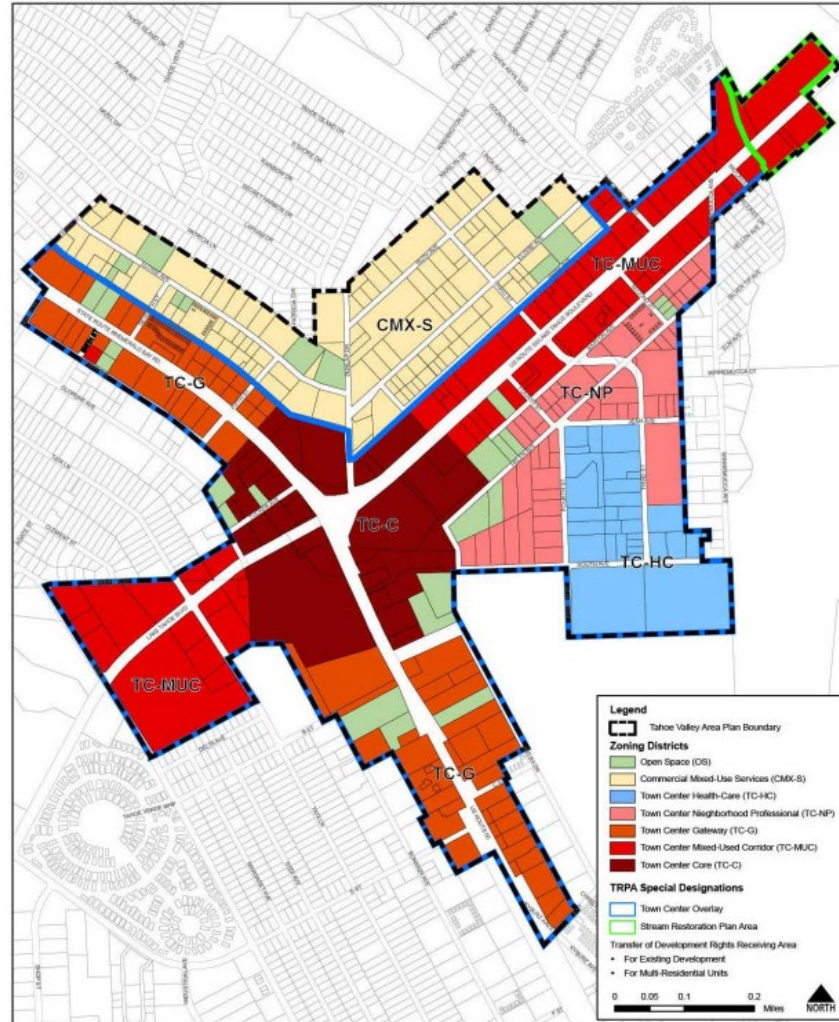
SEZ Restoration Programs & Water Quality Improvements

