

Appendix C: Existing Land Use, Community Design, and Development Potential Goals, Objectives, and Policies

Table C-1 presents existing Placer County goals, objectives, and policies related to land use, community design, and development potential. The goals, objectives, and policies are from the nine community and general plans and over 50 Plan Area Statements that apply in the Placer County portion of the Tahoe Basin. The goals, objectives, and policies are arranged according to the Regional Plan Policy topic areas discussed in the body of the Existing Conditions Report.

Table C-1: Existing Land Use, Community Design, and Development Potential Goals, Objectives, and Policies
General
<i>Goals and Objectives</i>
Encourage development and/or activities that will enhance the "year round" economy.
Create a more complete, family-oriented destination resort area.
Increase resident and visitor spending within the North Stateline Community Plan Area
Strengthen the area's potential as a world class, nationally renowned, tourist destination resort.
Improving the Built Environment
<i>Objectives and Goals</i>
The urban design concept is to build on Carnelian Bay's tourist recreation amenities which provide an anchor of activity in the center of the area. Further, the location of the neighborhood commercial area provides commercial services to the surrounding PASs. Development shall be consistent with these uses and shall provide a human scale of walkway signing, landscaping, and street lighting improvements.
Encourage rehabilitation by the remodeling, upgrading, and aesthetic improvement of buildings and structures in need of such improvements.
Encourage the upgrading or replacement of commercial advertising signs that detract from the aesthetic appearance of the community.
Complete the undergrounding of overhead utilities for Carnelian Bay.
Integrate more landscaping into both private development and public projects.
The urban design concept is to build on Kings Beach's tourist/recreation amenities which provide an anchor of activity in the center of the area. Further, the location of the neighborhood commercial area provides commercial services to the surrounding PASs. Development shall be consistent with these uses and shall provide a human scale of walkway signing, landscaping, and street lighting improvements. The State Route should have a main-street look rather than that of fast traveled highway.
Encourage rehabilitation by the remodeling, upgrading, and aesthetic improvement of buildings and structures in need of such improvements. Correcting existing urban "blight" is a key objective of this Plan.
Encourage the upgrading or replacement of commercial advertising signs that detract from the aesthetic appearance of the community.
Complete the undergrounding of overhead utilities for Kings Beach. Undergrounding of utilities on State Route 267 should be given priority with the back-street areas to follow.
Integrate more landscaping into both private development and public projects.

<p align="center">Table C-1: Existing Land Use, Community Design, and Development Potential Goals, Objectives, and Policies</p>
<p>It is a primary goal of the Community Plan that the commercial properties in the area be visually upgraded. Many of the commercial properties in this Plan area are in need of scenic restoration. This should be accomplished through remodeling, renovation, screening, landscaping, and, in some cases, through complete removal of the use of activity. Given the interrelationship of residential uses in this area, it is particularly important that commercial properties be retrofitted as much as possible to be aesthetically compatible with adjacent land uses and from roadways through the CP.</p>
<p>Buffer adjacent residential uses from the commercial, tourist and public service uses of the casino area through site design, landscaping, vegetation and screening.</p>
<p>All projects are encouraged to use architectural designs and materials which are unique to North Stateline and which strengthen North Stateline's resort image. These are defined in the Design Standards and Guidelines.</p>
<p>Implement and enforce the North Stateline Design Standards and Guidelines.</p>
<p>Reduce the visual predominance of parking lots and asphalt.</p>
<p>Encourage the coordinated planting of colorful spring flowers and colorful autumn foliage.</p>
<p>Develop a program to place existing overhead utility lines along State Route 28 underground within the plan area by July 1, 2007. Include funding and implementation methods in the program.</p>
<p>The overall theme for the Tahoe City Community Plan is "Major Tourist Accommodation, Retail, and Services." The themes for subareas of the Community Plan are implemented through the Special Areas. Commercial activities which cater primarily to tourist accommodations, retail, and services should be located in the downtown area of the Tahoe City. Heavy commercial, industrial, or public service facilities, that are visually obtrusive uses should be encouraged to locate in other, more suitable locations, and revisions or expansions should be prohibited from direct frontage on the State Highways. River and lake frontages should be reserved for a variety of uses that encourage the public to utilize these areas.</p>
<p>The urban design concept is to build on Tahoe City's small town main street theme by providing anchors of activity on each end of the main street. Further, the unity and continuity of the downtown commercial area shall be provided through development on a human scale of uniform sidewalk improvements, signing, landscaping, and street lighting program.</p>
<p>Provide a gateway entrance to Lake Tahoe at the Wye intersection by providing visitor information services, scenic improvements, and transportation facilities and services.</p>
<p>Ensure the design elements of new , remodeled and rehabilitated development are compatible with the scenic, recreation, and community values of Tahoe Vista and the Region</p>
<p>Ensure that physical development is consistent with the environment and ecology of the area.</p>
<p>The urban design concept is to build on Tahoe Vista's resort area theme by providing recreational activity. Further, the unity and continuity of the resort area shall be provided through development on a human scale of uniform sidewalk improvements, signing, landscaping, and street lighting program.</p>
<p><i>Plan Policies</i></p>
<p>Aesthetics, architecture and landscaping of the North Stateline Community Plan Area should be upgraded.</p>
<p>All commercial, tourist accommodation, or multi-family residential projects in the Plan Area are subject to the Design Review process and the appropriate Guidelines.</p>
<p>All projects are encouraged to use architectural designs and materials which are unique to North Stateline and which strengthen North Stateline's resort image.</p>

