
TRPA Regional Plan Update

Community Design Goals, Policies, and Implementation Strategies

January 27, 2010

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Alternative 1 – Community Design Goals, Policies, and Implementation Strategies

Alternative 1 -- COMMUNITY DESIGN										
Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.8.7 Community Design/J. Hitchcock	NONE	CD1 INSURE PRESERVATION AND ENHANCEMENT OF THE NATURAL FEATURES AND QUALITIES OF THE REGION, PROVIDE PUBLIC ACCESS TO SCENIC VIEWS, AND ENHANCE THE QUALITY OF THE BUILT ENVIRONMENT.	NONE	U	N/A	CD1.1 THE SCENIC QUALITY RATINGS ESTABLISHED BY THE ENVIRONMENTAL THRESHOLDS SHALL BE MAINTAINED OR IMPROVED.	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD1	NONE	U	N/A	CD1.2 RESTORATION PROGRAMS BASED ON INCENTIVES WILL BE IMPLEMENTED IN THOSE AREAS DESIGNATED IN NEED OF SCENIC RESTORATION TO ACHIEVE THE RECOMMENDED RATING.	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2 REGIONAL BUILDING AND COMMUNITY DESIGN CRITERIA SHALL BE ESTABLISHED TO ENSURE ATTAINMENT OF THE SCENIC THRESHOLDS,	NONE	U	N/A	CD2.1 REGIONAL DESIGN REVIEW SHALL INCLUDE THE FOLLOWING TO BE USED IN EVALUATING PROJECTS THROUGHOUT THE REGION. THIS REVIEW MAY BE NECESSARY	NONE	U	N/A	Existing implementation measures

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		MAINTENANCE OF DESIRED COMMUNITY CHARACTER, COMPATIBILITY OF LAND USES, AND COORDINATED PROJECT REVIEW.				ADDITIONAL REQUIREMENTS OR SPECIAL REQUIREMENTS NOT LISTED BELOW.				
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.A Site Design: All new development shall consider site design which includes, at a minimum:	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.A.(1) Existing natural features to be retained and incorporated into the site design.	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.A.(2) Building placement and design to be compatible with adjacent properties and consideration of solar exposure, climate, noise, safety, fire protection, and privacy.	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.A.(3) Site planning to include a drainage, infiltration, and grading plan meeting BMP standards.	NONE	U	N/A	Existing implementation measures
1.8.7 Community	NONE	CD2	NONE	U	N/A	CD1.A.(4) Access, parking, and	NONE	U	N/A	Existing implementation

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Design/J. Hitchcock						circulation to be logical, safe, and meet the requirements of the transportation element.				measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.B Building Height, Bulk and Scale: Standards shall be adopted to ensure attractive and compatible development. The following shall be considered:	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.B.(1) Building height shall be limited to two stories except that provisions for additional height requirements shall be provided for unique situations such as lighting towers, ski towers, steep sites, redevelopment projects and tourist accommodation facilities.	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.B.(2) 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.	NONE	U	N/A	Existing implementation measures
1.8.7 Community	NONE	CD2	NONE	U	N/A	CD1.B.(3) Buffer requirements shall be	NONE	U	N/A	Existing implementation

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Design/J. Hitchcock						established for noise, snow removal, aesthetic, and environmental purposes.				measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.B.(4) The scale of structures should be consistent with surrounding uses.	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.B.(5) Viewshed should be considered in all new construction. Emphasis should be placed on lake views from major transportation corridors.	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.C Landscaping: The following should be considered with respect to this design component of a project.	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.C.(1) Native vegetation should be utilized whenever possible.	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.C.(2) Vegetation should be used to screen parking and to alleviate long strips of parking space.	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.C.(3) Plants should be used to give privacy, reduce glare and heat, deflect wind, muffle	NONE	U	N/A	Existing implementation measures

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						noise, prevent erosion, and soften the line of architecture.				
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	NONE	Policy CD-3.1.C.(4) Landscaping shall be consistent with defensible space criteria.	N	New policy proposed to require landscaping plans to be consistent with local, state, and federal defensible space criteria and regulations.	CD.IMP-1 Amend Chapter 30, Design Standards to require all landscape plans to be consistent with local and state defensible-space standards.
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.D Lighting: Lighting increases the operational efficiency of a site. In determining the lighting for a project, the following should be considered.	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.D.(1) Exterior lighting should be minimized with an emphasis on safety and should be consistent with the architectural design.	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.D.(2) Overall levels should be compatible with the neighborhood light level. Emphasis should be placed on a few, well placed, low intensity lights.	NONE	U	N/A	Existing implementation measures
1.8.7 Community	NONE	CD2	NONE	U	N/A	CD1.D.(3) Lights should not blink,	NONE	U	N/A	Existing implementation

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Design/J. Hitchcock						flash, or change intensity.				measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.E Signing: In determining sign design, the following should be considered:	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.E.(1) Off premise signs are prohibited.	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.E.(2) Signs should be incorporated into building design.	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.E.(3) When possible, signs should be consolidated into clusters to avoid clutter.	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.E.(4) Signage should be attached to buildings when possible.	NONE	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD1.E.(5) Standards for height, lighting, and square footage for on premise signs shall be formulated and shall be consistent with the land uses permitted in each district.	NONE	U	N/A	Existing implementation measures CD.IMP-3 Amend Chapter 26, Signs to permit the use of Changeable Message Signs (CMS) by State DOTs along designated scenic highway corridors if all community design and scenic impacts are fully mitigated.