- US50/Wildwood
- Bijou Park Creek SEZ Restoration

TAHOE VALLEY AREA PLAN

ADOPTED 2015

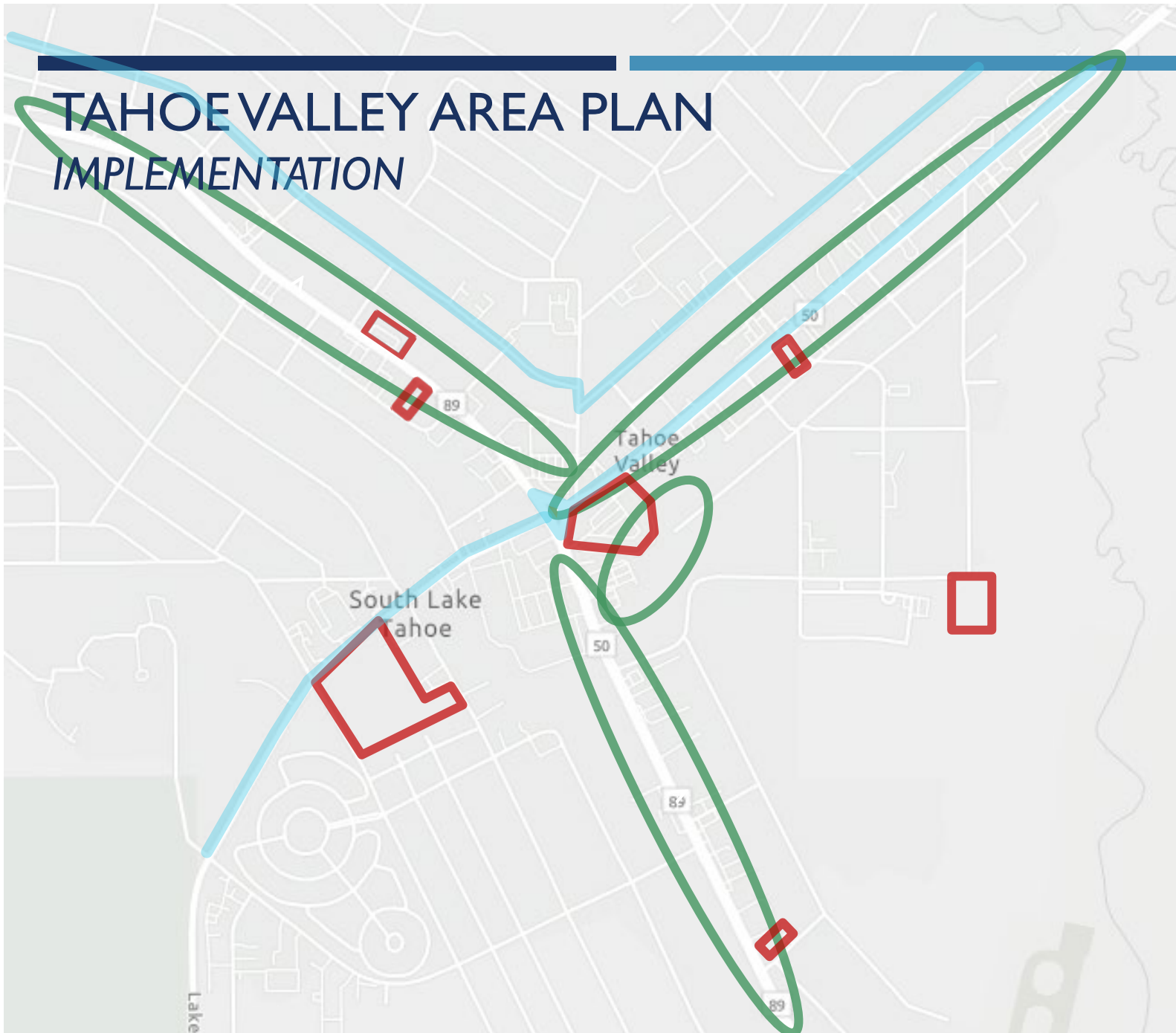
- Provide a healthy balance of commerce, employment, entertainment, and livability
- Encourage retail businesses and services that meet local needs, encourage local ownership, and appeal to visitors seeking to mix with the local community
- Welcome visitors entering the City from the scenic corridors of US 50 and SR 89



In 2021 TRPA made amendments to the TVAP related to the Sugar Pine Village affordable housing project including:

- Coverage transfer
- Roof pitch and height
- Corner build standards
- Parking reduction

TAHOE VALLEY AREA PLAN IMPLEMENTATION



Private Redevelopments

- Blue Granite Climbing Gym
- The Crossings remodel
- Barton/Helen housing
- Sugar Pine Village entitlement
- Barton Orthopedic Center
- 888 Emerald Bay Road & 871 Emerald Bay Road

Transportation and Circulation

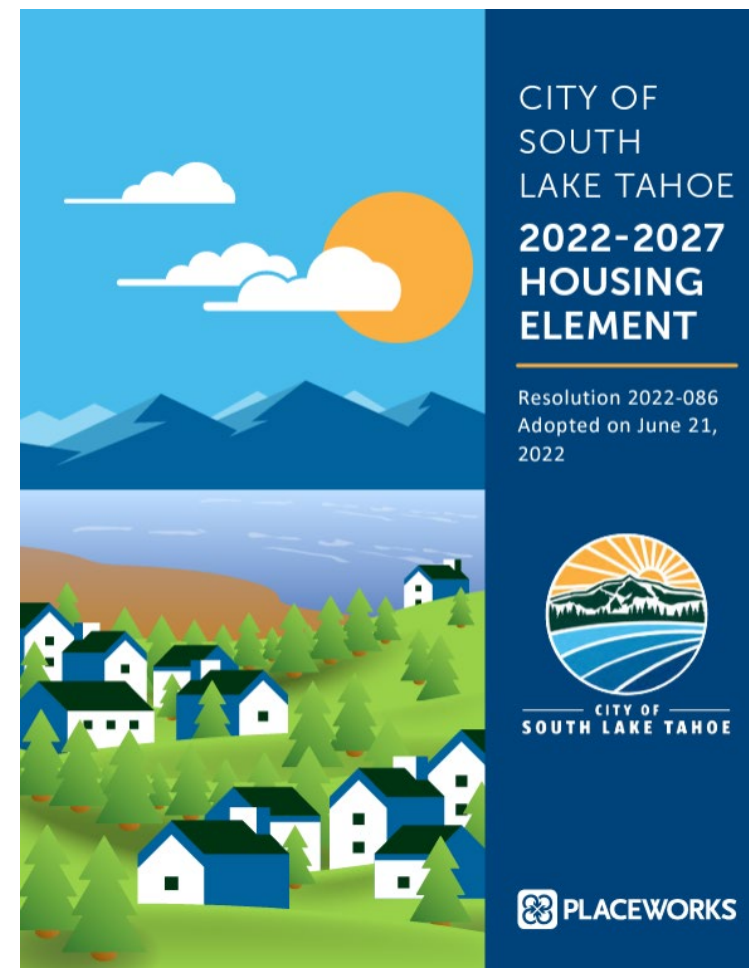
- South “Y” Intersection Bike Lane Stripping
- Bike Path Rehabilitation
- Bicycle Transportation Signage System
- Pedestrian Improvements: Install sidewalks along US 50 and SR 89
- Class III bikeway road rehabilitation
- Lake Tahoe Boulevard Bike Trail

