# Area Plan Finding of Conformance Checklist

Area Plan Name: Tahoe Valley Area Plan
Lead Agency: City of South Lake Tahoe
Submitted to TRPA: June 2, 2015
TRPA File No:
Lead Agency Area Plan Approval Date: June 2, 2015
APC Hearing Date: June 10, 2015
Governing Board Hearing Date: July 24, 2015
Appeal Deadline:
MOU Approval Deadline: MOU adopted in 2014.
Geographic Area and Description: 337-acres centered around the intersection of US Highway 50 and State Route 89 ("South Y"), in the southwest corner of South Lake Tahoe, California
Land Use Classifications Included in Area Plans: Mixed-Use Commercial, Residential, Stream Restoration Plan Area, and Town Center Overlay
Alternative Development Specific Standards: Density, Height, Coverage, Design Standards and Guidelines, Signage, and Permissible Uses

| Contents of Area Plans | Code | Conformance |
|---|---|---|
| **General**<br>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. | 13.5.1 | ☒Yes ☐No ☐N/A |
| Notes: The Tahoe Valley Area Plan (TVAP) consists of applicable policies, maps, ordinances and related materials that conform to the Regional Plan (RP). The proposed land use and zoning maps are consistent with Map 1, Conceptual Regional Land Use Map, of the Regional Plan, with one modification to the Town Center boundary to include a vacant parcel to accommodate a future multi-family housing project. The proposed height standards are more restrictive than allowed for under Chapter 13 of TRPA Code. Except for two parcels owned by Barton Hospital, the proposed land coverage is the same as that permitted in Chapter 30 of the TPRA Code. The Mitigated Negative Declaration (MND, 5/2015) prepared for the TVAP evaluated the increased coverage for the two Barton Hospital parcels and concluded no significant effect on the environment (see MND, Questions # 61 and # 82). Proposed substitute standards are equal to or superior to TRPA's existing standards. TRPA ordinances that are not amended by the TVAP will continue to be in effect. An MOU has already been approved by the City and TRPA for Area Plans within the City. | | |

| | | |
|---|---|---|
| **Relationship to Other Sections of the Code**<br><br>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. | 13.5.2 | ☒Yes ☐No ☐N/A |
| Notes: The TVAP proposes standards consistent with Section 13.5.2 and also proposes substitute design standards and guidelines for uses, roof and height, building placement, building form, second units, and landscaping that are equal to or superior to TRPA's standards. Chapter 3 and 4 findings have been prepared for the TVAP. | | |

| **Development and Community Design Standards for Area Plans** | | |
|---|---|---|
| Area Plans shall have development standards that are consistent with those in Table 13.5.3-1. | | |
| **Maximum Building Height** | **Code** | **Conformance** |
| Area Plans shall have development standards that are consistent with those in Table 13.5.3-1. | | |
| **Outside of Centers building height standards consistent with Code Section 37.4** | 13.5.3 | ☒Yes ☐No ☐N/A |
| Notes: The TVAP does not propose any changes to existing height ordinances outside of the Town Center. Existing TRPA height standards in Chapter 37 of TRPA Code will remain in effect. See Table 7, Appendix C. | | |
| **Within Town Centers up to 4 stories (56 ft.) maximum** | 13.5.3 | ☒Yes ☐No ☐N/A |
| Notes: The TVAP proposes more restrictive height standards than within Table 13.5.3-1. See Table 7, Appendix C. | | |
| **Within the Regional Center up to 6 stories (95 ft.) maximum** | 13.5.3 | ☐Yes ☐No ☒N/A |
| Notes: The TVAP does not include the Regional Center. | | |
| **Within the High-Density Tourist District up to 197 feet maximum** | 13.5.3 | ☐Yes ☐No ☒N/A |
| Notes: The TVAP does not include the High-Density Tourist District. | | |
| **Density** | **Code** | **Conformance** |