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All projects shall be designed consistent with the Community Design Plan (Figure 4) and the North Stateline Design Standards and Guidelines (Appendix B). This may include provisions added to the Design Standards and Guidelines as a result of adopting the substitute sign standards.
All projects shall be designed consistent with the North Stateline Design Plan (Chapter Two of the plan) and the North Stateline Design Standards and Guidelines (Appendix B of the plan).
All projects shall be subject to Placer County Standards and Guidelines for Signage, Parking and Design (Appendix B).
<p>All projects shall be subject to Placer County Standards and Guidelines for Signage, Parking and Design (Appendix B), and the following standards. The standards presented in this Policy supplement the standards presented in Appendix B. If there is a conflict with Appendix B, the standards of this Policy shall apply. These standards may be adjusted to preserve natural features or to reduce conflicts with other standards. Setback standards on State Route 28 may only be reduced upon making the required findings of the TRPA Code for scenic corridors.</p> <p>Projects subject to the requirements of this chapter shall be conditioned to meet the following standards where applicable. The specifications for improvements, e.g. street lights, pavers, etc., shall be established by Placer County or approved area wide improvement plans.</p> <p>(1) Projects fronting State Route 28 shall provide the following improvements for the roadway frontage:</p> <ul style="list-style-type: none"> (a) Eight feet wide asphalt sidewalks. (b) Six inch vertical concrete curbs or as required by Caltrans. (c) Street trees planted 50 feet on center or pockets of shrubs planted 25 feet on center or a combination of both subject to an approved landscape plan. (d) Pedestrian street lights 12' high 50 feet on center or low level lights 25' on center. <p>(2) Projects fronting other public right-of-ways within the Community Plan shall provide on the frontage:</p> <ul style="list-style-type: none"> (a) Six feet wide minimum concert sidewalks. (b) Pedestrian street lights 12' high 50 feet on center. (c) Landscaping in setback area. (d) Six inch vertical, concrete curbs or as required by Placer County. <p>(3) Construction of new buildings or expansion of existing buildings shall not exceed the minimum buildings setback requirement from the property lines as follows:</p> <ul style="list-style-type: none"> (a) Front Setback-The minimum front setback shall be 45 feet from the centerline of the abutting traveled way, or 20 feet from the property line, whichever is more restrictive (b) Side Setbacks-Both sides shall have a total setback of 15 feet, with a five foot minimum on a side. (c) Rear Setback-The rear setback shall be a minimum of ten feet. (d) State Route 28 Setback-The minimum setback from State Route 28 is 20 feet from the right-of-way line.
All projects shall provide landscaped screening of on-grade parking areas. Such screening may consist of either man-made or plant materials, or combinations of both, and shall be effective year round.
As a condition of project approval, all uses shall screen parking with landscaping. Preferred landscaping is outlined in the Community Design Guidelines, Appendix B. Single family dwellings are exempt.
Buildings or structures which are determined to be of historic significance are encouraged to be reused and incorporated into site plans.
Commercial properties in the area [shall] be visually upgraded. This should be accomplished through remodeling, renovation, screening, landscaping and, in some cases, through complete removal of the use or activity. Given the interrelationship of residential uses in this area, it is particularly important that commercial properties be retrofitted as much as possible to be aesthetically compatible with adjacent land uses and from roadways through the Community Plan.

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Commonly designed architectural monuments are encouraged to be located throughout the plan area, particularly at the entries to the plan area.
Encourage the coordinated planting of colorful spring flowers and colorful autumn foliage.
Encourage the remodeling, upgrading, and aesthetic improvement of commercial buildings in need of such improvements. Development incentive strategies for accomplishing this.
Encourage the upgrading or replacement of commercial advertising signs that detract from the aesthetic appearance of the community.
For the Placer County project review process for design review and signage, retain the existence and participation of the North Tahoe Design Review Committee. TRPA should consider the recommendations of the Committee prior to taking action on any project subject to Committee review.
For the Placer County Project review process for design review and signage, retain the existence and participation of the Tahoe City Design Review Committee. TRPA should consider the recommendations of the Committee prior to take action on any project subject to Committee review.
Housing shall be integrated into its neighborhood and harmonized with its surroundings through consideration of compatibility factors such as density, site planning and architecture.
If adopted by TRPA, signs within the plan area shall be consistent with the provisions of the North Stateline Substitute Signs Standards.
Implement an "amortization" plan to provide for the eventual elimination of non-conforming signs.
Implement the proposed set of Design and Sign guidelines for the Design Review Committee and County Staff to use.
It is a primary goal of the Community Plan that the commercial properties in the area be visually upgraded. Many of the commercial properties in this Plan area are in need of scenic restoration. This should be accomplished through remodeling, renovation, screening, landscaping and, in some cases, through complete removal of the use or activity. Given the interrelationship of residential uses in this area, it is particularly important that commercial properties be retrofitted as much as possible to be aesthetically compatible with adjacent land uses and from roadways through the CP.
This policy will be implemented through the Design Review process, the Conditional Use Permit process, and through the code enforcement process. The County's Redevelopment Agency and its authority should also be used as an implementing tool.
It is the policy of this Plan that the Sign Ordinance and Design Guidelines, included in the Appendix of this document, shall pertain to all commercial, industrial, and public service projects.
Nonconforming signs shall be subject to an amortization plan and incentive program to provide for the eventual elimination or replacement of such signs.
Outdoor advertising shall be subject to the standards and guidelines established in the Placer County Standards and guidelines established in the Placer County Standards And Guidelines For Signage, Parking and Design.
Projects are encouraged to clearly define surface parking areas and spaces. Single family dwelling are exempt.
Projects located between the designated scenic corridors and Lake Tahoe shall not cause a reduction of the views of Lake Tahoe from the corridors. TRPA may consider, as an alternative, off-site improvements if it is determined there is a net increase in the lake views or river views within the scenic unit.

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Projects which provide substantial rehabilitation by remodeling, upgrading, or other aesthetic improvements shall be eligible for the incentives listed in Incentive Sub-element of the Implementation Element.
Protect and enhance existing scenic views and vistas from the commercial area.
Provide other incentives to encourage the rehabilitation and/or remodeling of commercial properties in need of such attention, such as possible reductions in mitigation fees.
Provide other incentives to encourage the rehabilitation and/or remodeling of commercial, tourist, recreation, public service, residential properties in need of such attention. Incentive programs should assign priority to projects which emphasize rehabilitation by replacement or remodeling of substandard and inefficient development.
Public service projects shall be designed consistent with the North Stateline Design Plan and Design Review Guidelines.
Pursuant to the general recommendations for scenic improvements in Chapter IV, all projects within the scenic corridor shall be responsible for removing, relocating or screening overhead utilities as a condition of project approval. TRPA may waive this requirement if the project is part of an undergrounding program or the undergrounding has been determined by TRPA not to be necessary to meet the scenic targets of this Plan.
Retain the existence and participation of the Tahoe City Design Review Committee in the review of commercial development, remodeling, and Sign Permit activity.
Special event area for arts and crafts shows, seasonal sales, farmer's market, boat shows and other similar events shall be considered as part of the proposed Conservancy plan for their west side property. The design and regulation of the area by the Conservancy or NTPUD should allow such events to occur as activities not subject to TRPA review.
Special event area for arts and crafts shows, seasonal sales, farmer's market, boat shows and other similar events shall be considered in the State Park area. The design and regulation of the area by the County or NTPUD should allow such events to occur as activities not subject to TRPA review.
The Design Review Committee shall consider the recommendations of the Scenic Target section of Chapter IV when reviewing projects and, where appropriate, incorporate conditions of approval to implement the recommendations of the Scenic Target section or the equal or superior recommendations of the applicant.
The focus of redevelopment should be on the beach area and the industrial area in need of upgrading

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This Plan establishes a program for the retro-fit of certain types of commercial activities to screening/buffering requirements. Effective within three (3) years of adoption of this Plan, all activities that involve outdoor storage are required to provide screening of the stored material along their entire road frontage, and, in the case of such uses that adjoin residentially zoned or residentially developed properties, along such side or near property lines.

Failure to comply with the requirements of this Section may result in either (a) Conditional Use Permit revocation (b) Business License revocation, or (c) other actions deemed appropriate by Placer County.