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1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	NONE	CD-3.1.E Telecommunication Towers: The following should be considered with respect to locating telecommunication towers in the Tahoe Basin:	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resources. Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunication towers.	CD.IMP-2 Amend Chapter 30, Design Standards to add location standards and design standards for telecommunication towers.
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	NONE	CD-3.1.E.(1) Telecommunications towers should be sited in a manner that results in it not being visually evident from Lake Tahoe, designated scenic corridors and scenic resources, from public recreation areas and designated bicycle trails.	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resources.	CD.IMP-2

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									Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunication towers.	
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	NONE	CD-3.1.E.(2) Telecommunication towers should be sited in a manner that does not result in lake and ridgeline view blockage.	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resources. Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunication towers.	CD.IMP-2
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	NONE	CD-3.1.E.(3) The height of telecommunication towers should be the minimum necessary to properly function and there is no feasible alternative requiring less height.	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be	CD.IMP-2

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									located near or above tree canopies and generally are visible from scenic corridors and designated scenic resources. Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunication towers.	
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	NONE	CD-3.1.E.(4) When possible all efforts should be made to co-locate telecommunication devices on existing towers.	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resources. Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunication towers.	CD.IMP-2
1.8.7 Community	NONE	CD2	NONE	U	N/A	NONE	CD-3.1.E.(5) Telecommunications	N	This new policy acts to support	

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Design/J. Hitchcock							towers should be constructed of materials that are of non-glare finish and earth tone colors that minimize reflectivity		regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resources. Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunication towers.	CD.IMP-2
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	NONE	CD-3.1.E.(6) When appropriate telecommunication towers should be constructed as a monopole and designed to mimic trees, colors and materials that are found in the surrounding natural environment.	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resources. Currently, the Goals and Policies	CD.IMP-2

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									and the Code of Ordinances are silent on telecommunication towers.	
1.8.7 Community Design/J. Hitchcock	NONE	CD2	NONE	U	N/A	CD2.2 LOCAL JURISDICTIONS ARE ENCOURAGED TO ADOPT DESIGN GUIDELINES CONSISTENT WITH THE REGIONAL PLAN.	NONE	U	N/A	Existing implementation measures

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Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.8.7 Community Design/J. Hitchcock	CD.DC-1: Community Design Communities of the Lake Tahoe Basin are planned and designed with aesthetic characteristics that respect the local natural systems. Lake Tahoe's built environment is diverse yet appropriate in scale and style. It helps foster the identity of individual communities and a sense of place.	NONE	CD-1 COMMUNITY CHARACTER: COMMUNITIES OF THE LAKE TAHOE BASIN ARE PLANNED AND DESIGNED WITH AESTHETIC CHARACTERISTICS THAT RESPECT THE LOCAL NATURAL SYSTEMS. LAKE TAHOE'S BUILT ENVIRONMENT IS DIVERSE YET APPROPRIATE IN SCALE AND STYLE. IT HELPS FOSTER THE IDENTIFY OF INDIVIDUAL COMMUNITIS AND A SENSE OF PLACE.	N	This change reflects the desired condition for Scenic Resources produced by the P7 process.	NONE	CD-1.1 REQUIRE THAT HEIGHT, BULK, TEXTURE, FORM, MATERIALS, COLORS, LIGHTING, SIGNING AND OTHER DESIGN ELEMENTS OF NEW, REMODELED AND REDEVELOPED BUILDING BE COMPATIBLE WITH THE NATURAL, SCENIC, AND RECREATIONAL VALUES OF THE REGION	N	This new policy acts to support regulation that requires all projects to be consistent with the natural values of the region and to enhance scenic quality in the Tahoe Basin.	CD.IMP-2 Amend Chapter 30, Design Standards to add location standards and design standards for telecommunication towers. CD.IMP-4 Amend Chapter 22, Height to permit additional height with special findings within Transect Districts designated as Town Centers, Tourist Centers, and Neighborhood General. CD.IMP-5 Amend Chapter 22, Height to redefine how height is measured on steep slopes to promote the stair-stepping of structures. CD.IMP-6 Amend Chapter 26, Signs to permit the use of Changeable Message Signs (CMS) by State DOTs along designated scenic highway corridors and within Transect Districts designated at Tourist Core if all community design and scenic impacts are fully mitigated. CD.IMP-7 Amend Chapter 30, Design Standards to designate rock outcrops, sand dunes, cliffs, and unique land forms as protected