| | | |
|---|---|---|
| **Single Family Dwelling consistent with Code Section 31.3** | 13.5.3 | ☒Yes ☐No ☐N/A |
| Notes: The TVAP proposed density for single-family dwellings is consistent with Section 31.3. See Table 4, Appendix C. | | |
| **Multiple-Family Dwelling outside of Centers consistent with Code Section 31.3** | 13.5.3 | ☐Yes ☐No ☒N/A |
| Notes: The TVAP proposed density for multiple-family dwellings outside of Centers is consistent with Section 31.3. See Table 4, Appendix C. | | |
| **Within Centers Multi-Family Dwelling**<br>**Residential 25 units/acre maximum**<br>**Tourist (other than bed & breakfast) 40 units/acre maximum** | 13.5.3 | ☒Yes ☐No ☐N/A |
| Notes: The TVAP proposed density is consistent with multi-family dwelling and tourist density standards outlined in Table 13.5.3-1. See Table 4, Appendix C. | | |
| **Land Coverage** | **Code** | **Conformance** |
| **Land coverage consistent with Section 30.4 of the TRPA Code** | 13.5.3 | ☒Yes ☐No ☐N/A |
| Notes: The TVAP proposes to adopt the coverage standards in Section 30.4 (See Table 4, Appendix C), except for the two Barton Hospital parcels (APNs 023-081-03 and 023-081-09), which would be permitted coverage beyond 70%. The increased coverage on the two parcels was analyzed in the MND, which concluded no significant effect on the environment (see Questions # 61 and # 82). | | |
| **Alternative Comprehensive Coverage Management System (see below)** | 13.5.3.B.1 | ☐Yes ☐No ☒N/A |
| Notes: The TVAP does not propose an alternative comprehensive coverage management system. However, the TVAP would allow for individual property owners in collaboration with the City to propose an alternative comprehensive management system. An alternative comprehensive coverage management system would require an amendment to the TVAP and approval by TRPA. | | |
| **Complete Streets** | **Code** | **Conformance** |
| **Area Plan conforms to Section 36.5 of the Code of Ordinances.** | 13.5.3 | ☒Yes ☐No ☐N/A |
| Notes: The TVAP is consistent with Section 36.5. See Site Design and Amenities and Landscape Design in Appendix C. In addition, existing provisions of the City-Wide Design Manual for snow storage, screening and preserving natural features are still applicable in the TVAP. | | |
| **Within Centers plan for sidewalks, trails, and other pedestrian amenities providing safe and convenient non-motorized circulation within Centers, as applicable, and incorporation the Regional Bike and Pedestrian Plan** | 13.5.3 | ☒Yes ☐No ☐N/A |
| Notes: See the TVAP, Transportation and Circulation Element, and Policies T-1.3, T-1.7, T-3.1 through T-3.7, and T-4.1 through T-4.8. The polices promote the expansion of adequate pedestrian and bicycle facilities, such as continuous sidewalks, bike paths and bike lanes throughout the plan area, implementation of planned bicycle and pedestrian projects identified in the City General Plan, TRPA Regional Plan, RTP/Bike and Pedestrian Plan, and require sidewalks as conditions of approval for projects. | | |

| Alternative Development Standards and Guidelines Authorized in Area Plans<br>Comprehensive Coverage Management Systems | Code | Conformance |
|---|---|---|
| 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. | 13.5.3.B.1 | ☐Yes ☐No ☒N/A |
| Notes: The TVAP does not propose an alternative comprehensive coverage management system. However, the TVAP would allow for individual property owners in collaboration with the City to propose an alternative comprehensive management system. An alternative comprehensive coverage management system would require an amendment to the TVAP and approval by TRPA. | | |
| **Alternative Parking Strategies** | **Code** | **Conformance** |
| **Area Plan includes 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.**<br>o Reduction or relaxation of minimum parking standards;<br>o Creation of maximum parking standards;<br>o Shared parking;<br>o In-lieu payment to meet parking requirements;<br>o On-street parking;<br>o Parking along major regional travel routes;<br>o Creation of bicycle parking standards;<br>o Free or discounted transit;<br>o Deeply discounted transit passes for community residents; and<br>o Paid parking management | 13.5.3.B.2 | ☒Yes ☐No ☐N/A |
| Notes: See Transportation and Circulation Policies T-6.1 and 6.2, which encourage parking structures where feasible, shared parking, reduced parking, and bicycle parking to promote a pedestrian friendly main street. In addition, see substitute design standards in Appendix C for bicycle parking standards (Standard E) that require installation of bicycle parking stalls. | | |
| **Area-wide Water Quality Treatments and Funding Mechanisms** | **Code** | **Conformance** |

| | | |
|---|---|---|
| **Area Plan includes water quality treatments and funding mechanisms in lieu of certain site-specific BMPs, subject to the following requirements.**<br>o 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;<br>o Plans should be developed in coordination with TRPA and applicable state agencies, consistent with applicable TMDL requirements;<br>o Area-wide BMP project areas shall be identified in Area Plans and shall address both installation and ongoing maintenance;<br>o Strong consideration shall be given to areas connected to surface waters;<br>o Area-wide BMP plans shall consider area-wide and parcel level BMP requirements as an integrated system;<br>o 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.<br>o 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. | 13.5.3.B.3 | ☒Yes ☐No ☐N/A |
| Notes: Policies NCR-5.1, NCR-5.5, NCR-5.6 and NCR-5.8 refer to implementation of BMPs, including allowing for properties to participate in area-wide BMP systems, EIP water quality improvement projects (WQIPs), and recommendations outlined in the CSLT Pollutant Load Reduction Plan (PLRP)/TMDL. Figure 16 identifies the WQIPs implemented in the TVAP as well as those proposed. | | |
| **Alternative Transfer Ratios for Development Rights** | **Code** | **Conformance** |
| 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 | 13.5.3.B.4 | ☒Yes ☐No ☐N/A |