Screening shall be accomplished by means of a solid wood or masonry fence, a minimum of 6 feet in height. A height greater than 6 feet may be required, based on topographic conditions or the size and nature of the materials to be screened, based on the decision of the Design/Site Review Committee (D/SRC) in consultation with the North Tahoe Design Review Committee (NTDRC).

Fencing in excess of 6 feet, when deemed appropriate by the aforementioned parties, will not be subject to fence/height regulations found elsewhere in Placer County Code.

The design of the fencing shall be subject to the review and approval of the D/SRC, in consultation with the NTDRC.

Wood fencing shall either be of cedar or redwood, stained with a natural-type finish, unless other materials or colors are deemed appropriate by the DSRC/NTDRC. Masonry fencing shall either be brick, or split face or solid concrete block finished in an earth-tone color.

For screening along road frontages, fencing shall be set back a minimum of 5 feet from the edge of the right-of-way, with a minimum landscaping strip of 5 feet provided. The landscaping plan for this zone shall be subject to the review and approval of the DSRC/NTDRC in keeping with the provisions of the Design Review Guidelines (Appendix D).

For screening along side or near property lines, landscaping need not be provided.

Solid fencing is not required for the outdoor storage of plant materials, because of the special nature of this activity and the natural-appearance of the product.

Businesses that include a mix of outdoor storage and non-outdoor storage are responsible only for the screening of the outdoor portion of the property.

<i>PAS Policies</i>		
009A	Lake Forest Commercial	Ensure that the design elements of new, remodeled and rehabilitated development are compatible with the scenic, recreation and community values of Lake Forest and the region, through use of the design and sign regulations for the area.
027	Woodvista	The golf course or open space uses are preferred for the lands fronting Highway 267. New structures in this area shall be sensitive to the visual impacts at this entrance to Lake Tahoe.
028	Kings Beach Residential	Single family residential sites should be 50 feet or more in width.
028	Kings Beach Residential	A continuous landscape and open space buffer shall be provided along the western boundary of APN 90-222-29 as part of development of a multiple family residential project which includes the parcel. The purpose of the buffer is to provide visual and physical separation between multiple family residential uses in Plan Area 028 and single family residential uses in Plan Area 031. The buffer shall average at least twenty five feet in width and shall not be less than twenty feet in width. No building, structure other than fences, exterior lighting, vehicle parking or circulation, trash facilities or mechanical equipment shall be located within the buffer.

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169	Sunnyside	Upgrading of existing facilities should be consistent with the historical character of the area.
Promoting Town Centers		
<i>Objectives and Goals</i>		
Connect existing and future land uses with a pedestrian path system.		
Encourage land use patterns that reduce the need for travel and increase access to transit.		
Create a pedestrian friendly and pedestrian safe environment which provides more opportunity for pedestrian activities and reduces emphasis on the auto.		
<i>Plan Policies</i>		
All projects shall provide on-site pedestrian paths. Projects are encouraged to provide pedestrian paths between uses within the plan area, consistent with the Community Design Plan.		
Implement an amortization plan to provide for retro-fitting or appropriate screening of commercial uses that are visually incongruous with neighboring uses, or with public traveled-ways.		
Projects are encouraged to provide outdoor plazas consistent with the Community Design Plan (Figure 4) and Guidelines (Appendix B). Single family projects and projects with an existing outdoor plaza are exempt from this policy.		
Special event area for arts and crafts shows, seasonal sales, farmer's market, and other similar events shall be considered as part of the proposed community parking lot on the 64-Acre Tract. The design and regulation of the area by USFS or TCPUD should allow such events to occur as activities not subject to TRPA review		
The Redevelopment Agency should concentrate on the downtown area and other areas in need of upgrading. The focus should be on rehabilitation, code enforcement, provision of low-to-moderate housing, facade improvement, property assembly, parks and recreation facilities, parking, beach access, and infrastructure improvements.		
<i>PAS Policies</i>		
009A	Lake Forest Commercial	Strip commercial development in this area should be discouraged.
009B	Dollar Hill	Strip commercial development in this area should be discouraged.
Improving Quality for Visitor and Residents		
<i>Objectives and Goals</i>		
The Plan acknowledges the community's tourist orientation and the critical role of recreation in the Kings Beach economy. Tourism is the foundation of the economic base and its interrelationship with recreation should continue to be fostered.		
<i>Plan Policies</i>		
Community Plan projects may rely on the incentives listed in Subelement D of Chapter VII once a public entity (such as Placer County, NTPUD, or an assessment district) makes an irrevocable commitment to implement the specific improvements as required into the Start Plan in the Target Matrix. These improvements are described in Chapter VII, Improvement Program, and will be further defined when approved by TRPA as a project.		
If feasible, the Brockway Golf Course should be continued and expanded, but in any case, the open space and recreation qualities associated with the site shall be maintained.		

Table C-1: Existing Land Use, Community Design, and Development Potential Goals, Objectives, and Policies

If feasible, the Tahoe City Golf Course should be continued, but in any case, the open space and recreation qualities associated with the site shall be maintained.		
In Special Area I (Downtown Area Commercial), tourist-oriented commercial uses are the predominant theme. This area represents the "heart" of the downtown Kings Beach Community, and generally fronts on State Route 28. This area has historically had a wide range of commercial activity not always compatible among themselves and not always appropriate for a tourist-oriented economy. The policy of this Plan is to keep the types of activities more homogeneous and oriented to the visiting public.		
Preserve buildings and sites that add to the cultural heritage of the Tahoe City area.		
The plan allows a mix of uses, including child care and outdoor recreation, to reflect an orientation towards a family destination resort area.		
The plan allows for the establishment of galleries and working studios. Living spaces for the artist inside and working space outside shall be considered special uses. Outside display of art onsite or offsite shall require review of the Design Review Committee.		
The plan recognizes and includes all improvement projects implemented in the plan area since July 1, 1987.		
The provision of child care facilities within the plan area is encouraged.		
TRPA and Placer County staff should provide quick and responsive project review through a coordinated review process.		
<i>PAS Policies</i>		
002	Fairway Tract	The golf course area should be continued as a buffer/open space area to the commercial development of Tahoe City.
009A	Lake Forest Commercial	The Lake Forest commercial area should continue to emphasize service oriented commercial uses which are compatible with the surrounding residential and recreational uses.
159	Homewood Commercial	Community planning for development of this area should include consideration of the adjoining ski areas in PAS 157.
159	Homewood Commercial	Tourism and recreation compatible with the west shore scale of development should be encouraged in this Plan Area.
001B	Tahoe City Industrial	Uses on the main highways should be primarily tourist-service in nature. This area is a preferred area for the location of uses not found to be compatible elsewhere in the Tahoe City area.
169	Sunnyside	A large-scale, comprehensive Community Plan is the preferred method of planning new development.
Managing Development Potential and Distribution		
<i>Objectives and Goals</i>		
Special event area for arts and crafts shows, seasonal sales, and other similar events shall be established.		
Provide other incentives to encourage the rehabilitation and/or remodeling of commercial, tourist, recreation, public service, residential properties in need of such attention. Incentive programs should assign priority to projects which emphasize rehabilitation by replacement or remodeling of substandard and inefficient development.		