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										scenic resources. CD.IMP-8 Amend Chapter 30, Design Standards to require cutoff shields for exterior lights. CD.IMP-12 Amend Chapter 30, Design Standards to require the co-location and consolidation of private and public signs along the scenic highway corridors.
1.8.7 Community Design/J. Hitchcock	CD.DC-1	NONE	CD-1	N	This change reflects the desired condition for Scenic Resources produced by the P7 process.	NONE	CD-1.2 ACHIEVE THE DESIRED COMMUNITY CHARACTER THROUGH AESTHETIC COMPATIBILITY OF LAND USES AND THE IMPLEMENTATION OF DESIGN STANDARDS THAT MAINTAIN A HIGH QUALITY BUILT ENVIRONMENT.	N	This new policy acts to support regulation to maintain appropriate design standards according to land use types and to foster high quality design in the built environment while enhancing the basin's community character.	CD.IMP-2 CD.IMP-3 CD.IMP-5 CD.IMP-7 CD.IMP-8
1.8.7 Community Design/J. Hitchcock	NONE	CD1 INSURE PRESERVATION AND ENHANCEMENT OF THE NATURAL FEATURES AND QUALITIES OF THE REGION, PROVIDE PUBLIC ACCESS TO SCENIC VIEWS,	CD-2 SCENIC PRESERVATION AND ENHANCE: PRESERVE AND ENHANCE THE NATURAL FEATURES AND QUALITIES OF THE REGION, PROVIDE PUBLIC ACCESS TO SCENIC VIEWS, AND ENHANCE THE	A	Existing goal is amended for clarity and intent.	CD1.1 THE SCENIC QUALITY RATINGS ESTABLISHED BY THE ENVIRONMENTAL THRESHOLDS SHALL BE MAINTAINED OR IMPROVED.	CD-2.1 SCENIC QUALITY RATINGS MAINTAIN OR IMPORVE THE SCENIC QUALITY RATINGS ESTABLISHED BY THE ENVIRONMENTAL THRESHOLDS.	A	Policy reworded for clarity and intent.	Existing implementation measures

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		AND ENHANCE THE QUALITY OF THE BUILT ENVIRONEMNT.	QUALITY OF THE BUILT ENVIRONMENT.							
1.8.7 Community Design/J. Hitchcock	NONE	CD1	CD-2	A	Existing goal is amended for clarity and intent.	CD1.2 RESTORATION PROGRAMS BASED ON INCENTIVES WILL BE IMPLEMENTED IN THOSE AREAS DESIGNATED IN NEED OF SCENIC RESTORATION TO ACHIEVE THE RECOMMENDED RATING.	CD-2.2 SCENIC RESTORATION PROGRAMS IMPLEMENT SCENIC QUALITY IMPROVEMENT PROGRAM INCENTIVES AND RECOMMENDATIONS IN THOSE AREAS DESIGNATED IN NEED OF SCENIC RESTORATION TO ACHIEVE THE RECOMMENDED RATING.	A	Policy reworded for clarity and intent.	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD1	CD-2	A	Existing goal is amended for clarity and intent.	NONE	CD-2.3 SCENIC QUALITY IMPROVEMENT PROGRAM IMPLEMENT RECOMMENDATIONS OUTLINED IN THE SCENIC QUALITY IMPROVEMENT PROGRAM FOR ANY DEVELOPMENT PROPOSED IN AREAS TARGETED FOR SCENIC RESTORATION AS APRT OF PROJECT APPROVAL.	A	This new policy acts to support existing regulations that requires implementation of scenic recommendations in the adopted Scenic Quality Improvement Program.	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD1	CD-2	A	Existing goal is amended for clarity and	NONE	CD-2.4 COMMUNITY PLAN SCENIC QUALITY:	A	This new policy acts to support existing	Existing implementation measures