| | | |
|---|---|---|
| Development. | | |
| Notes: See Policy NCR-7.2 which established an incentive for the transfer and restoration of lands located within the TRPA designated Stream Restoration Plan Area. The Area Plan does not include alternative transfer ratios. | | |

| Development Standards and Guidelines Encouraged in Area Plans | Code | Conformance |
|---|---|---|
| **Urban Bear Strategy**<br><br>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. | 13.5.3.C.1 | ☐Yes ☐No ☒N/A |
| Notes: The TVAP does not propose an urban bear strategy. However, City Code, Chapter 4.150 – Refuse and Garbage, permits the City to mandate bear-proof refuse containers for repeat violators of single-family residences and multi-family residential properties who allow excess refuse or rubbish or waste to collect and accumulate upon or in the premises or structure for a period of time longer than allowed by law. | | |
| **Urban Forestry**<br><br>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. | 13.5.3.C.2 | ☐Yes ☐No ☒N/A |
| Notes: The TVAP does not propose an urban forestry strategy. | | |

| Development on Resort Recreation Parcels | Code | Conformance |
|---|---|---|
| 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:<br>o The parcels must become part of an approved Area Plan;<br>o Subdivisions shall be limited to "air space condominium" divisions with no lot and block subdivisions allowed;<br>o Development shall be transferred from outside the area designated as Resort Recreation; and<br>o Transfers shall result in the retirement of existing development. | 13.5.3.D | ☐Yes ☐No ☒N/A |
| Notes: There are no Resort Recreation Districts within the TVAP. | | |
| **Greenhouse Gas Reduction Strategy** | **Code** | **Conformance** |

| | | |
|---|---|---|
| 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:<br>o A local green building incentive program to reduce the energy consumption of new or remodeled buildings;<br>o A low interest loan or rebate program for alternative energy projects or energy efficiency retrofits;<br>o Modifications to the applicable building code or design standards to reduce energy consumption; or<br>o Capital improvements to reduce energy consumption or incorporate alternative energy production into public facilities. | 13.5.3.E | ☒Yes ☐No ☐N/A |
| Notes: Buildings constructed within the TVAP are subject to the California Building Code which already includes some of the nation's strictest standards to reduce energy use. Moreover, the TVAP includes Policy NCR-2.1 to encourage property owners to use incentives provided for the City's Green Building Incentive Program. See Appendix D. | | |
| **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. | | |
| **Site Design** | **Code** | **Conformance** |
| **Development in All Areas**<br>All new development shall consider, at minimum, the following site design standards:<br>o Existing natural features retained and incorporated into the site design;<br>o Building placement and design that are compatible with adjacent properties and designed in consideration of solar exposure, climate, noise, safety, fire protection, and privacy;<br>o Site planning that includes a drainage, infiltration, and grading plan meeting water quality standards, and<br>o Access, parking, and circulation that are logical, sage, and meet the requirements of the transportation element. | 13.5.3.F.1.a | ☒Yes ☐No ☐N/A |
| Notes: See building placement, site design, parking and loading standards in Appendix C. In | | |

| | | |
|---|---|---|
| addition, existing provisions of the City-Wide Design Manual for preserving natural features are still applicable in the TVAP. | | |
| **Development in Regional Center or Town Center**<br><br>In addition to the standards above, development in Town Centers or the Regional Center shall address the following design standards:<br><br>o Existing or planned pedestrian and bicycle facilities shall connect properties within Centers to transit stops and the Regional Bicycle and Pedestrian network.<br>o Area Plans shall encourage the protection of views of Lake Tahoe.<br>o Building height and density should be varied with some buildings smaller and less dense than others.<br>o 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.<br>o 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. | 13.5.3.F.1.b | ☒Yes ☐No ☐N/A |
| Notes: See Figure 13 in the Transportation and Circulation Element for proposed improvements that include pedestrian and bicycle facilities, transit service and connection to the Regional Bicycle and Pedestrian Network.<br><br>See Policy LU-5.7 which encourages maximizing views of the surrounding trees and mountains from the "Y" intersection through appropriate site and building design and policy NCR-3.3 which requires the implementation of design standards and guidelines (Appendix C) to preserve, improve, and enhance scenic quality of the natural environment and take full advantage of scenic views in the Tahoe Valley area through building orientation, setbacks, and design. Also, see viewshed protection standards (Appendix C, Height, item A).<br><br>Table 7 in Appendix C includes maximum height limits by districts. Additionally, structures located adjacent to residential areas require implementation of additional protective measures to ensure neighborhood compatibility (Appendix C, Height, item C).<br><br>Building placement standards in Appendix C include setbacks to incorporate sidewalks, while the remaining area is to be improved as part of a wider sidewalk or to provide outdoor dining/seating area or landscaping. Additional regulations require pedestrian-oriented street frontage improvements such as the provision of street trees and lighting. Awnings, overhangs, and other elements to provide a covered walkway, public plaza, or outdoor eating area are | | |

allowed to project into the setback area.