Table C-1: Existing Land Use, Community Design, and Development Potential Goals, Objectives, and Policies
The overall theme for Kings Beach is "Major Tourist Accommodation, Retail, and Services." The themes for the subareas of the Community Plan are implemented through the Special Areas. Commercial activities with direct frontage on State Route 28 should be oriented toward tourist needs, e.g. accommodation, dining, and retail sales. The Plan encourages a mix of tourist, commercial, and residential uses, but encourages service oriented commercial to be located off State Route 28. The State Park area should be looked upon as the town focus or plaza with a concentration of tourist related uses around it.
Special event area for arts and crafts shows, seasonal sales, and other similar events shall be established. Arts and cultural events are encouraged as part of the theme for Kings Beach.
From CP adoption until December 31, 1996, an additional 40,000 sq. ft. of commercial floor area may be allocated within the Kings Beach Community Plan Area. Incentive programs should assign priority to commercial development projects which emphasize area-wide improvements and rehabilitation of substandard development.
Provide other incentives to encourage the rehabilitation and/or remodeling of commercial, tourist, recreation, public service, residential properties in need of such attention. Incentive programs should assign priority to projects which emphasize rehabilitation by replacement of remodeling of substandard and inefficient development.
From CP adoption until December 31, 1996, an additional 13,000 sq. ft. of commercial floor area may be allocated within the Kings Beach Industrial Community Plan area. Incentive programs should assign priority to commercial development projects, which emphasize area-wide improvements and rehabilitation of substandard development.
Provide other incentives to encourage the rehabilitation and/or remodeling of commercial, tourist, recreation, public service, residential properties in need of such attention. Incentive programs should assign priority to projects, which emphasize rehabilitation by replacement or remodeling of substandard and inefficient development.
From Community Plan adoption until December 31, 1999, an additional 19,616 square feet of commercial floor area may be allocated within the North Stateline Community Plan Area. 7,500 square feet may be developed within the Placer County portion of the Community Plan Area and 19,616 square feet within the Washoe County portion.
From Community Plan adoption until December 31, 1999, 45 additional bonus tourist accommodation units may be allocated within the North Stateline Community Plan Area.
From Community Plan adoption until December 31, 1999, 50 additional residential bonus units may be allocated within the North Stateline Community Plan Area. The bonus units shall be used for affordable and/or employee housing.
Each project seeking an allocation of additional floor area shall contribute towards achieving the capital improvements proposed for the plan. Projects shall also be subject to the Plan's commercial floor area allocation procedures.
Projects utilizing the bonus unit incentive program provided under chapter 35 of TRPA's code of ordinances to acquire bonus tourist accommodation units shall participate in capital improvement projects within the Community Plan.
Multi-residential bonus units used within the Plan Area, pursuant to Chapter 35 of TRPA's code of ordinances, are encouraged to be utilized for affordable and/or employee housing projects.
Continue to administer the TRPA-established residential allocation system in a fair and efficient fashion for prospective home builders.

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Continue to administer the TRPA-established residential allocation system in a fair and efficient fashion for prospective home builders.
Implement the Theme for the Lake Forest Community Plan area by adopting the set of permitted uses suitable to the Theme of "local-serving retail, services and storage." While the Lake Forest area currently has a wide mix of residential and various types of commercial development, future commercial development should be selected on the basis of compatibility with the residential use in close proximity.
Provide for localized neighborhood commercial needs for the market area around Dollar Hill.
When and if a suitable access can be provided, consider PAS 001B for inclusion as a special area in this Community Plan.
From CP adoption until December 31, 1996, an additional 50,000 square foot of commercial floor area may be allocated within the Tahoe City Community Plan Area. Incentive programs should assign priority to commercial development projects which emphasize area-improvements and rehabilitation of substandard development.
Maintain a balance between economic health and the environment by correcting past deficiencies in land use and being responsive to the needs and opportunities of Tahoe Vista.
From CP adoption until December 31, 1996, an additional 75,000 sq. ft. of commercial floor area may be allocated within the Tahoe Vista Community Plan Area. Incentive programs should assign priority to commercial development projects, which emphasize area-wide improvements and rehabilitation of substandard development.
From CP adoption until December 31, 1996, an additional 2,000 square feet of commercial floor area may be allocated within Carnelian Bay Community Plan area. Incentive programs should assign priority to commercial development projects which emphasize area improvements and rehabilitation of substandard development.
<i>Plan Policies</i>
The provision of a wide range of family oriented entertainment and recreational activities are encouraged.
Allocation of the PAOTs assigned to this CP area shall be issued upon TRPA project approval pursuant to Chapter 33 of the TRPA Code of Ordinances. However TRPA shall only consider for approval projects recommended by Placer County or its local designee. On an annual basis, Placer County or its local designee shall review proposed projects based on the following criteria and make an appropriate recommendation. The recommendation shall expire one year after the action unless the action is renewed or the original expiration date was for a period in excess of one year. Eligibility and amount of allocation shall be established by one or more of the following criteria: (1) The recreation project includes major rehabilitation of existing structures within the project area. Major rehabilitation for purposes of this section are improvements whose cost total over 50 percent of the replacement cost of all structures in the project area. (2) The project makes substantial progress toward meeting the desired off-site capital improvements listed in Figure 14 for the special area in which the project is located. Substantial improvements for tourist accommodation bonus units and residential bonus units are addressed in Chapter 35 of the TRPA Code of Ordinances. Substantial progress for recreation projects shall be calculated based on one marina or overnight PAOT allocation equals \$100 worth of improvements of membership in an improvement district implementing any of the listed improvements. (3) The project utilizes transferred development. Bonuses for transferred tourist accommodation or residential development is addressed in Chapter 35 of the TRPA Code of Ordinances. Recreation PAOTs transferred for marina or overnight use will be matched on a 1:1 basis.

