

Summary of Goals, Policies and Implementation Measures

Pathway Vision Statement: In 2027, the Lake Tahoe Basin is an exceptional place where communities thrive in harmony with the natural environment. The overwhelming presence of nature is apparent. The Lake is blue and clear, the air is clean, the region’s ecosystem healthy, and natural sounds evident. Within communities, the economy is strong and sustainable; the population diverse and vital, the richness of everyday life is obvious. Based on mutual respect and the integration of human and natural communities, a balance exists that inspires and motivates residents, businesses, visitors, and governments alike to work together to maintain the Lake’s value as a national and international treasure. Lake Tahoe is a truly unique and special place.

Pathway Desired Conditions:

CD.DC-1

Built Environment: 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.

CD.DC-2

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 regional dark sky.

Ref#	Type	Alternative 1	Alternative 2	Alternative 3	Alternative 4	Alternative 5
1	G	None	Ensure that the basin’s communities are planned and designed with aesthetic characteristics that respect the local natural systems and are diverse yet appropriate in scale and style in order to foster the identity of individual communities, protect public health and safety, and create a	Same as Alternative 1	Same as Alternative 2	

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Ref#	Type	Alternative 1	Alternative 2	Alternative 3	Alternative 4	Alternative 5
			sense of place.			
1.1	P	None	Implement height, bulk, texture, form, materials, colors, lighting, signage, landscaping, and other design standards to ensure that new, remodeled, and redeveloped buildings are compatible with the natural, scenic, and recreational values of the region.	Same as Alternative 1	Same as Alternative 2	Same as Alternative 1
1.1.1	IM	None	Amend Chapter 22 to delete special height districts. Limit height to two stories in any community (1987 Regional Plan Height Ordinances) except for the South Stateline Development Transfer Zone (DTZ) which may allow up to 2 to 4 stories.	Amend Chapter 22 to permit additional height within Town Centers and the High Density Tourist District.	Amend Chapter 22 to permit additional height within Transect Districts designated as Town Center, Tourist Center, Casino Core Special District, and Neighborhood General.	Same as Alternative 1
1.1.2	IM	Existing Implementation Measures		Amend Chapter 22 to redefine how height is measured on steep slopes to promote the stair-stepping of structures.		Same as Alternative 1
1.2	P	None	Implement Scenic Quality Improvement	Same as Alternative 1	Same as Alternative 2	Same as Alternative 1

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			Program (SQIP) incentives and recommendations in those areas designated in need of scenic restoration to achieve the recommended rating.			
1.3	P	None	Designate sand dunes, cliffs, and unique rock outcrops, and land forms as protected scenic resources in the scenic resource inventory.	Same as Alternative 1	Same as Alternative 2	Same as Alternative 1
1.4	P	None	Promote consistency between landscaping and defensible space standards.	Same as Alternative 1	Same as Alternative 2	
1.4.1	IM	None	Amend Chapter 30 to require all landscape plans to be consistent with local and state defensible-space standards, and where feasible to accommodate stormwater runoff.			
2	G	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.				
2.1	P	Regional design review shall include the following to be used in evaluating projects throughout the region. This review may entail additional requirements or special requirements not listed below. A. <u>Site Design</u> : All new development shall consider site design which includes, at a minimum: 1) Existing natural features to be retained and incorporated into the site design.	To be found in conformance with the regional plan, local government plans shall require that all projects comply with the following design requirements. Local government plans may also include additional requirements or special requirements not listed below.	Same as Alternative 1		

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		<p>2) Building placement and design to be compatible with adjacent properties and consideration of solar exposure, climate, noise, safety, fire protection, and privacy.</p> <p>3) Site planning to include a drainage, infiltration, and grading plan meeting BMP standards.</p> <p>4) Access, parking, and circulation to be logical, safe, and meet the requirements of the transportation element.</p> <p><u>B. Building Height, Bulk and Scale:</u> Standards shall be adopted to ensure attractive and compatible development. The following shall be considered:</p> <p>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.</p> <p>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.</p> <p>3) Buffer requirements shall be established for noise, snow removal, aesthetic, and environmental purposes.</p> <p>4) The scale of structures should be consistent with surrounding uses.</p> <p>5) Viewshed should be considered in all new construction. Emphasis should be placed on lake views from major transportation corridors.</p>		<p><u>A. Site Design:</u> All new development shall consider site design which includes, at a minimum:</p> <p>1) Existing natural features to be retained and incorporated into the site design.</p> <p>2) Building placement and design to be compatible with adjacent properties and consideration of solar exposure, climate, noise, safety, fire protection, and privacy.</p> <p>3) Site planning to include a drainage, infiltration, and grading plan meeting BMP standards.</p> <p>4) Access, parking, and circulation to be logical, safe, and meet the requirements of the transportation element.</p> <p><u>B. Building Height, Bulk and Scale:</u> Standards shall be adopted to ensure attractive and compatible development. The following shall be considered:</p> <p>1) Outside Town Centers, building height shall be limited to two stories. Within Town Centers, building height may be allowed up to four stories as part</p>		