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					intent.		IMPLEMENT THE SCENIC AND COMMUNITY DESIGN RECOMMENDATIONS OUTLINED IN THE THRESHOLD ENVIRONMENTAL TARGETS FOR ANY DEVELOPMENT PROPOSED IN ADOPTED COMMUNITY PLAN AREAS.		regulations that requires implementation of scenic restoration projects outlined in the environmental targets and adopted in each community plan.	
1.8.7 Community Design/J. Hitchcock	NONE	CD2 REGIONAL BUILDING AND COMMUNITY DESIGN CRITERIA SHALL BE ESTABLISHED TO ENSURE ATTAINMENT OF THE SCENIC THRESHOLDS, MAINTENANCE OF DESIRED COMMUNITY CHARACTER, COMPATIBILITY OF LAND USES, AND COORDINATED PROJECT REVIEW.	CD-3 IMPLEMENT REGIONAL BUILDING AND COMMUNITY DESIGN: REGIONAL BUILDING AND COMMUNITY DESIGN CRITERIA SHALL BE ESTABLISHED TO ENSURE ATTAINMENT OF THE SCENIC THRESHOLDS, MAINTENANCE OF DESIRED COMMUNITY CHARACTER, COMPATIBILITY OF LAND USES, AND COORDINATED PROJECT REVIEW.	A	Existing goal is amended for grammar and re-numbered.	CD2.1 REGIONAL DESIGN REVIEW SHALL INCLUDE THE FOLLOWING TO BE USED IN EVALUATING PROJECTS THROUGHOUT THE REIGON. THIS REVIEW MAY ENTIAL ADDITIONAL REQUIREMENTS OR SPECIAL REQUIRMENTS NOT LISTED BELOW.	CD-3.1 REGIONAL DESIGN REVIEW WILL INCLUDE THE FOLLOWING TO BE USED IN EVALUATING PROJECTS THROUGHOUT THE REIGON. THIS REVIEW MAY ENTIAL ADDITIONAL REQUIREMENTS OR SPECIAL REQUIRMENTS NOT LISTED BELOW.	A	Policy reworded for clarity and intent.	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.A Site Design: All new development shall consider site design which includes, at a minimum:	CD-3.1.A Site Design: All new development and redevelopment will consider site design which includes, at a minimum:	A	Policy reworded for clarity and intent.	Existing implementation measures

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1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.A.(1) Existing natural features to be retained and incorporated into the site design.	CD-3.1.A.(1) Preserve, retain, and incorporate into the site design all existing natural features such as rock outcrops, sand dunes, cliffs, and unique land forms.	A	Policy reworded and amended to include additional natural features afforded scenic protection.	CD.IMP-7
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.A.(2) Building placement and design to be compatible with adjacent properties and consideration of solar exposure, climate, noise, safety, fire protection, and privacy.	CD-3.1.A.(2) Design and site buildings to be compatible with adjacent properties and consideration of solar exposure, views, climate, noise, safety, fire protection, and privacy.	A	Policy reworded for clarity and view considerations added to site planning.	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.A.(3) Site planning to include a drainage, infiltration, and grading plan meeting BMP standards.	CD-3.1.A.(3) Design site plans to planning to include a drainage, infiltration, and grading plan meeting BMP standards.	A	Policy reworded for clarity and intent.	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.A.(4) Access, parking, and circulation to be logical, safe, and meet the requirements of the transportation element.	CD-3.1.A.(4) Design access, parking, and circulation to be logical, safe, and meet the requirements of the transportation element.	A	Policy reworded for clarity and intent.	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.B Building Height, Bulk and Scale: Standards shall be adopted to ensure attractive and	CD-3.1.B Building Height, Bulk and Scale: Standards will be adopted to provide for attractive	A	Policy reworded for clarity and intent.	Existing implementation measures

Alternative 2 – Community Design Goals, Policies, and Implementation Strategies

Alternative 2 -- COMMUNITY DESIGN										
Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						compatible development. The following shall be considered:	and compatible development. The following will be considered:			
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.B.(1) Building height shall be limited to two stories except that provisions for additional height requirements shall be provided for unique situations such as lighting towers, ski towers, steep sites, redevelopment projects and tourist accommodation facilities.	CD-3.1.B.(1) Additional height over base-allowed will be provided for unique situations such as lighting towers, ski towers, steep sites, redevelopment projects, tourist accommodation facilities, multi-family facilities, and for areas designated as special height districts or pedestrian transit oriented development districts.	A	Policy reworded and amended to remove two story limitations for single family residential uses. Allow additional height findings to be made for multi-family residential structures, within special height districts, and within areas designated as Pedestrian-Transit Oriented Districts (PTOD).	CD.IMP-4
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.B.(2) 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.	CD-3.1.B.(2) Building height limits will be established prevent buildings from projecting above the forest canopy, ridge lines, or otherwise detracting from the viewshed.	A	Policy reworded for clarity and intent.	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.B.(3) Buffer requirements shall be established for noise, snow removal, aesthetic, and environmental purposes.	CD-3.1.B.(3) Buffer requirements will be established for noise, snow removal, aesthetic, and environmental purposes.	A	Policy reworded for clarity and intent.	Existing implementation measures
1.8.7 Community	NONE	CD2	CD-3	A	Existing goal is amended	CD2.1.B.(4) The scale of structures	CD-3.1.B.(4) The scale, bulk, and	A	Policy reworded for clarity and	Existing implementation