The roof design standards require roofs to be sloped to support alpine character in design. Limited areas of flat roofs are allowed as long as they are not within the predominant view of the public right-of-way (Appendix C, Height, item B).

The building form standards limit blank walls, require a minimum amount of building transparency (i.e. windows and doors providing views into work areas, display areas, sales areas, or similar active spaces) along street frontages, and require the modulation of building facades to create visual interest and engage pedestrians.

See Policy NCR-3.4 – Maintain existing open spaces, SEZs, and stormwater drainage basins as view corridors to provide visual relief from the urban environment.

See Policy NCR-4.1 – Increase the area of naturally functioning SEZ by preserving existing SEZ and restoring/rehabilitating disturbed SEZ in the Tahoe Valley area, prioritizing the Greenbelt area.

See Policy REC-2.1 – Preserve and maintain open spaces within the Tahoe Valley plan area that provide a visual break from the urban environment as well as views of surrounding mountains, forests, and stream environment zones. Depending upon their ecological sensitivity, open spaces may incorporate paths, boardwalks, pedestrian and bicycle trails, and benches.

See Policy REC-2.4 – Construct the Tahoe Valley Greenbelt Project as a multi-use area incorporating stormwater treatment facilities, pathways, and open space. Allow for the accommodation of active and passive recreation uses that include but are not limited to installing bike/pedestrian paths, pedestrian amenities, and interpretive signage.

See Policy REC-3.2 – Develop neighborhood/pocket parks within the Neighborhood Professional District and surrounding residential areas.

| | | |
|---|---|---|
| **Building Height**<br><br>o Area Plans may allow building heights up to the maximum limits in Table 13.5.3-1 of the Code of Ordinances.<br>o Building height limits shall be established to ensure that buildings do not project above the forest canopy, ridgelines, or otherwise detract from the viewshed.<br>o 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. | 13.5.3.F.2 | ☒Yes ☐No ☐N/A |

Notes: The TVAP proposes to adopt standards that are more restrictive than Table 13.5.3-1 of the Code of Ordinances. In addition, the TVAP includes standards to protect viewsheds (Appendix C, Height, item A) and standards for transitional height (Appendix C, Height, item C).

| | | |
|---|---|---|
| **Building Design**<br><br>Standards shall be adopted to ensure attractive and compatible development. The following shall be considered:<br><br>o Buffer requirements should be established for noise, snow removal, aesthetic, and environmental purposes.<br>o The scale of structures should be compatible with existing and planned land uses in the area.<br>o Viewsheds should be considered in all new construction. Emphasis should be placed on lake views from major transportation corridors.<br>o Area Plans shall include design standards for building design and form. Within Centers, building design and form standards shall promote pedestrian activity. | 13.5.3.F.3 | ☒Yes ☐No ☐N/A |

Notes: See building placement standards in Appendix C that includes setbacks to incorporate sidewalks, and requires the remaining area to be improved as part of a wider sidewalk or an outdoor dining/seating area or landscaping. Additional regulations require pedestrian-oriented street frontage improvements such as the provision of street trees and lighting. Awnings, overhangs, and other elements to provide a covered walkway, public plaza, or outdoor eating area are allowed to project into the setback area.

See roof design that requires roofs to be sloped to support alpine character in design. Limited areas of flat roofs are allowed as long as they are not within the predominant view of the public right-of-way (Appendix C, Height, item B).

See building form standards that limit blank walls, require a minimum amount of building transparency (i.e. windows and doors providing views into work areas, display areas, sales areas, or similar active spaces) along street frontages, and require the modulation of building facades to create visual interest and engage pedestrians.

See Policy LU-3.2 that promotes the use of architectural themes in new development and redevelopment that complement the surrounding natural beauty and create an intriguing built environment. Encourage the use of pitched roofs, natural colors, and natural materials or natural appearing materials such as rock and wood.

See Policy LU-5.7 that maximize views of the Lake and surrounding mountain ridgelines from U.S. 50 and public gathering places through appropriate site and building design.