SEZ Restoration Programs & Water Quality Improvements

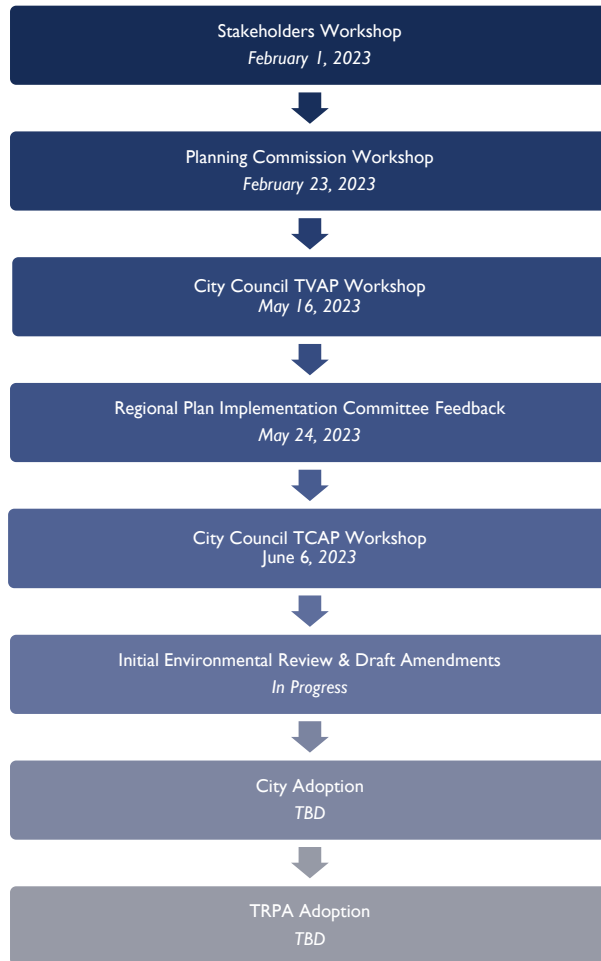
- US 50 Airport to “Y” Junction
- US 50 “Y” to Trout Creek
- SR 89 “Y” to Cascade Road
- Tahoe Valley Greenbelt water quality, open space, and connectivity design

AMENDMENT GOALS

- Implement Housing Element policies
- Implement and incentivize transportation and connectivity
- Increase consistency with State laws regarding housing and parking
- Explore ways to activate town centers
- General improvements and code corrections



PROCESS



Today:



SHARE PREVIOUSLY
RECEIVED FEEDBACK



PROVIDE INFORMATION
AND CONTEXT ABOUT
THE AREA PLAN UPDATE



RECEIVE FEEDBACK
ON THE PROPOSED
AMENDMENTS

RESIDENTIAL OPPORTUNITIES

- Residential Density
 - Increase maximum to 65 units/acre
 - Set a minimum standard of 8 units/acre
- Accessory Dwelling Units
- Level of review for residential projects
 - Create a uniform review process for market rate and income-restricted residential projects
 - Develop objective design standards to create a greater number opportunities for ministerial review of residential projects



PERMISSIBLE USES

- Create consistency between areas that allow *multi-person, employee, and multi-family housing*
- Expand *general retail and personal service* to include:
 - Health and athletic clubs
 - Day spas
 - Funeral parlors
- Consolidate *amusement & recreation* and *assembly & entertainment*
 - Distinguishing between small less impactful uses and larger more impactful uses



REVITALIZATION AND ECONOMIC DEVELOPMENT



- Advertising for Accessory Uses
 - Subject to the existing maximum sign area/number of allowed signs
- Commercial Design Standards
 - Make existing standards more objective
 - Requiring design elements
 - Building modulation

OUTDOOR DINNING & COMMERCIAL FLOOR AREA

- Activate Streetscapes
- More Opportunities for Outdoor Dining
 - Create consistency between CFA requirements for outdoor seating and outdoor dining
 - Develop standards to allow outdoor dining up to a designated maximum amount of square footage which would not be subject to CFA requirements



TRAFFIC AND CIRCULATION



- Allow and prepare for a transition from vehicle traffic to active and public transportation
- Accommodations for alternative modes of transportation in place of vehicle parking spaces
 - Reduction in parking spaces for right of way improvements beyond the project's street frontage
 - Shared parking or car share program
 - Increased bicycle parking
 - Parking space in-lieu fee. Funds used to develop or operate on-street or off-street parking, alternative transportation or transit and related facilities or programs
 - Parking and transportation management plan