Alternative 2 – Community Design Goals, Policies, and Implementation Strategies

Alternative 2 -- COMMUNITY DESIGN										
Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
Design/J. Hitchcock					for grammar and re-numbered.	should be consistent with surrounding uses.	massing of structures should be consistent with surrounding uses.		intent.	measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.B.(5) Viewshed should be considered in all new construction. Emphasis should be placed on lake views from major transportation corridors.	CD-3.1.B.(5) Viewsheds should be considered in all new construction. Emphasis should be placed on lake views from major transportation corridors.	A	Policy reworded for clarity and intent.	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.C Landscaping: The following should be considered with respect to this design component of a project.	CD-3.1.C No changes proposed.	U	Policy renumbered.	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.C.(1) Native vegetation should be utilized whenever possible.	CD-3.1.C.(1) No changes proposed.	U	Policy renumbered.	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.C.(2) Vegetation should be used to screen parking and to alleviate long strips of parking space.	CD-3.1.C.(2) Landscaping should be used to screen parking and to alleviate large expanses of parking space.	A	Policy reworded for clarity and intent.	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.C.(3) Plants should be used to give privacy, reduce glare and heat, deflect wind, muffle noise, prevent erosion, and soften the line of	CD-3.1.C.(3) Landscaping should be used to give privacy, reduce glare and heat, deflect wind, muffle noise, prevent erosion, and soften the line of architecture.	A	Policy reworded for clarity and intent.	Existing implementation measures

Alternative 2 – Community Design Goals, Policies, and Implementation Strategies

Alternative 2 -- COMMUNITY DESIGN										
Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						architecture.				
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	NONE	CD-3.1.C.(4) Landscaping shall be consistent with defensible space criteria.	N	New policy proposed to require landscaping plans to be consistent with local, state, and federal defensible space criteria and regulations.	CD.IMP-1
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.D Lighting: Lighting increases the operational efficiency of a site. In determining the lighting for a project, the following should be considered.	Moved to Goal CD-4, Dark Sky below.	D	Policy moved to a new goal.	See Goal Cd-4. Dark Sky
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.D.(1) Exterior lighting should be minimized with an emphasis on safety and should be consistent with the architectural design.	Moved to Goal CD-4, Dark Sky below.	D	Policy moved to a new goal.	See Goal Cd-4. Dark Sky
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.D.(2) Overall levels should be compatible with the neighborhood light level. Emphasis should be placed on a few, well placed, low intensity lights.	Moved to Goal CD-4, Dark Sky below.	D	Policy moved to a new goal.	See Goal Cd-4. Dark Sky
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-	CD2.1.D.(3) Lights should not blink, flash, or change intensity.	Moved to Goal CD-4, Dark Sky below.	D	Policy moved to a new goal.	See Goal Cd-4. Dark Sky

Alternative 2 – Community Design Goals, Policies, and Implementation Strategies

Alternative 2 -- COMMUNITY DESIGN										
Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						numbered.				
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.E Signing: In determining sign design, the following should be considered:	CD-3.1.D Signing: In determining sign design, the following should be considered:	U	Policy is renumbered.	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.E.(1) Off premise signs are prohibited.	No amendments proposed.	U	Policy is renumbered.	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.E.(2) Signs should be incorporated into building design.	No amendments proposed.	U	Policy is renumbered.	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.E.(3) When possible, signs should be consolidated into clusters to avoid clutter.	CD-3.1.D.(3) When possible, private, public and highway signs should be consolidated into clusters to avoid clutter.	A	Policy reworded to include highway signage.	CD.IMP-12
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.E.(4) Signage should be attached to buildings when possible.	No amendments proposed.	U	Policy is renumbered.	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.1.E.(5) Standards for height, lighting, and square footage for on premise signs shall be formulated and shall be consistent with the land uses permitted in each	CD-3.1.D.(5) Standards for height, lighting, and square footage for on premise signs shall be formulated and will be consistent with the land uses permitted in each district.	A	Policy reworded for clarity and intent.	Existing implementation measures

Alternative 2 – Community Design Goals, Policies, and Implementation Strategies

Alternative 2 -- COMMUNITY DESIGN										
Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						district.				
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	NONE	CD-3.1.D.(6) Prohibit the use of signage that employs lights that blink, flash, or change intensity.	N	This policy currents exist in the Code of Ordinances and is added to the Goals and Policies for consistency	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	NONE	CD-3.1.D.(7) Prohibit the use of Changeable Message Signs, except for use to convey public health and safety information, by the State's Department of Transportation and within the Stateline and North Stateline Community Plan Areas.	N	This policy is added to limit the use of Changeable Message Signs/Electronic Reader Boards to the minimum necessary and to only a few geographic locations in the basin to protect scenic resources and reduce light and glare and visual clutter.	CD.IMP-6
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	NONE	CD-3.1.D.(6) Landscaping should be incorporated into all free standing signs.	N	New policy added to require the incorporation of landscaping in all free standing signs to improve the aesthetic quality of signs and improve the scenic and community character thresholds. This support existing guidelines for signage	Existing implementation measures

Alternative 2 – Community Design Goals, Policies, and Implementation Strategies

Alternative 2 -- COMMUNITY DESIGN										
Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
									landscaping.	
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	NONE	CD-3.1.E Telecommunication Towers: The following should be considered with respect to locating telecommunication towers in the Tahoe Basin:	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resources. Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunication towers.	CD.IMP-2
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	NONE	CD-3.1.E.(1) Telecommunications towers should be sited in a manner that results in it not being visually evident from Lake Tahoe, designated scenic corridors and scenic resources, from public recreation areas and designated bicycle trails.	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and	CD.IMP-2