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<p>Allocations of commercial floor area shall be issued by TRPA upon project approval pursuant to Chapter 33. However, TRPA shall only consider for approval, projects recommended by Placer County or its designee. On an annual basis, Placer County shall review proposed projects and make an appropriate recommendation. The recommendation shall expire on year after the action unless the action is renewed or the original expiration date was for a period in excess of one year. Eligibility and amount of allocation shall be established by the criteria set forth in the Kings Beach Industrial Allocation Guidelines.</p>
<p>Allocations of new commercial floor area should be directed towards increasing the number and variety of retail stores and restaurants.</p>
<p>Allocations of the 20 residential bonus units, of the 25 tourist accommodation bonus units and PAOTs assigned to this CP area shall be issued upon TRPA project approval pursuant to Chapter 33 of the TRPA Code of Ordinances. However, TRPA shall only consider for approval, projects recommended by Placer County or its local designee. On an annual basis, Placer County or its local designee shall review proposed projects based on the following criteria and make an appropriate recommendation. The recommendation shall expire one year after the action unless the action is renewed or the original expiration date was for a period in excess of one year. Eligibility and amount of allocation shall be established by one or more of the following criteria:</p> <ol style="list-style-type: none"> 1. The recreation project includes major rehabilitation of existing structures within the project area. Major rehabilitation for purposes of this section are improvements whose cost total over 50 percent of the replacement cost of all structures in the project area. 2. The project makes substantial progress toward meeting the desired offsite capital improvements listed in Figure 14 for the special area in which the project is located. Substantial improvements for tourist accommodation bonus units are addressed in Chapter 35 of the TRPA Code of Ordinances. Substantial progress for recreation projects shall be calculated based on one Marina or overnight PAOT of allocation equals \$100 worth of improvements or membership in an improvement district implementing any of the listed improvements 3. The project utilizes transferred development. Bonuses for transferred tourist accommodation or residential development is addressed in Chapter 35 of the TRPA Code of Ordinances. Recreation PAOTs transferred for marina or overnight use will be matched on a 1:1 basis
<p>Allocations of the 50 residential bonus units, of the 0 tourist accommodation bonus units, and 750 PAOTs assigned to this CP area shall be issued upon TRPA project approval pursuant to Chapter 33. However, TRPA shall only consider for approval, projects recommended by Placer County or its local designee shall review proposed projects based on the following criteria and make an appropriate recommendation. The recommendation shall expire on year after the action unless the action is renewed or the original expiration date was for a period in excess of one year. Eligibility and amount of allocation shall be established by one or more of the following criteria: (1) The recreation project includes major rehabilitation of existing structures within the project area. Major rehabilitation for purposes of this section are improvements whose cost total over 50 percent of the replacement of all structures in the project area. (2) The project makes substantial progress toward meeting the desired offsite capital improvements listed in Chapter 7 for the special area in which the project is located. Substantial improvements for tourist accommodation bonus units and residential bonus units are addressed in Chapter 35 of the Code. Substantial progress for the recreation projects shall be calculated based on one marina or overnight PAOT of allocation equals\$100 worth of the listed Chapter 7 improvements or membership in an improvement district implementing any of the listed improvements. (3) The project utilizes transferred development. Bonuses for transferred tourist accommodation or residential development is addressed in Chapter 35 of the Code. Recreation PAOTs transferred for marina or overnight use will be matched on a 1:1 basis.</p>
<p>Commercial allocations will be assigned on a first come-first served basis to qualified projects.</p>

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Consider extending the golf course into all or a portion of the “chimney” parcel of the 64 acres if the traffic circulation improvements behind “commercial row” preempts a portion of the existing golf course.
Continue to administer the TRPA residential allocation program in a fair and efficient fashion for prospective home builders.
Develop an allocation strategy that assigns priority of commercial development to projects which emphasize remodeling and rehabilitation of substandard development.
Emphasize service oriented commercial uses through the set of permitted uses. Establish most, if not all, other types of commercial uses as "special," requiring discretionary approvals with public input. The themes for subareas of the Community Plan are implemented through the Special Areas. a. In Special Area 1 (Retail/Service Area), residential commercial oriented uses are encouraged by the permissible use list. b. In Special Area 2 (Public Service/Industrial Area), public service and light industrial services are encouraged by the permissible use list.
From General Plan adoption until December 31, 1996, an additional 2,000 sq. ft. of commercial floor area may be allocated within the Lake forest Commercial Plan Area. Incentive programs should assign priority to commercial development project which emphasize area-wide improvements the rehabilitation of substandard development. Within the 2,000 sq. ft. limitation, allocations of commercial floor areas shall be issued by TRPA upon project approval pursuant to Chapter 33, However, TRPA shall only consider for approval, projects recommended by Placer County.
Given the fairly close proximity to a wide variety of other recreation amenities (the State Beach in downtown Kings Beach, recreation fields at the Kings Beach Elementary School, U.S. Forest Service lands, etc.), there is not a strong need for the development of recreational amenities in this CP. The remaining undeveloped properties in this CP of high land capability should be reserved for limited future commercial growth.
If and when a redevelopment agency is created, the focus should be on the Wye area and other areas in need of upgrading. Upon request by the redevelopment agency, this plan area shall be considered by TRPA for a Special designation as Eligible for Redevelopment Plans
Implement the policies and the recommended set of permitted uses for the Dollar Hill area by adoption of the PAS. Both the types of uses and scale of new development should be consistent with the development goals.
In special Area 1, tourist oriented uses are encouraged by the permissible use list. Priority should be given to locating tourist accommodation uses and beach access in this area.
In Special Area 2 (East and West Entry Commercial Areas), more emphasis is placed on commercial services oriented more to the local population, such as auto repair, building materials and hardware, laundries and dry cleaning, and storage yards, to name a few. These areas are generally at the entrance points at either end of the commercial districts. Community Plan coverage incentives pursuant to Subsection 20.3.B(2) shall not apply to Placer County APNs 090-222-028 and -029.
In special Area 2, a mixed use of tourist and residential serving commercial is encouraged by the permissible use list.
In Special Area 2, public service and light industrial services are encouraged by the permissible use list. Such projects shall not be visible or shall be screened from view from the scenic corridors.
In Special Area 3 (Recreation Area), permissible uses are oriented toward outdoor recreation activities. This area is generally defined geographically on the State Beach area, and is bounded generally between State Route 28 and the lake, in the middle of the downtown area. Limited commercial activity is permitted to reflect the historical relation between lake-front recreation and tourist-related commercial activities.