ELECTRIC VEHICLE & SUSTAINABLE INFRASTRUCTURE

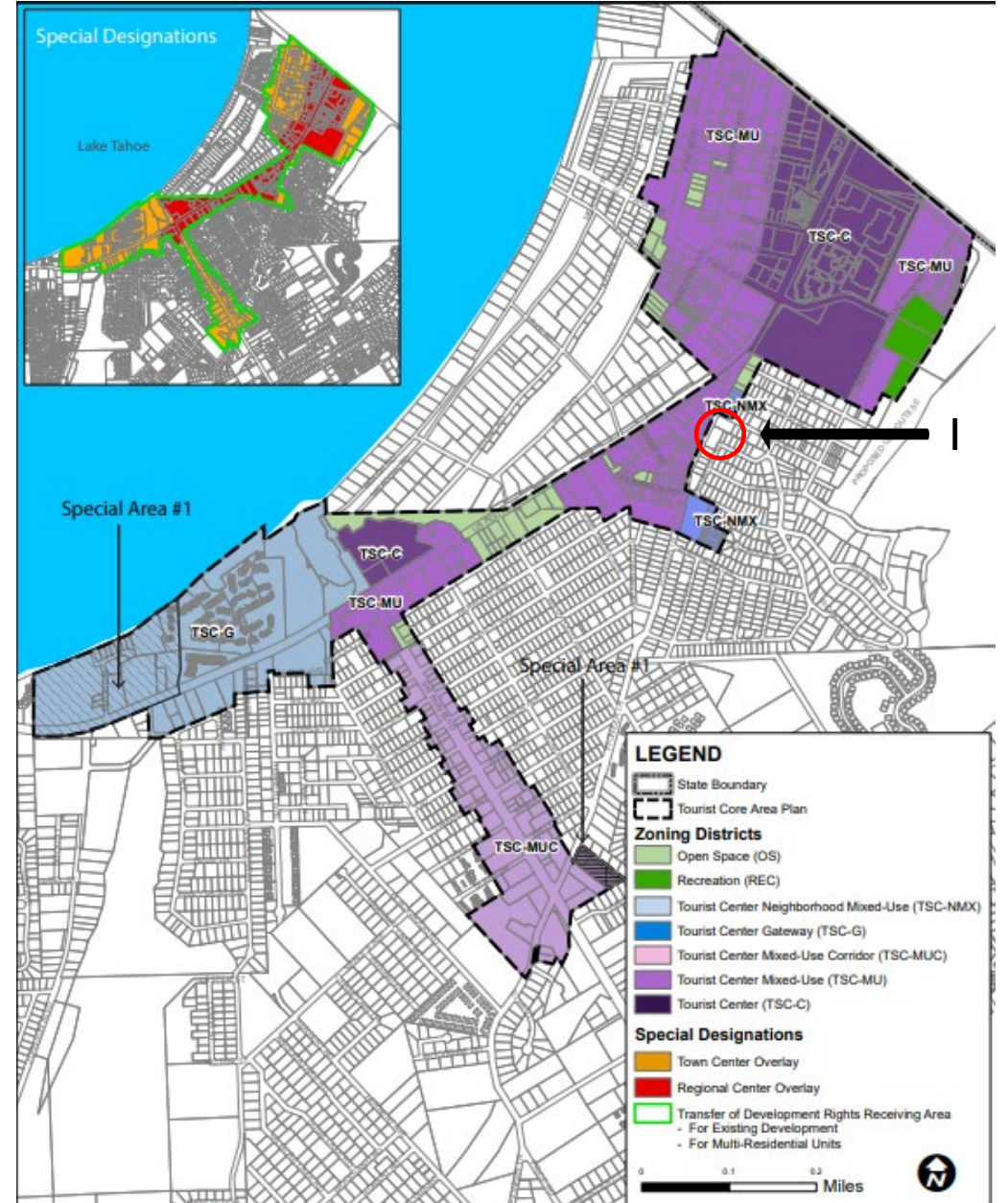
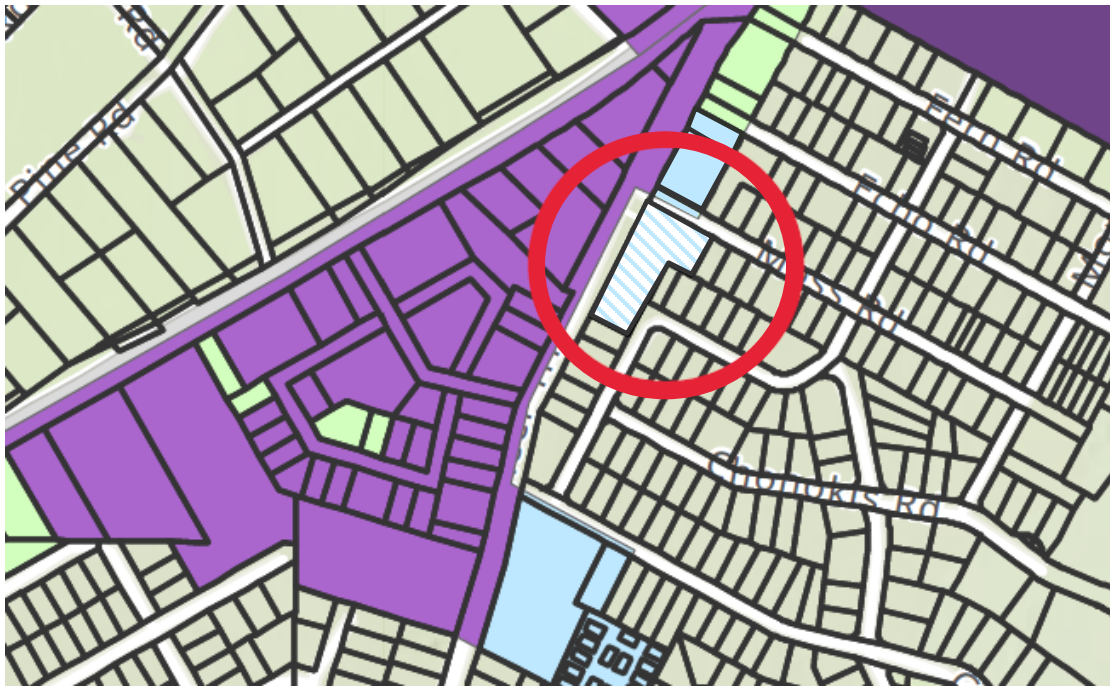
- Encourage improvements to infrastructure that facilitate electric vehicles
- Reduce constraints related to coverage maximums and transfer requirements
 - Exemptions or ministerial mitigation process