Alternative 2 – Community Design Goals, Policies, and Implementation Strategies

Alternative 2 -- COMMUNITY DESIGN										
Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
									designated scenic resources. Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunication towers.	
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	NONE	CD-3.1.E.(2) Telecommunication towers should be sited in a manner that does not result in lake and ridgeline view blockage.	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resources. Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunication towers.	CD.IMP-2
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	NONE	CD-3.1.E.(3) The height of telecommunication towers should be the minimum necessary to properly function and there is no feasible alternative requiring	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a	CD.IMP-2

Alternative 2 – Community Design Goals, Policies, and Implementation Strategies

Alternative 2 -- COMMUNITY DESIGN										
Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
							less height.		matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resources. Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunication towers.	
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	NONE	CD-3.1.E.(4) When possible all efforts should be made to co-locate telecommunication devices on existing towers.	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resources. Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunication towers.	CD.IMP-2

Alternative 2 – Community Design Goals, Policies, and Implementation Strategies

Alternative 2 -- COMMUNITY DESIGN										
Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	NONE	Policy CD-3.1.E.(5) Telecommunications towers should be constructed of materials that are of non-glare finish and earth tone colors that minimize reflectivity	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resources. Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunication towers.	CD.IMP-2
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	NONE	Policy CD-3.1.E.(6) When appropriate telecommunication towers should be constructed as a monopole and designed to mimic trees, colors and materials that are found in the surrounding natural environment.	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resources.	CD.IMP-2

Alternative 2 – Community Design Goals, Policies, and Implementation Strategies

Alternative 2 -- COMMUNITY DESIGN										
Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
									Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunication towers.	
1.8.7 Community Design/J. Hitchcock	NONE	CD2	CD-3	A	Existing goal is amended for grammar and re-numbered.	CD2.2 LOCAL JURISDICTIONS ARE ENCOURAGED TO ADOPT DESIGN GUIDELINES CONSISTENT WITH THE REGIONAL PLAN.	CD-3.2 LOCAL JURISDICTIONS ARE ENCOURAGED TO ADOPT DESIGN GUIDELINES AND STANDARDS CONSISTENT WITH THE REGIONAL PLAN.	A	Amended existing policy to encourage the adoption of standards and not just guidelines	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	CD.DC-3: Dark Sky Views of the night sky from the naturally appearing areas of the Basin are conducive to star gazing. Light emanating from the built environment is carefully controlled to ensure safety and security without encroaching on the	NONE	CD-4 DARK SKY VIEWS OF THE NIGHT SKY FROM THE NATURALLY APPEARING AREAS OF THE BASIN ARE CONDUCTIVE TO STAR GAZING. LIGHT EMANATING FROM THE BUILT ENVIRONMENT IS CAREFULLY CONTROLLED TO ENSURE SAFETY AND SECURITY WITHOUT ENCROACHING ON THE REGIONAL DARK SKY.	N	This addition reflects the desired condition for Scenic Resources produced by the P7 process.	CD2.1.D Lighting Lighting increases the operational efficiency of a site. In determining the lighting for a project, the following should be considered.	N/A	U	Existing Policy	Existing implementation measures

Alternative 2 – Community Design Goals, Policies, and Implementation Strategies

Alternative 2 -- COMMUNITY DESIGN										
Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
	regional dark sky.									
1.8.7 Community Design/J. Hitchcock	CD.DC-3	NONE	CD-4	N	This addition reflects the desired condition for Scenic Resources produced by the P7 process.	CD2.1.D.(1) Exterior lighting should be minimized with an emphasis on safety and should be consistent with the architectural design.	CD-4.1 EXTERIOR LIGHTING SHOULD BE MINIMIZED WITH AN EMPHASIS ON SAFETY AND SHOULD BE CONSISTENT WITH THE ARCHITECTURAL DESIGN.	U	Existing Policy	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	CD.DC-3	NONE	CD-4	N	This addition reflects the desired condition for Scenic Resources produced by the P7 process.	CD2.1.D.(2) Overall levels should be compatible with the neighborhood light level. Emphasis should be placed on a few, well placed, low intensity lights.	CD-4.1 OVERALL LIGHT LEVELS SHOULD BE COMPATIBLE WITH THE LAND USE TYPE AND NEIGHBORHOOD LIGHT LEVELS. EMPHASIS SHOULD BE PLACED ON A FEW, WELL PLACED, LOW INTENSITY, DOWN CASTING LIGHTS.	A	Policy reworded for clarity and intent.	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	CD.DC-3	NONE	CD-4	N	This addition reflects the desired condition for Scenic Resources produced by the P7 process.	NONE	CD-4.3 MINIMIZE STRAY LIGHT AND UNNECESSARY LIGHTING BY IMPLEMENTING STANDARDS FOR LIGHTING ACCORDING TO LAND USE TYPE AND TRANSECT DISTRICT.	N	This new policy acts to support regulation to reduce night light pollution. Pathway Forum and Scenic Resource TWG supported adoption of Dark Sky policies.	CD.IMP-8 Existing implementation measures