See Policy NCR-3.3 that adopts siting and building design standards and guidelines to protect, improve, and enhance the scenic quality of the natural and built environment and take full advantage of scenic resources through site orientation, building setbacks, preservation of viewsheds, and height limits.

| | | |
|---|---|---|
| **Landscaping**<br><br>The following should be considered with respect to this | 13.5.3.F.4 | ☒Yes ☐No ☐N/A |

| | | |
|---|---|---|
| design component of a project:<br><br>o Native vegetation should be utilized whenever possible, consistent with Fire Defensible Space Requirements.<br>o Vegetation should be used to screen parking, alleviate long strips of parking space, and accommodate stormwater runoff where feasible.<br>o 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: The proposed parking and loading location standards in Appendix C are intended to enhance walkability and reduce the visual dominance of surface parking lots in the area by setting them back from the street and requiring them to be screened. The City Code landscaping standards also apply to the TVAP. The landscaping standards require the use of native vegetation and other landscape techniques to enhance the built environment. | | |
| **Lighting**<br><br>Lighting increases the operational efficiency of a site. In determining the lighting for a project, the following should be required:<br><br>o 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.<br>o Exterior lighting should utilize cutoff shields that extend below the lighting element to minimize light pollution and stray light.<br>o Overall levels should be compatible with the neighborhood light level. Emphasis should be placed on a few, well-placed, low-intensity lights.<br>o Lights should not blink, flash, or change intensity except for temporary public safety signs. | 13.5.3.D.5 | ☒Yes ☐No ☐N/A |
| Notes: The City exterior lighting standards apply in the TVAP. The exterior lighting standards include provisions to allow for adequate level of lighting while protecting the night time sky. | | |
| **Signing**<br><br>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. | 13.5.3.F.6 | ☐Yes ☐No ☒N/A |

| | | |
|---|---|---|
| Notes: The City's existing sign standards are proposed to be utilized in the TVAP. | | |
| **Signing**<br>In the absence of a Conforming Area Plan that addresses sign standards, the following policies apply, along with implementing ordinances:<br>o Off-premise signs should generally be prohibited; way-finding and directional signage may be considered where scenic impacts are minimized and mitigated.<br>o Signs should be incorporated into building design.<br>o When possible, signs should be consolidated into clusters to avoid clutter.<br>o Signage should be attached to buildings when possible.<br>o 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. | 13.5.3.F.6 | ☐Yes ☐No ☒N/A |
| Notes: The City's existing sign standards are proposed to be utilized in the TVAP. | | |
| **Modification to Centers (Town Center, Regional Center and High Density Tourist District Boundary)**<br>When Area Plans propose modifications to the boundaries of a Center, the modification shall comply with the following:<br>o 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.<br>o Properties included in a Center shall be less than ¼ mile from existing Commercial and Public Service uses.<br>o Properties included in a Center shall encourage and facilitate the use of existing or planned transit stops and transit systems. | 13.5.3.G | ☒Yes ☐No ☐N/A |
| Notes: The Tahoe Valley Area Plan proposes to amend the TRPA Town Center Overlay boundary to incorporate an approximately 41,544 square foot vacant parcel located at 1117 | | |

| |
|---|
| Bonanza Avenue (APN 32-141-18), within PAS 114, Bonanza, Special Area #1. The parcel located at 1117 Bonanza Avenue is proposed to be included in the Town Center Gateway District to facilitate multi-family/affordable housing development. Pursuant to TRPA Code, Subsection 13.5.3.F, the site is eligible for inclusion in a Town Center boundary because it is an undeveloped parcel with at least three sides adjacent to developed parcels; is less than ¼ mile from existing commercial and public services; and is near existing transit services. |

| Conformity Review Procedures For Area Plans | | |
|---|---|---|
| **Initiation of Area Planning Process by Lead Agency**<br><br>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. | 13.6.1 | ☒Yes ☐No ☐ N/A |
| Notes: The City of South Lake Tahoe is the lead agency for the TVAP. | | |
| **Initial Approval of Area Plan by Lead Agency**<br><br>**When TRPA is Not the Lead Agency**<br>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.<br><br>**When TRPA is the Lead Agency**<br>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. | 13.6.2 | ☒Yes ☐No ☐ N/A |
| Notes: The TVAP was prepared in coordination with local residents, stakeholders, public agencies, and TRPA staff. Following its own review procedures, the City Council of the City of South Lake Tahoe adopted the TVAP on June 2, 2015. | | |
| **Review by Advisory Planning Commission**<br>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. | 13.6.3 | ☒Yes ☐No ☐ N/A |
| Notes: The TVAP is scheduled for consideration by the Advisory Planning Commission on June | | |