Table C-1: Existing Land Use, Community Design, and Development Potential Goals, Objectives, and Policies
In Special Area 4 (Tourist Accommodation), tourist oriented uses are encouraged by the permissible use list. This area is located generally at the western edge of the Community Plan, primarily fronting State Route 28. Tourist accommodation uses have been established in this area historically, and should continue to be the primary land use.
In Special Area 4, tourist and residential uses are encouraged by the permissible use list.
In Special Area 5, public services and industrial uses are encouraged by the permissible use list. Wholesale/storage, light industrial and other similar uses should be limited to the National Avenue area. Heavy equipment traffic should be mitigated as to be compatible with residential uses
In Special Area 5, resident oriented commercial uses are encouraged by the permissible use list
In Special Area 6, resident oriented commercial uses are encouraged by the permissible use list.
It is a policy of the Community Plan that uses with a greater potential for impacts or conflict with neighboring uses be made discretionary in nature (identified as "Special" rather than "Allowed"). By having a use designated as "Special", a public hearing is involved and a greater opportunity for conditioning a project exists.
Maintain the viability of the Tahoe City Golf Course. Consider extending the golf course into all of a portion of the "chimney" parcel of the 64 acres if the traffic circulation improvements behind "commercial row" pre-empts a portion of the existing golf course.
Only projects that make substantial progress toward implementing the area-wide improvements listed in Chapter Seven of this community plan shall be eligible for commercial floor area allocations. Substantial progress shall be based on one square foot of commercial floor area allocation equal to five dollars or more worth of improvements.
Opportunities for retail commercial shopping within the plan area should be increased.
Projects utilizing the bonus unit incentive program provided under Chapter 35 of TRPA's Code of Ordinances to acquire residential bonus units shall participate in capital improvement projects within the community plan area provided under Section 35.3 of the Code.
Projects utilizing the bonus unit incentive program provided under Chapter 35 of TRPA's Code of Ordinances, which are required to provide mitigation measures to acquire bonus tourist accommodation units, shall participate in capital improvement projects within the community plan area provided under Section 35.3 of the Code.
Special Area #1 has been created as a receiving area for public service facilities and/or governmental offices. The area designated on Map D-6 is the approximate location for siting these facilities, which may only be developed in such a way as to be visibly screened from adjacent residential neighborhoods and State Route 28, and not to exceed established community noise equivalent levels.
The Board of Supervisors will provide policy direction to the Department of Planning and Building Inspection on allocation procedures, based on an analysis, of existing conditions, past experience, and anticipated demand.
The County will coordinate with TRPA on assigning the development allocations proposed in this [General Plan] to the respective Plan Areas.
The targeted allocations for Persons at one Time (PAOT) within the geographic area of this Plan are intended to be consistent with the recreation programs of TRPA.
This Community Plan area should be considered as a potential site of the location of the County's criminal justice facilities as well as Tahoe Area Regional Transit (TART) facilities and other public service uses.

<p align="center">Table C-1: Existing Land Use, Community Design, and Development Potential Goals, Objectives, and Policies</p>
<p>This Plan establishes a proposed allocation allotment of 13,000 sq. ft. of new commercial floor space from the time of Plan adoption until 1997.</p>
<p>TRPA shall only consider, for approval of new commercial floor area, those projects which have been recommended by Washoe County (for projects in the Washoe County portion of the plan area) or Placer County (for projects in the Placer County portion of the plan area)</p>
<p>While no specific public service facilities are being targeted for this Plan area, the Land Use Element provides for that opportunity, and the area would be well suited for a variety of such activities, from office use to corporation yards. The relocation of Placer County's TART bus system has been discussed for this CP, and the CP goals and policies would provide for that.</p>
<p>Within the 2,000 square foot limitation, allocations of commercial floor area shall be issued by TRPA upon project approval pursuant to Chapter 33 of the TRPA Code of Ordinances. However, TRPA shall only consider for approval, projects recommended by Placer County or its designee. On an annual basis, Placer County or its local designee shall review proposed projects based on the following criteria and make an appropriate recommendation. The recommendation shall expire one year after the action unless the action is renewed or the original expiration date was for a period in excess of one year. Eligibility and amount of allocation shall be established by criteria set forth in the Tahoe City Allocation Guidelines.</p>
<p>In Special Area I, tourist oriented uses are encouraged by the permissible use list. Priority should be given to locating tourist retail uses on street and sidewalk frontages.</p>
<p>Within the 40,000 sq. ft. limitation, allocations of commercial floor area shall be issued by TRPA upon project approval pursuant to Chapter 33. However, TRPA shall only consider for approval projects recommended by Placer County or its designee. On an annual basis, Placer County or its local designee shall review proposed projects based on the following criteria and make an appropriate recommendation. The recommendation shall expire on year after the action unless the action is renewed or the original expiration date was for a period in excess of one year. Eligibility and amount of allocation shall be established by the criteria set forth into the Kings Beach Allocation Guidelines (Appendix E); however, no project may accrue more than 10,000 sq. ft. of allocation during the first three years of the Community Plan.</p>
<p>Within the 50,000 square foot limitation, allocations of commercial floor area shall be issued by TRPA upon project approval pursuant to Chapter 33 of the TRPA Code of Ordinances. However, TRPA shall only consider for approval, projects recommended by Placer County or its designee. On an annual basis, Placer County or its local designee shall review proposed projects based on the following criteria and make an appropriate recommendation. The recommendation shall expire one year after the action unless the action is renewed or the original expiration date was for a period in excess of one year. The maximum allocation per project for the first three years of the community plan is 10,000 square feet. Eligibility and amount of allocation shall be established by criteria set forth in the Tahoe City Allocation Guidelines.</p>

Table C-1: Existing Land Use, Community Design, and Development Potential Goals, Objectives, and Policies

<i>PAS Policies</i>		
173	Granlibakken	Placer County and the Tahoe City Advisory Council, in cooperation with TRPA, have commenced a general plan review of the areas included in Plan Areas 001A, 001B, 002, 003, 004, 005, 006, 007, 008, 009A, 009B, 010, 011, 012, 171, 172, 173, and 174. Until that general plan process has been completed the Plan Areas designated 001A, 001B, and 009A have been designated preliminary Community Plan areas. However, it is the intent of TRPA that an in-depth examination of the entire area be undertaken during the general plan process to determine the final areas that shall be subject to Community Plan incentives, and establish the final boundaries of Community Plan area, as well as to develop other relevant planning considerations. Proposals for inclusion of any significant additional areas within Community Plan boundaries shall demonstrate compliance with the criteria for such inclusion set forth in the Code of Ordinances.
001B	Tahoe City Industrial	Before any development may take place in this Plan Area, a community plan shall be approved by the TRPA. The community plan shall address access, restoration of the dump site and SEZ, all necessary improvements, and sites for the relocation of incompatible uses found elsewhere in the area.
002	Fairway Tract	Special Area #2 is a recreation/public service area which is in the influence area of the Tahoe City Community Plan. All projects shall be subject to the policies and standards of this Plan Area and, where applicable, shall be consistent with the planning direction provided in Chapter I of the Tahoe City Community Plan.
003	Lower Truckee	Redirect existing commercial uses out of in this Plan Area should be encouraged to relocate to more appropriate Plan Areas. Incentives through TDRs to any receivable Plan Area should be provided to encourage commercial uses to relocate. Commercial uses that are allowed to remain for safety reasons should be required to show that there is no safe feasible alternative site and should be required to do visual buffering or landscaping as conditions for any permits for additions, modifications, or alterations.
003	Lower Truckee	Placer County and the Tahoe City Advisory Council, in cooperation with TRPA, have commenced a general plan review of the areas included in Plan Areas 001A, 001B, 002, 003, 004, 005, 006, 007, 008, 009A, 009B, 010, 011, 012, 171, 172, 173 and 174. Until that general plan process has been completed the Plan Areas designated 001A, 001B, and 009A have been designated preliminary Community Plan areas. However, it is the intent of TRPA that an in-depth examination of the entire area be undertaken during the general plan process to determine the final areas that shall be subject to Community Plan incentives, and establish the final boundaries of Community Plan areas, as well as to develop other relevant planning considerations. Proposals for inclusion of any significant additional areas within Community Plan boundaries shall demonstrate compliance with the criteria for such inclusion set forth in the Code of Ordinances.
005	Rocky Ridge	The existing motel shall be conforming; however, there shall be no additional tourist accommodation units in this area.