AREA PLAN EXPANSIONS

TOURIST CORE

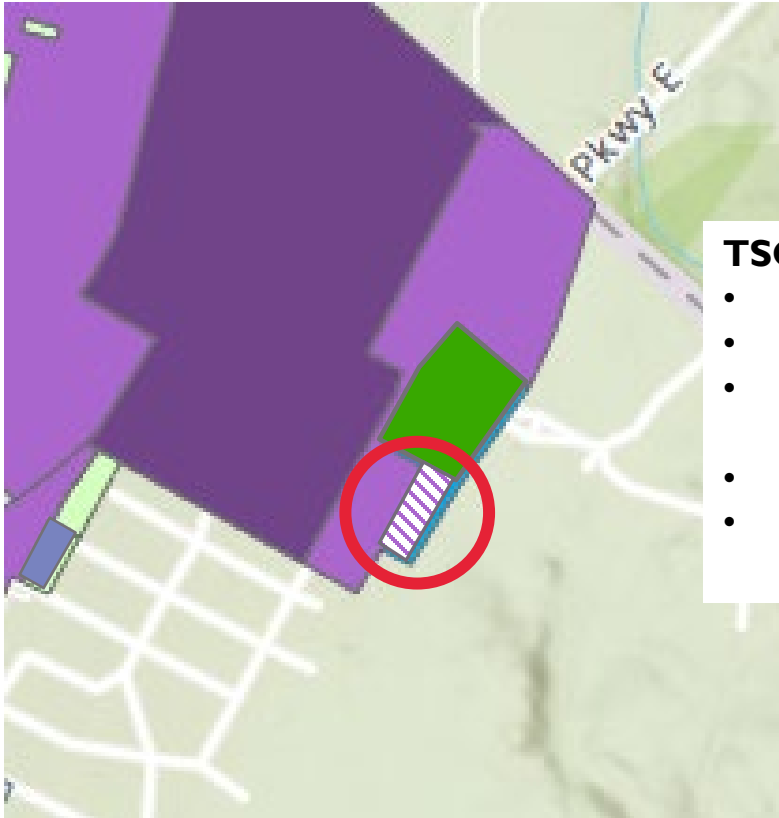
I. Addition to the Tourist Center Neighborhood Mixed-Use (TSC-NMX)