| | | |
|---|---|---|
| 10, 2015. | | |
| **Approval of Area Plan by TRPA**<br>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. | 13.6.4 | ☒Yes ☐No ☐ N/A |
| Notes: The TVAP is scheduled for consideration by the Governing Board on July 22, 2015. | | |
| **Findings of Conformance with the Regional Plan**<br>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** | **Code** | **Conformance** |
| The submitted Area Plan shall: | | |
| Identify zoning designations, allowed land uses and development standards throughout the plan area. | 13.6.5.A.1 | ☒Yes ☐No ☐ N/A |
| Notes: See Land Use and Community Design Element and Figure 12 which establishes and defines 7 zoning districts. Also see Appendix C – Development and Design Standards that are applicable to the TVAP. | | |
| Be consistent with all applicable Regional Plan policies, including but not limited to the regional growth management system, development allocations and coverage requirements. | 13.6.5.A.2 | ☒Yes ☐No ☐ N/A |
| Notes: The TVAP does not propose any additional growth, or allocations beyond that anticipated and analyzed for the Regional Plan Update. The TVAP does propose additional coverage beyond 70% for two parcels that are associated with the Barton Hospital. The increased coverage was analyzed in the MND (see Questions 61 and 82) which concluded no significant effect on the environment as a result of increased coverage on the two parcels, and the transfer incentives available in the Area Plan may potentially reduce coverage overall. | | |
| 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. | 13.6.5.A.3 | ☒Yes ☐No ☐ N/A |
| Notes: The TVAP land use designations and zoning designations are consistent with both TRPA's Regional Plan Conceptual Land Use Map (Map 1 of the Regional Plan) and the City's General Plan Land Use Diagram. As discussed above, a modification to the Town Center Overlay | | |

| | | |
|---|---|---|
| is being proposed. The proposed amendment was analyzed in the MND, which concluded no significant effect on the environment. | | |
| 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. | 13.6.5.A.4 | ☒Yes ☐No ☐ N/A |
| Notes: The TVAP recognizes and supports planned, new, or enhanced Environmental Improvement Projects. See proposed EIP projects in the Natural and Cultural Resources Section. The TVAP calls for implementing the US 50 and SR 89 Water Quality Improvement Project (WQIP) and the Tahoe Valley WQIP. In addition, the TVAP supports the City's TMDL load reduction strategy by implementing enhanced street sweeping on certain major roads within connected watersheds. | | |
| Promote environmentally beneficial redevelopment and revitalization within town centers, regional centers and the High Density Tourist District. | 13.6.5.A.5 | ☒Yes ☐No ☐ N/A |
| Notes: Land use policies of the TVAP promote revitalization by encouraging a mixed land use pattern that combines tourist accommodation, residential, commercial, public facilities and public spaces to serve visitors- and locals alike. It promotes the use of mountain architectural themes in new development and redevelopment that complement the surrounding natural beauty and create an intriguing built environment. It requires the use of pitched roofs, natural colors, and natural materials or natural appearing materials such as rock and wood. | | |
| 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. | 13.6.5.A.6 | ☒Yes ☐No ☐ N/A |
| Notes: The TVAP does not propose any changes to adjacent residential areas. However, the TVAP does include additional protective measures, such as transitional height, screening, and setback requirements, to ensure structures located adjacent to residential neighborhoods are compatible. | | |
| 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. | 13.6.5.A.7 | ☒Yes ☐No ☐ N/A<br><br>Include estimated acres of coverage/ SEZ restoration from transfers and EIP projects in the table below |

| | Inside Centers* | | | Outside Centers* | | |
|---|---|---|---|---|---|---|
| | SEZ | Other sensitive lands | Non-sensitive lands | SEZ | Other sensitive lands | Non-sensitive lands |
| A. Max coverage changes from transfers | Total of 8.67 acres of SEZ lands are covered (33.2% of SEZ lands). This would require 8.4 acres of coverage reduction to meet base allowable coverage (1% for Ib (SEZ) land capability district). | N/A | The max coverage transfers into Centers would be 61.5 acres (based on a maximum coverage of 70% for 4-7 land capability districts; only includes parcels not over-covered). Note: If the 1:1 transfer ratio for sensitive lands or 2:1 transfer ratio for non-sensitive lands is utilized, 61.5 to 123 acres of coverage removal outside of Centers could occur as a result of transfers into Centers. | Total of 14.3 acres of SEZ lands are covered (58.9% of total SEZ area which is 24.27 acres). This would require 14.06 acres of coverage reduction to meet the base allowable 1% for the Ib (SEZ) land capability district. Note: 2.48 acres of the coverage consists of roads or trails (17.33%). | N/A | Total of 35 acres of non-sensitive lands are covered, which is 65.8% of the total non-sensitive lands (approximately 5 acres includes roads or trails). These areas are over the base allowable coverage (land capability 5 is 25% and land capability 7 is 30%). This would require 18.94 acres of coverage reduction in class 7 and 0.12 acres of coverage reduction in class 5. |
| B. Coverage/disturbed SEZ restoration in EIP projects | | N/A | | | N/A | |

Table Notes: *Centers include town centers, regional centers, and high density tourist districts (GIS data: Special

Districts). SEZs include 1b capability areas, other sensitive lands include 1a, 1c, 2, and 3 land capability classes, and non-sensitive lands include 4-7 land capability classes pursuant the Sinclair-Bailey Land Capability GIS data layer.