Table C-1: Existing Land Use, Community Design, and Development Potential Goals, Objectives, and Policies		
007	Lake Forest Glen	Commercial development and government offices (administrative only), should be limited to the properties fronting Highway 28 north of upper Lake Forest Road, discouraging strip development as specified in the Tahoe City Community Plan (Special Area #1).
008	Lake Forest	Special Area #1 shall be considered one project area and the only personal service permissible is wedding chapels. The special use findings to add this use shall include that the project area has functional BMPs and the Historic Integrity of the property is being protected.
009A	Lake Forest Commercial	Two special areas have been created to more closely define development themes and permitted uses. Special Area 1, on the western side of the Plan Area, is oriented toward "light" commercial and office uses. Special Area 2, on the eastern side of the Plan Area, is more oriented toward "heavy" commercial uses. These designations are based on existing development patterns as well as historic County zoning designations.
009A	Lake Forest Commercial	Given the limited opportunities in the Lake Tahoe basin for siting the types of necessary services located in Special Area 2, this Plan Area Statement does not encourage relocation of such uses. Rather, the goal for this area is to encourage remodeling and rehabilitation of facilities to make properties and uses more congruous. Uses, which by their nature tend to be obtrusive, should be screened and buffered to the extent practical, to minimize such obtrusiveness. Because of the unusual mix of uses in this area, special policies with respect to noise are important also. Commercial businesses should conduct their operation in such a way as to not create adverse noise impacts on neighboring properties, for example, through observance of appropriate working hours.
009A	Lake Forest Commercial	If and when a redevelopment agency is created, this PAS should be considered by the TRPA for a special designation as Eligible for Redevelopment Plans.
009A	Lake Forest Commercial	The allocation policy shall assign priority to projects which emphasize remodeling and rehabilitation of substandard development.
011	Highlands	Existing multiple family dwellings shall be conforming; however, there shall not be any additional multiple family dwellings in the Plan Area.
014	Cedar Flat	A specific plan shall be developed by Placer County for the county littoral strip of land known as Lake Forest #2 prior to any further shorezone development. The plan should balance private pier and buoy uses with public recreation and fishery management.
014	Cedar Flat	The provisions of this Plan Area shall apply to Special Area #1 if TRPA finds that the threshold findings set forth in TRPA Ordinance 95-4 have been completed. If the findings have not been satisfied then the provisions of Plan Area 013 shall apply.
016B	Carnelian Bay Subdivision Res	A specific plan shall be developed by Placer County for the county littoral strip of land known as Lake Forest #2 prior to any further shorezone development. The plan should balance private pier and buoy uses with public recreation and fishery management.

Appendix C: Existing Land Use, Community Design, and
Development Potential Goals, Objectives, and Policies
Existing Conditions Report

Table C-1: Existing Land Use, Community Design, and Development Potential Goals, Objectives, and Policies		
023	Tahoe Vista Subdivision	Nonresidential uses should be limited to parcels fronting Highway 28 and National Avenue.
024A	North Tahoe Recreation Area	New or additional recreational development should be consistent with a long term management plan for the entire area.
024B	Snow Creek	No further residential development within this portion of Woodvista subdivision should be permitted until the status of Woodvista subdivision is established by the TRPA Governing Board.
025	Kingswood East	Additional commercial development shall be limited to parcels containing commercial uses on the effective date of the Plan.
028	Kings Beach Residential	This area should be considered in a Community Plan for PAS 029, 022, and 026.
028	Kings Beach Residential	If and when a redevelopment agency is created, this Plan Area Statement should be considered by the TRPA for a special designation as Eligible for Redevelopment Plans.
031	Brockway	Development of Brockway Springs shall be as approved in the TRPA litigation settlement.
155	Tahoma Commercial	This is the closest commercial area to Sugar Pine State Park, Bliss State Park, and Meeks Bay and, as such, further upgrading as a local commercial center should be encouraged to meet the tourist and camper needs. The possible growth and expansion of these two recreation facilities should be coordinated in conjunction with the Community Plan.
155	Tahoma Commercial	The three condominium projects in the adjacent Plan Areas should be included in the Tahoma Community Plan to the extent that they are the primary tourist accommodations in the area.
155	Tahoma Commercial	If and when a redevelopment agency is created, this PAS should be considered by the TRPA for a special designation as Eligible for Redevelopment Plans.
156	Chambers Landing	Additional commercial development shall be limited to parcels containing commercial uses on the effective date of the Plan.
157	Homewood/Tahoe Ski Bowl	A coordinated Homewood Community Plan should include this Plan Area as well as Plan Area 159.
157	Homewood/Tahoe Ski Bowl	Any new or additional commercial uses shall be permitted only pursuant to an adopted Community Plan.
159	Homewood Commercial	The Community Plan or the Homewood Marina Master Plan should consider the sea plane base and establish a noise corridor for the sea plane base.
160	Homewood Residential	Regulate the lake front strip of land as a multi-use area for residents of the subdivision until the ownership is resolved. No new structures shall be permitted. However, repairs may be permitted on all structures until the issue is resolved.
160	Homewood Residential	TDR of allocations are allowed to be located only in areas served with paved roads, water, power and sewer service.