AREA PLAN DISTRICT CHANGES

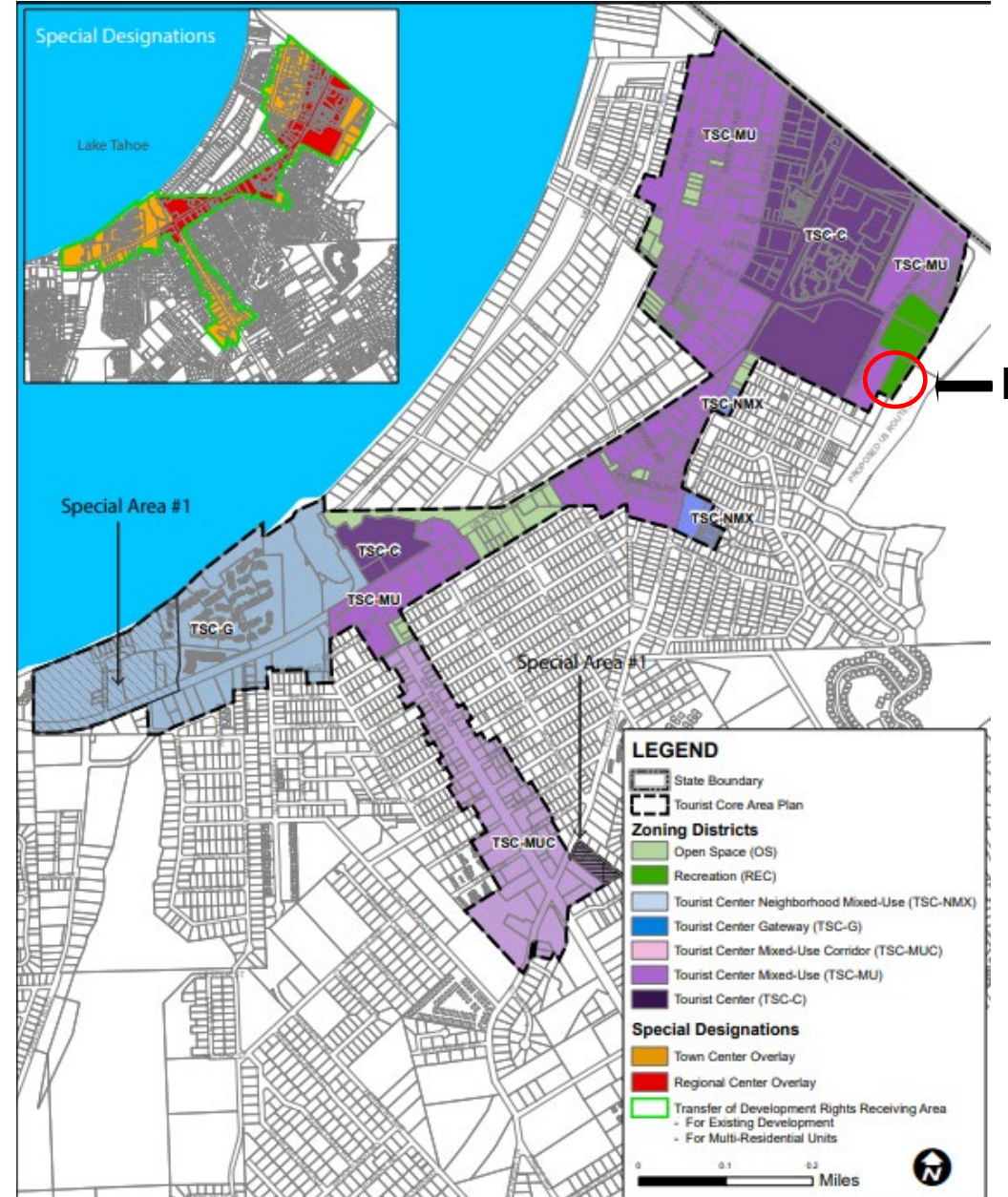
TOURIST CORE

I. Recreation (REC) to Tourist Center Mixed-Use (TSC-MU)



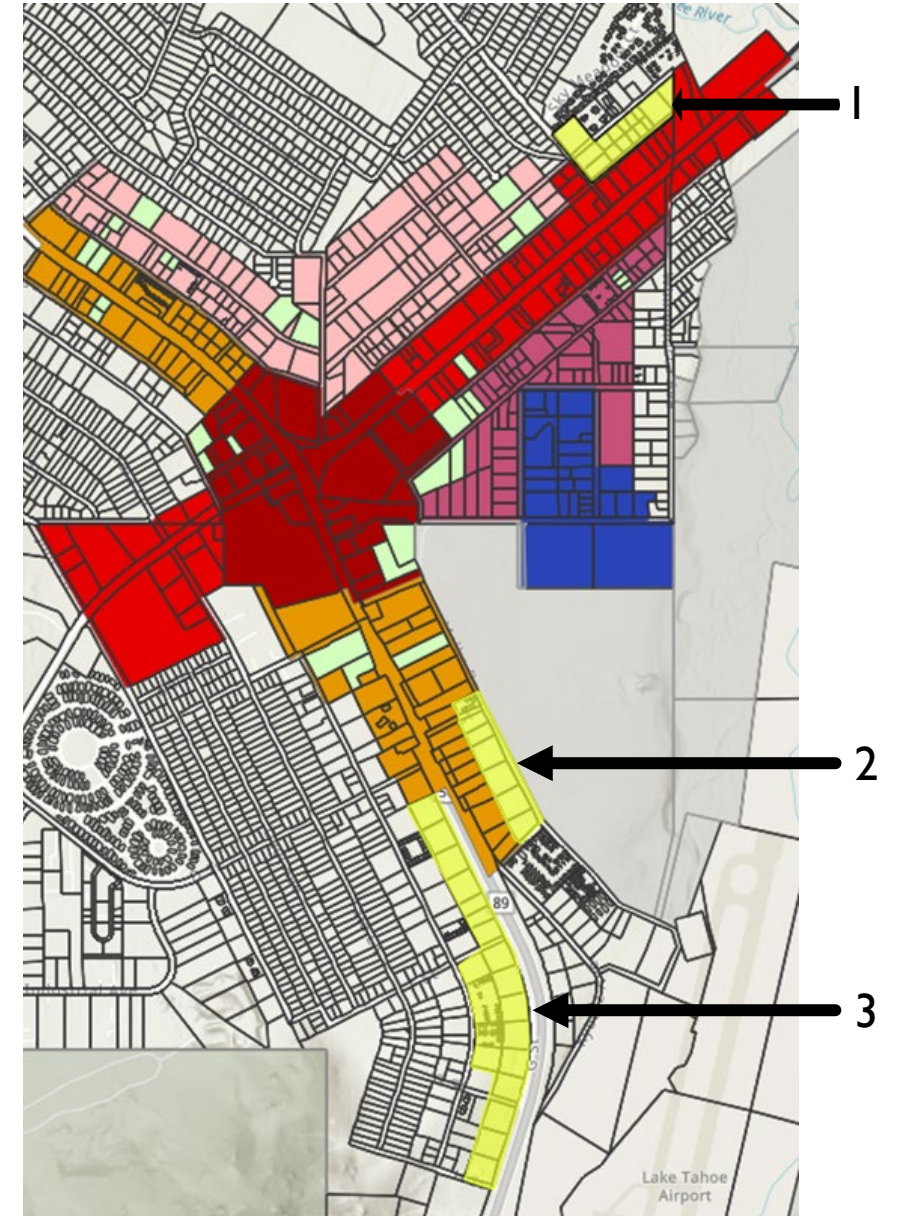