The TVAP includes policies directing development away from SEZs as well as restoring disturbed SEZs for scenic, recreation and water quality reasons. See Natural and Cultural Resources policies NCR-4.1, 4.2 and 4.3.

| | | |
|---|---|---|
| Identify facilities and implementation measures to enhance pedestrian, bicycling and transit opportunities along with other opportunities to reduce automobile dependency. | 13.6.5.A.8 | ☒Yes ☐No ☐N/A |

Notes: See planned improvements to the pedestrian, bicycling and transit infrastructure in the Transportation and Circulation Section. The proposed improvements are also depicted in Figure 13.

| TRPA Utilization of Load Reduction Plans | Code | Conformance |
|---|---|---|
| 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. | 13.6.5.B | ☒Yes ☐No ☐N/A |

Notes: There are currently no registered catchments in the TVAP and therefore the TRPA default standards would apply. However, the TVAP does incorporate the City's load reduction strategy outlined in the Pollutant Load Reduction Plan and the Glorene and 8th Street WQIP catchment is proposed for registration.

| Additional Review Standards for Town Centers and the Regional Center | Code | Conformance |
|---|---|---|
| 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. | 13.6.5.C.1 | ☒Yes ☐No ☐N/A |

Notes: See building placement standards in Appendix C that include setbacks to incorporate sidewalks, and require the remaining area to be improved as part of a wider sidewalk or provide an outdoor dining/seating area or landscaping. Additional regulations require pedestrian-oriented street frontage improvements such as the provision of street trees and lighting. Awnings, overhangs, and other elements to provide a covered walkway, public plaza, or outdoor eating area are allowed to project into the setback area.

Notes: See building placement standards in Appendix C that include setbacks to incorporate sidewalks and requires the remaining area to be improved as part of a wider sidewalk or an outdoor dining/seating area or landscaping. Additional regulations require pedestrian-oriented street frontage improvements such as the provision of street trees and lighting. Awnings, overhangs, and other elements to provide a covered walkway, public plaza, or outdoor eating area are allowed to project into the setback area.

See roof design that requires roofs to be sloped to support alpine character in design. Limited areas of flat roofs are allowed as long as they are not within the predominant view of the

public right-of-way (Appendix C, Height, item B).

See building form standards that limit blank walls, require a minimum amount of building transparency (i.e. windows and doors providing views into work areas, display areas, sales areas, or similar active spaces) along street frontages, and require the modulation of building facades to create visual interest and engage pedestrians.

See Policy LU-3.2 that promotes the use of architectural themes in new development and redevelopment that complement the surrounding natural beauty and create an intriguing built environment. Encourage the use of pitched roofs, natural colors, and natural materials or natural appearing materials such as rock and wood.

See Policy LU-5.7 that maximize views of the Lake and surrounding mountain ridgelines from U.S. 50 and public gathering places through appropriate site and building design.

See Policy NCR-3.3 that adopts siting and building design standards and guidelines to preserve, improve, and enhance the scenic quality of the natural and built environment and take full advantage of scenic resources through site orientation, building setbacks, preservation of viewsheds, and height limits.

| | | |
|---|---|---|
| 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. | 13.6.5.C.2 | ☒Yes ☐No ☐N/A |

Notes: See the Transportation and Circulation Element. See Policies T-1.3, T-1.7, T-3.1 through T-3.7. These polices promote the expansion of adequate pedestrian and bicycle facilities such as continuous sidewalks, bike paths and bike lanes throughout the plan area, implementation of the planned bicycle and pedestrian projects identified in the City's General Plan, TRPA Regional Plan, Area Plans and TRPA Bike and Pedestrian Master Plan, and requires sidewalks as conditions of approval for projects. See Figure 13 for a map depicting proposed improvements.

| | | |
|---|---|---|
| Use standards within town centers and regional centers addressing the form of development and requiring that projects promote pedestrian activity and transit use. | 13.6.5.C.3 | ☒Yes ☐No ☐N/A |

Notes: See building form standards that limit blank walls, require a minimum amount of building transparency (i.e. windows and doors providing views into work areas, display areas, sales areas, or similar active spaces) along street frontages, and require the modulation of building facades to create visual interest and engage pedestrians.