Table C-1: Existing Land Use, Community Design, and Development Potential Goals, Objectives, and Policies		
161	Tahoe Pines	Commercial use of the old Tahoe Pines post office building as it exists upon the adoption of this Plan Area is considered an allowed use.
165	Timberland	The Rideout School, located in this Plan Area, is currently unoccupied, but presents a potential resource in terms of its facilities. Being in the middle of a residential zone, careful attention should be given to its future uses. However, options for some type of public use should be kept open
166	Upper Ward Valley	Expansion of downhill ski opportunities may include such facilities as warming huts, first aid, food service, and minor lift maintenance facilities, but should prohibit such base facilities as lodges, and parking lots. In-basin access to skiers via Ward Valley Road shall be limited according to the Ski Area Master Plan, which may recommend access to the ski area for local residents of Plan Area 167 and to individuals arriving via approved mass transportation.
167	Alpine Peaks	Lots in this subdivision, whether sensitive or not, shall be eligible for retirement pursuant to TDR provisions that would allow development rights to be transferred out of this Plan Area.
169	Sunnyside	If and when a redevelopment agency is created, this PAS should be considered by the TRPA for a special designation as Eligible for Redevelopment Plans.
170	Tahoe Park/Pineland	Additional commercial uses permissible in this plan area shall be limited to parcels containing such uses. No additional commercial floor area shall be approved in this plan area.
171	Tavern Heights	The two churches and their facilities, as they exist upon the adoption of this Plan Area, are considered allowed uses.
171	Tavern Heights	Special Area #1 is designated for multi-residential use and Government Office use.
171	Tavern Heights	Government Offices in Special Area #1 shall be limited to regional post offices. No regional post office use shall commence until TRPA approves an updated U.S. Postal Service Master Plan consistent with Policy 5F of the Regional Goals and Policy Plan. Provisions for carrier service shall be required for a regional post office in Special Area #1. (If the U.S. Postal Service Master Plan is not approved by TRPA prior to submittal of a regional post office project in Special Area #1, TRPA and the U.S. Postal Service shall commit to an agreement concerning operations in the Tahoe City service area alone. Such an agreement would be a component and binding element to the U.S. Postal Service Master Plan for the Tahoe City delivery area.)
174	64 Acre Tract	This Plan Area is a recreation area which is in the influence area of the Tahoe City Community Plan. All projects shall be subject to the policies and standards of this Plan Area and, where applicable, shall be consistent with the planning direction provided in Chapter I of the Tahoe City Community Plan.

Table C-1: Existing Land Use, Community Design, and Development Potential Goals, Objectives, and Policies

172	Mark Twain Tract	Placer County and the Tahoe City Advisory Council, in cooperation with TRPA, have commenced a general plan review of the areas included in Plan Areas 001A, 001B, 002, 003, 004, 005, 006, 007, 008, 009A, 009B, 010, 011, 012, 171, 172, 173, and 174. Until that general plan process has been completed the Plan Areas designated 001A, 001B, and 009A have been designated preliminary Community Plan areas. However, it is the intent of TRPA that an in-depth examination of the entire area be undertaken during the general plan process to determine the final areas that shall be subject to Community Plan incentives, and establish the final boundaries of Community Plan area, as well as to develop other relevant planning considerations. Proposals for inclusion of any significant additional areas within Community Plan boundaries shall demonstrate compliance with the criteria for such inclusion set forth in the Code of Ordinances.
173	Granlibakken	Development of this area per the CTRPA approved litigation settlement shall be allowed. If this area is included in the Tahoe City Community Plan, further development beyond that approved by CTRPA settlement shall be governed according to the Community Plan.
173	Granlibakken	Consolidation of undeveloped lots should be encouraged.
Improving Housing Opportunities		
<i>Goals and Objectives</i>		
The development of better quality affordable housing is a primary goal of this Plan for the neighborhoods in and surrounding the CP.		
Provide housing opportunities for North Stateline Casino employees.		
Provide opportunities for affordable senior housing in appropriate areas where public transportation is easily available, where neighborhood retail facilities exist, and where such a project will be compatible with surrounding land uses.		
Provide opportunities for employee housing in appropriate areas, through use of the "affordable" housing pool, conversion of existing tourist accommodation multiple unit structures or trailer parks, as a requirement of project approval for large-scale projects, and other appropriate means.		
Provide opportunities for affordable senior housing in appropriate areas where public transportation is easily available, where neighborhood retail facilities exist, and where such a project will be compatible with surrounding land uses.		
Provide opportunities for employee housing in appropriate areas, through use of the "affordable" housing pool, conversion of existing tourist accommodation multiple unit structures or trailer parks, as a requirement of project approval for large-scale projects, and other appropriate means.		
Provide for affordable senior housing in this area.		
<i>Plan Policies</i>		
A plan should be created that outlines a method for employers to develop or contribute towards employee housing.		
Affordable and/or employee housing should be provided within or adjacent to the plan area and/or employee shuttles provided to principal employee residential areas.		
An employee housing mitigation program shall be required of projects creating jobs for 20 or more employees.		

Table C-1: Existing Land Use, Community Design, and Development Potential Goals, Objectives, and Policies		
Encourage the development of a project (or projects) that are designed to meet the need of affordable housing for senior members of the community.		
Give prime consideration to a project providing affordable senior housing in the Dollar Hill area (Plan Area 008B and Special Area 1), or to another area if it can be found to be a compatible use.		
Multi-residential bonus units used within the plan area, pursuant to chapter 35 of TRPA's code of ordinances, are encouraged to be utilized for affordable and/or employee housing projects.		
Non-residential and employee housing projects shall provide buffering from existing, surrounding residential uses. Buffering methods shall be consistent with the methods described in the North Stateline Design Standards and Guidelines.		
Provide for employee housing in appropriate areas, through use of the affordable housing pool, conversion of existing tourist accommodation multiple unit structures (consistent with density limitations), as a requirement of project approval for large-scale projects, and through other appropriate means.		
Provide opportunities for affordable housing, including affordable senior housing in appropriate areas where public transportation is easily available, close to neighborhood serving retail facilities, and where such development will be compatible with surrounding land uses.		
Require larger scale commercial, recreational, and tourist accommodation projects to contribute their fair share toward providing employee housing.		
Residential bonus units assigned to the North Stateline community plan area shall be used for affordable and/or employee housing.		
The North Stateline and Incline Village Commercial Community Plan Areas are preferred areas for affordable and/ or employee housing.		
<i>PAS Policies</i>		
002	Fairway Tract	Special Area #1 is a multi-residential area that recognizes areas zoned for multiple residential use under pre-existing County and TRPA zoning. Development of housing for the workers of the Tahoe City area is encouraged for this area.
007	Lake Forest Glen	Provide opportunities for development of a variety of housing for seniors with emphasis on affordable housing.
009B	Dollar Hill	Senior housing should be considered and encouraged as an alternative to commercial use for this area. (Dollar Hill)
009B	Dollar Hill	In order to approve a mixed-use project involving affordable housing, the affordable housing component shall be constructed prior to, or in conjunction with, the project as a whole.
028	Kings Beach Residential	Low income housing displacements as a result of redirection developments should be mitigated.
028	Kings Beach Residential	Redirection should be encouraged in terms of planned unit developments that make the most efficient use of site design. Redevelopment projects should allow resubdivision of property equivalent to the number of units created by the old subdivision map, with reversions to acreage of the old subdivision lots. Substandard housing and mobile home and trailer park developments should be encouraged to convert to better quality, more permanent housing stock. Emphasis should be given to affordable housing developments.

Table C-1: Existing Land Use, Community Design, and Development Potential Goals, Objectives, and Policies		
154	Tahoma Residential	Provide opportunities for development of a variety of housing for seniors with an emphasis on affordable housing.
154	Tahoma Residential	Provide opportunities for development of affordable housing.