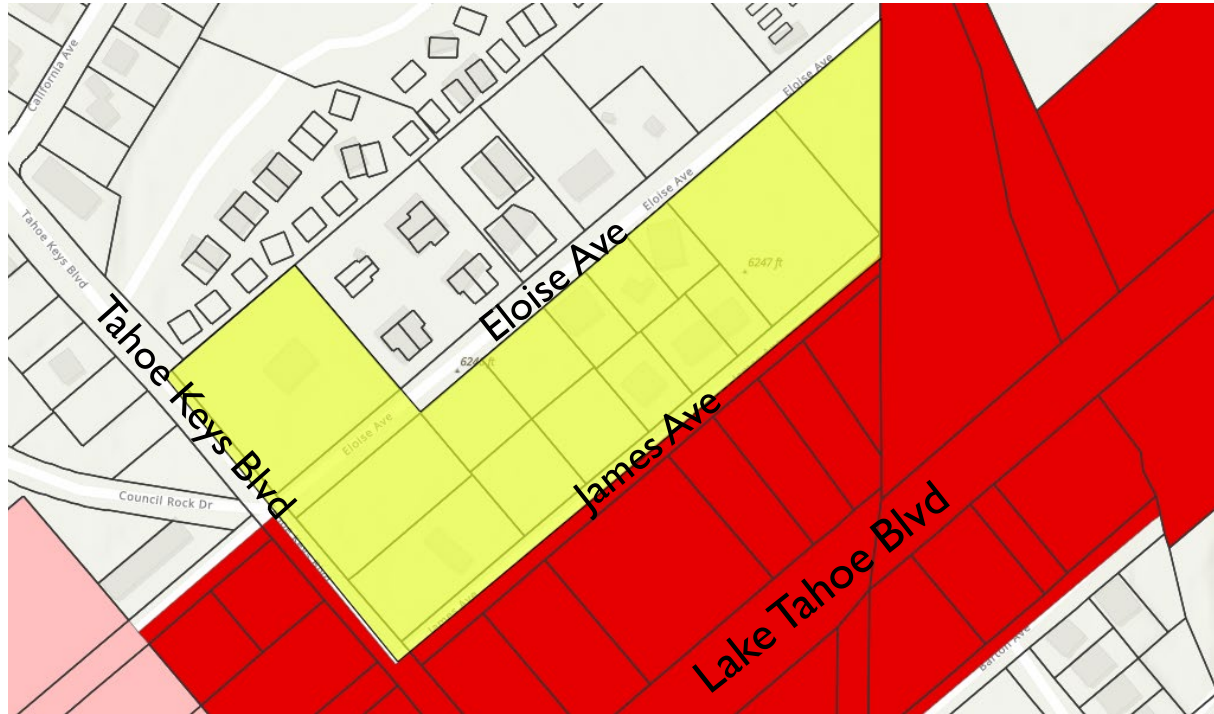
TSC-MU Zoning would allow:

- Residential Uses
- Tourist Accommodation Uses
- General Retail and Personal Service
- Professional Offices
- Resource Management and Open Space Uses