See building placement standards that require building setbacks and street frontage improvements to complement a walkable, tourist center district. Along Highway 50/SR 89, buildings are required to be setback 25 feet from the back of the curb. The setback area is to consist of a minimum 6-foot sidewalk for pedestrian movement and the other area must be improved as part of a wider sidewalk or provide an outdoor dining/seating area or landscaping.

| | | |
|---|---|---|
| Along all other street frontages, with exceptions as noted in the standards, buildings are required to be setback 20 feet from the back of the curb or the outer edge of road drainage facilities where no curb exists. This setback would include a sidewalk, while the remaining area would be improved as part of a wider sidewalk or provide outdoor dining/seating area or landscaping.<br><br>Standards require buildings to be built at this setback line for a certain percentage of the linear street frontage in order to establish a consistent and engaging street frontage and improve the pedestrian experience. Additional regulations require pedestrian-oriented street frontage improvements such as the provision of street trees and lighting. Awnings, overhangs, and other elements to provide a covered walkway, public plaza, or outdoor eating area are allowed to project into the setback area. Furthermore, the permissible use list is amended to encourage the mixing of uses (commercial, tourist and residential) to promote a "one-stop" shopping experience without having to rely on the private automobile. | | |
| Ensure adequate capacity for redevelopment and transfers of development rights into town centers and regional centers. | 13.6.5.C.4 | ☒Yes ☐No ☐N/A |
| Notes: The TVAP proposes to adopt the height, density and coverage standards allowed in the Regional Plan to ensure adequate capacity for redevelopment and transfers of developments. | | |
| Identify an integrated community strategy for coverage reduction and enhanced stormwater management. | 13.6.5.C.5 | ☒Yes ☐No ☐N/A |
| Notes: See Goal NCR-5 and Goal NCR-7 encourage the TVAP to maximize opportunities to mitigate excess land coverage throughout the TVAP. Additional policies encourage coverage reductions in the Stream Restoration Plan Area by providing development incentives to transfer coverage to high capability lands in the Town Center. | | |
| 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. | 13.6.5.C.6 | ☐Yes ☐No ☒N/A |
| Notes: See previous responses. All development is required to adhere to the standards of the TVAP which are designed to promote threshold gains including but not limited to scenic, community design, air quality, soils and water quality. For example, construction of the Tahoe Valley WQIP (Greenbelt) will provide enhanced stormwater treatment to reduce fine sediment loads and will provide an opportunity for private properties to participate in an area-wide treatment system that is continually maintained by the City. | | |
| **Additional Review Standards for the High Density Tourist District** | **Code** | **Conformance** |
| Include building and site design standards that substantially enhance the appearance of existing buildings in the High Density Tourist District. | 13.6.5.D.1 | ☐Yes ☐No ☒N/A |
| Notes: There are no districts in the TVAP designated as High Density Tourist District. | | |
| Provide pedestrian, bicycle and transit facilities connecting the High Density Tourist District with other regional | 13.6.5.D.2 | ☐Yes ☐No ☒N/A |

| | | |
|---|---|---|
| attractions. | | |
| Notes: There are no districts in the TVAP designated as High Density Tourist District. | | |
| 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. | 13.6.5.D.3 | ☐Yes ☐No ☒N/A |
| Notes: There are no districts in the TVAP designated as High Density Tourist District. | | |
| **Conformity Review for Amendments to Area Plans** | **Code** | **Conformance** |
| 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. | 13.6.6 | ☐Yes ☐No ☒N/A |
| Notes: The City has no current plans for amending the plan after adoption. At such time that an amendment is proposed, the TVAP would be subject to the provisions of the TRPA Code. | | |
| **Conformity Review for Amendments Made by TRPA to the Regional Plan that Affect an Area Plan** | **Code** | **Conformance** |
| 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. | 13.6.7.A | ☐Yes ☐No ☒N/A |
| Notes: Noted. | | |
| 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 | 13.6.7.B | ☐Yes ☐No ☒N/A |

| | | |
|---|---|---|
| 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: Noted. | | |
| **Effect of Finding of Conformance of Area Plan** | **Code** | **Conformance** |
| 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. | 13.6.8 | ☒Yes ☐No ☐N/A |
| Notes: See findings for TVAP. The City and TRPA have already adopted an MOU pursuant to Section 13.7 of TRPA Code. | | |

| **Procedures for Adoption of Memorandum of Understanding** | **Code** | **Conformance** |
|---|---|---|
| **Area Plan is consistent with Procedures for Adoption of Memorandum of Understanding** | 13.7 | ☒Yes ☐No ☐N/A |
| Notes: The City and TRPA have already adopted an MOU for Area Plans in the City. | | |

| **Monitoring, Certification, and Enforcement of Area Plan** | **Code** | **Conformance** |
|---|---|---|
| **Area Plan includes Notification, Monitoring, Annual Review, and Recertification procedures consistent Code Section 13.8** | 13.8 | ☒Yes ☐No ☐N/A |
| Notes: TRPA will require notification, monitor, conduct annual reviews, and recertify the TVAP consistent with Section 13.8 of TRPA Code and as outlined in the City's MOU. | | |

| **Appeals** | **Code** | **Conformance** |
|---|---|---|
| **Area Plan Appeal Procedure is consistent with Code Section 13.9** | 13.9 | ☒Yes ☐No ☐N/A |
| Notes: Final decisions made by the City in accordance with the TVAP/MOU may be appealed to TRPA in accordance with Section 13. 9 of TRPA Code. | | |