Alternative 2 – Community Design Goals, Policies, and Implementation Strategies

Alternative 2 -- COMMUNITY DESIGN										
Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.8.7 Community Design/J. Hitchcock	CD.DC-3	NONE	CD-4	N	This addition reflects the desired condition for Scenic Resources produced by the P7 process.	NONE	CD-4.4 ALL LIGHTS SHALL HAVE CUT-OFF SHIELDS ON LIGHT FIXTURES.	N	This new policy acts to support regulation to reduce night light pollution. Pathway Forum and Scenic Resource TWG supported adoption of Dark Sky policies.	CD.IMP-8 Existing implementation measures
1.8.7 Community Design/J. Hitchcock	CD.DC-3	NONE	CD-4	N	This addition reflects the desired condition for Scenic Resources produced by the P7 process.	NONE	CD-4.5 PROHIBIT THE USE OF LIGHTS THAT BLINK, FLASH, OR CHANGE INTENSITY.	N	This new policy acts to support regulation to reduce night light pollution. Pathway Forum and Scenic Resource TWG supported adoption of Dark Sky policies.	Existing implementation measures

Alternative 3 – Community Design Goals, Policies, and Implementation Strategies

Alternative 3 -- COMMUNITY DESIGN (same as Alternative 1 except for the following modification/additions)										
Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2 REGIONAL BILDING AND COMMUNITY DESIGN CRITERIA SHALL BE ESTABLISHED TO ENSURE ATTAIMENT OF THE SCENIC THRESHOLDS, MAINTENANCE OF DESIRED COMMUNITY CHARACTER, COMPATIBILITY OF LAND USES, AND COORDINATED PROJECT REVIEW.	SAME	U	N/A	POLICY 2.1 REGIONAL DESIGN REVIEW SHALL INCLUDE THE FOLLOWING TO BE USED IN EVALUATING PROJECTS THROUGHOUT THE REIGON. THIS REVIEW MAY ENTIAL ADDITIONAL REQUIREMENTS OR SPECIAL REQUIRMENTS NOT LISTED BELOW.	SAME	U	N/A	Existing implementation measures
1.8.7 Community Design/J. Hitchcock	NONE	CD2	SAME	U	N/A	Policy 1.A.(1) Existing natural features to be retained and incorporated into the site design.	CD-3.1.A.(1) Preserve, retain, and incorporate into the site design all existing natural features such as rock outcrops, sand dunes, cliffs, and unique land forms.	A	Policy reworted and amended to include additional natural features afforded scenic protection.	CD.IMP-7
1.8.7 Community Design/J. Hitchcock	NONE	CD2	SAME	U	N/A	NONE	CD-3.1.C.(4) Landscaping shall be consistent with defensible space criteria.	N	New policy proposed to require landscaping plans to be consistent with local, state,	CD.IMP-1 Amend Chapter 30, Design Standards to require all landscape plans to be consistent with local and state defensible-space

Alternative 3 – Community Design Goals, Policies, and Implementation Strategies

<p align="center">Alternative 3 -- COMMUNITY DESIGN (same as Alternative 1 except for the following modification/additions)</p>										
Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
									and federal defensible space criteria and regulations.	standards.
1.8.7 Community Design/J. Hitchcock	NONE	CD2	SAME	U	N/A	NONE	CD-3.1.E Telecommunication Towers: The following should be considered with respect to locating telecommunication towers in the Tahoe Basin:	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resources. Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunication towers.	CD.IMP-2 Amend Chapter 30, Design Standards to add location standards and design standards for telecommunication towers.
1.8.7 Community Design/J. Hitchcock	NONE	CD2	SAME	U	N/A	NONE	CD-3.1.E.(1) Telecommunications towers should be sited in a manner that results in it not being visually evident from Lake Tahoe, designated scenic corridors and scenic	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design	CD.IMP-2

Alternative 3 – Community Design Goals, Policies, and Implementation Strategies

Alternative 3 -- COMMUNITY DESIGN (same as Alternative 1 except for the following modification/additions)										
Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
							resources, from public recreation areas and designated bicycle trails.		are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resources. Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunication towers.	
1.8.7 Community Design/J. Hitchcock	NONE	CD2	SAME	U	N/A	NONE	CD-3.1.E.(2) Telecommunication towers should be sited in a manner that does not result in lake and ridgeline view blockage.	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resources. Currently, the Goals and Policies and the Code of Ordinances are silent on	CD.IMP-2