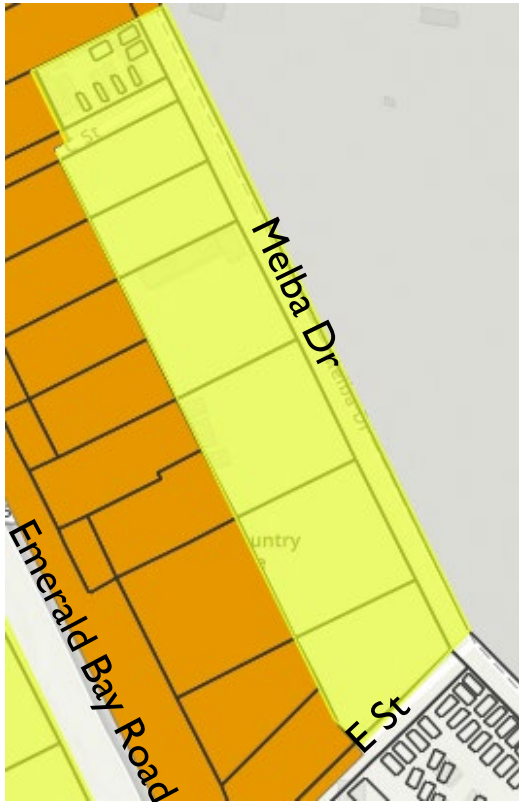
AREA PLAN EXPANSIONS TAHOE VALLEY

I. Addition to Neighborhood Professional District

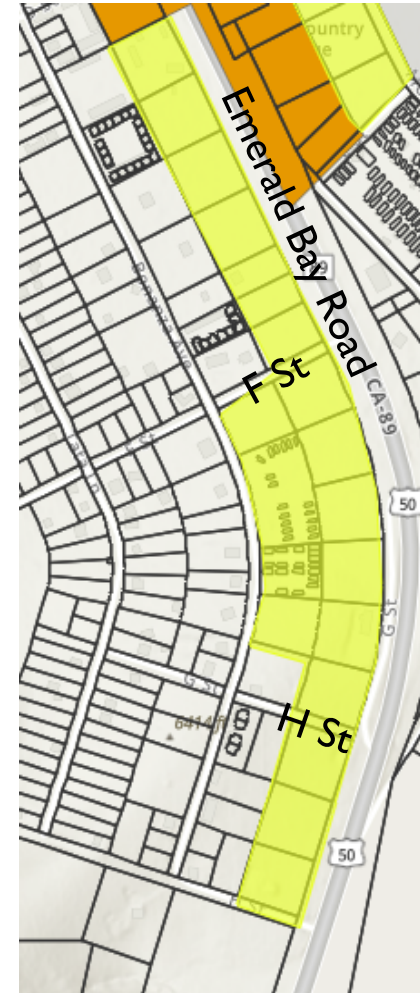


AREA PLAN EXPANSIONS TAHOE VALLEY

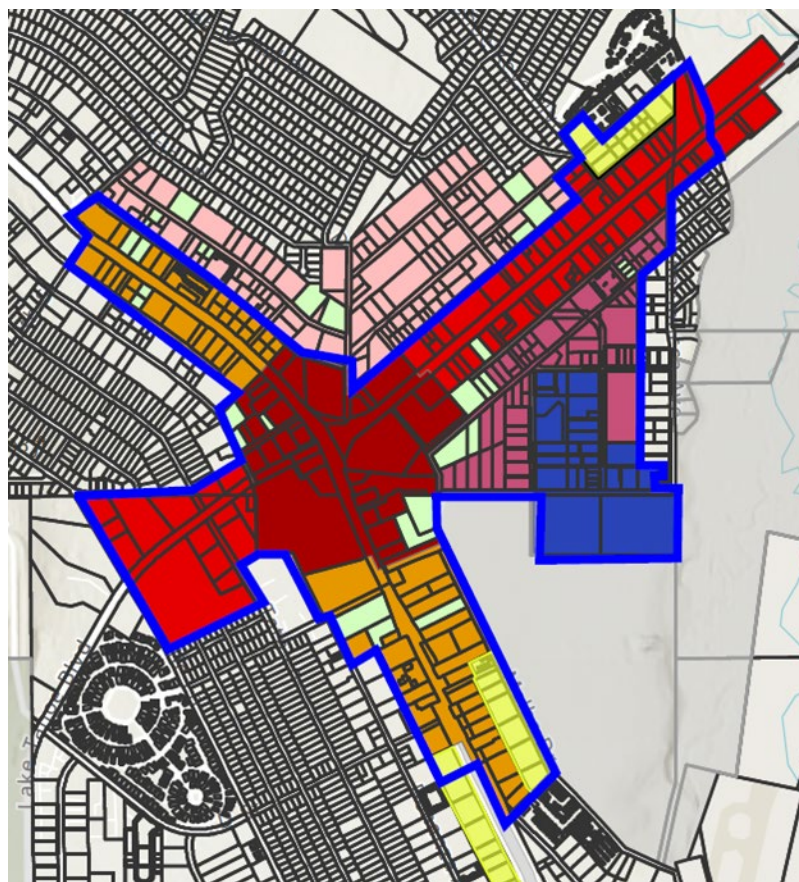
2. Addition to Gateway District



3. New District: Emerald Bay Road - Residential



TOWN CENTER OVERLAY TAHOE VALLEY



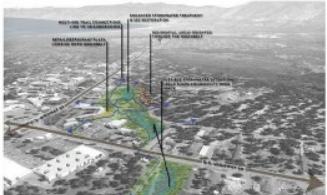
QUESTIONS?



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FINAL