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		<p>C. <u>Landscaping</u>: The following should be considered with respect to this design component of a project:</p> <ol style="list-style-type: none"> 1) Native vegetation should be utilized whenever possible. 2) Vegetation should be used to screen parking and to alleviate long strips of parking space. 3) Plants should be used to give privacy, reduce glare and heat, deflect wind, muffle noise, prevent erosion, and soften the line of architecture. <p>D. <u>Lighting</u>: Lighting increases the operational efficiency of a site. In determining the lighting for a project, the following should be considered:</p> <ol style="list-style-type: none"> 1) Exterior lighting should be minimized with an emphasis on safety and should be consistent with the architectural design. 2) Overall levels should be compatible with the neighborhood light level. Emphasis should be placed on a few, well placed, low intensity lights. 3) Lights should not blink, flash, or change intensity. <p>E. <u>Signing</u>: In determining sign design, the following should be considered:</p> <ol style="list-style-type: none"> 1) Off premise signs are prohibited. 2) Signs should be incorporated into building design. 3) When possible, signs should be consolidated into clusters to avoid clutter. 		<p>of a Local Plan that has been found in conformance with the Regional Plan. Within the High Density Tourist District, building height may be allowed up to 197 feet as part of a Local Plan that has been found in conformance with the Regional Plan. Provisions for additional height requirements may be provided for unique situations such as lighting towers, ski towers, steep sites, redevelopment projects and tourist accommodation facilities.</p> <ol style="list-style-type: none"> 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. 3) Buffer requirements shall be established for noise, snow removal, aesthetic, and environmental purposes. 4) The scale of structures should be consistent with surrounding uses. 5) Viewshed should be considered in all new construction. Emphasis should be placed on lake views from 		

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		<p>4) Signage should be attached to buildings when possible.</p> <p>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.</p>		<p>major transportation corridors.</p> <p><u>C.Landscaping</u>: The following should be considered with respect to this design component of a project:</p> <ol style="list-style-type: none"> 1) Native vegetation should be utilized whenever possible, consistent with Fire Defensible Space Requirements. 2) Vegetation should be used to screen parking, alleviate long strips of parking space and accommodate stormwater runoff where feasible. 3) Plants should be used to give privacy, reduce glare and heat, deflect wind, muffle noise, prevent erosion, and soften the line of architecture. <p><u>D.Lighting</u>: Lighting increases the operational efficiency of a site. In determining the lighting for a project, the following should be required:</p> <ol style="list-style-type: none"> 1) 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. 		

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				<p>2) Exterior lighting should utilize cutoff shields that extend below the lighting element to minimize light pollution and stray light.</p> <p>3) Overall levels should be compatible with the neighborhood light level. Emphasis should be placed on a few, well placed, low intensity lights.</p> <p>4) Lights should not blink, flash, or change intensity.</p> <p>E. <u>Signing</u>: In determining sign design, the following should be considered:</p> <p>1) Off premise signs are prohibited.</p> <p>2) Signs should be incorporated into building design.</p> <p>3) When possible, signs should be consolidated into clusters to avoid clutter.</p> <p>4) Signage should be attached to buildings when possible.</p> <p>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.</p>		

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2.1.1	IM	None		Amend Community Design Ordinances as necessary to reflect that regional design standards are required to be implemented in Local Plans.	Same as Alternative 1	
3	G	None	Protect dark sky views through careful control of light emanating from the built environment while allowing adequate lighting to provide for public safety and security.	Same as Alternative 1	Same as Alternative 2	Same as Alternative 1
3.1	P	None	Implement lighting design standards that are keyed to land use type to minimize stray light and unnecessary lighting.	Same as Alternative 1	Implement lighting design standards that are keyed to land use type and transect district and minimize stray light and unnecessary lighting.	Same as Alternative 1
3.1.1	IM	Existing Implementation Measures	Amend Chapter 30 to apply lighting standards by land use type.	Amend Chapter 30 to adopt lighting standards such as the use of low intensity lights and/or cutoff shields to minimize light pollution and stray light.	Same as Alternative 1	