Alternative 3 – Community Design Goals, Policies, and Implementation Strategies

Alternative 3 -- COMMUNITY DESIGN (same as Alternative 1 except for the following modification/additions)										
Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
									telecommunication towers.	
1.8.7 Community Design/J. Hitchcock	NONE	CD2	SAME	U	N/A	NONE	CD-3.1.E.(3) The height of telecommunication towers should be the minimum necessary to properly function and there is no feasible alternative requiring less height.	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resources. Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunication towers.	CD.IMP-2
1.8.7 Community Design/J. Hitchcock	NONE	CD2	SAME	U	N/A	NONE	CD-3.1.E.(4) When possible all efforts should be made to co-locate telecommunication devices on existing towers.	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or	CD.IMP-2

Alternative 3 – Community Design Goals, Policies, and Implementation Strategies

Alternative 3 -- COMMUNITY DESIGN (same as Alternative 1 except for the following modification/additions)										
Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
									above tree canopies and generally are visible from scenic corridors and designated scenic resources. Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunication towers.	
1.8.7 Community Design/J. Hitchcock	NONE	CD2	SAME	U	N/A	NONE	CD-3.1.E.(5) Telecommunications towers should be constructed of materials that are of non-glare finish and earth tone colors that minimize reflectivity	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resources. Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunication	CD.IMP-2

Alternative 3 – Community Design Goals, Policies, and Implementation Strategies

Alternative 3 -- COMMUNITY DESIGN (same as Alternative 1 except for the following modification/additions)										
Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
									towers.	
1.8.7 Community Design/J. Hitchcock	NONE	CD2	SAME	U	N/A	NONE	CD-3.1.E.(6) When appropriate telecommunication towers should be constructed as a monopole and designed to micmic trees, colors and materials that are found in the surrounding natural environment.	N	This new policy acts to support regulation to reduce and mitigate impacts of telecommunication towers that as a matter of design are required to be located near or above tree canopies and generally are visible from scenic corridors and designated scenic resources. Currently, the Goals and Policies and the Code of Ordinances are silent on telecommunication towers.	CD.IMP-2

Alternative 4 – Community Design Goals, Policies, and Implementation Strategies

Alternative 4 -- COMMUNITY DESIGN (same as Alternative 2 except for the following modification/additions)										
Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.8.7 Community Design/J. Hitchcock	CD.DC-1: Community Design Communities of the Lake Tahoe Basin are planned and designed with aesthetic characteristics that respect the local natural systems. Lake Tahoe's built environment is diverse yet appropriate in scale and style. It helps foster the identity of individual communities and a sense of place.	NONE	CD-1 COMMUNITY CHARACTER: COMMUNITIES OF THE LAKE TAHOE BASIN ARE PLANNED AND DESIGNED WITH AESTHETIC CHARACTERISTICS THAT RESPECT THE LOCAL NATURAL SYSTEMS. LAKE TAHOE'S BUILT ENVIRONMENT IS DIVERSE YET APPROPRIATE IN SCALE AND STYLE. IT HELPS FOSTER THE IDENTIFY OF INDIVIDUAL COMMUNITIS AND A SENSE OF PLACE.	N	This change reflects the desired condition for Scenic Resources produced by the P7 process.	NONE	CD-1.1 REQUIRE THAT HEIGHT, BULK, TEXTURE, FORM, MATERIALS, COLORS, LIGHTING, SIGNING AND OTHER DESIGN ELEMENTS OF NEW, REMODELED AND REDEVELOPED BUILDING BE COMPATIBLE WITH THE NATURAL, SCENIC, AND RECREATIONAL VALUES OF THE REGION	N	This new policy acts to support regulation that requires all projects to be consistent with the natural values of the region and to enhance scenic quality in the Tahoe Basin.	CD.IMP-9 Amend Chapter 22, Height to permit additional height with special findings within Transect Districts designated as Town Centers and Tourist Centers. Additional height would only be provided as an incentive when combined with a transfer of existing development at a 1:1 ratio. CD.IMP-10 Amend Chapter 20, Coverage Standards to prohibit the conversion of soft coverage to hard coverage for the purpose of constructing a structure. CD.IMP-11 Amend Chapter 30, Design Standards to permit the conversion of uses based on floor area rather than unit of use.
1.8.7 Community Design/J. Hitchcock	CD.DC-1	NONE	CD-1	N	This change reflects the desired condition for Scenic Resources produced by	NONE	CD-1.2 ACHIEVE THE DESIRED COMMUNITY CHARACTER THROUGH AESTHETIC COMPATIBILITY	N	This new policy acts to support regulation to maintain appropriate design standards according to land	CD.IMP-9 CD.IMP-10 CD.IMP-11

Alternative 4 – Community Design Goals, Policies, and Implementation Strategies

Alternative 4 -- COMMUNITY DESIGN (same as Alternative 2 except for the following modification/additions)										
Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
					the P7 process.		OF LAND USES AND THE IMPLEMENTATION OF DESIGN STANDARDS THAT MAINTAIN A HIGH QUALITY BUILT ENVIRONMENT.		use types and to foster high quality design in the built environment while enhancing the basin's community character.	