

2 Land Use and Community Design Element

The purpose of the Land Use and Community Design Element is to enhance community character, improve the appearance of the built environment, and to present a framework to guide future land use decisions and development approved in the Community Plan Area.

Goals and policies focus on six distinctive areas: Land Use, Mixed Use, Town Centers, Community Design, Development and Redevelopment, and Housing. These policies help define the Community Plan Area's physical development and reinforce Placer County's commitment to balancing land use requirements with environmental and community needs.

2.1 Background and Context

EXISTING LAND USE PATTERN

Urban Structure

Tourism in the Tahoe Basin has widely shaped development within the Community Plan Area. Lake Tahoe and its surrounding natural landscape provide opportunities of extraordinary Sierra Nevada recreation and visual experience, which have drawn visitors to its shores for centuries. The 1960 Winter Olympic Games held in Squaw Valley catapulted Lake Tahoe into the national spotlight, and the Region has been a mecca for winter sports ever since. The 1960 Winter Olympic Games spawned significant uncontrolled expansion of development in north Lake Tahoe. Many of the present-day resorts, motels, restaurants, and ski lifts located in the Community Plan Area were built to accommodate the influx of Olympians and fans.

Since the Olympic Games in 1960, the population of the entire Tahoe Region has increased over five times, with the most rapid expansion (by more than 70 percent) occurring in the 1970s, as development proceeded virtually unchecked. Today, there are about 20 developed towns and small communities that make up the Tahoe Basin.

Residential and non-residential development in the Community Plan Area is concentrated around the perimeter of Lake Tahoe and oriented along State Highway 28 (SR 28) and State Highway 89 (SR 89). SR 28 is the primary north-south route between Kings Beach and Tahoe City, and SR 89 is the primary north-south route between Tahoe City and Tahoma. SR 89 and State Route 267 (SR 267) also serve as regional connectors to the town of Truckee and Interstate 80 (I-80) corridor. Figure 2-1 maps the pattern of existing land uses.

Non-residential development and tourist accommodations are generally located along key travel routes, primarily in Tahoe City, Kings Beach and Tahoe Vista. Small quantities of industrial uses are located along SR 89 west of Tahoe City, north of Tahoe City in Dollar Point, and in an area known as “The Hill” in Kings Beach.

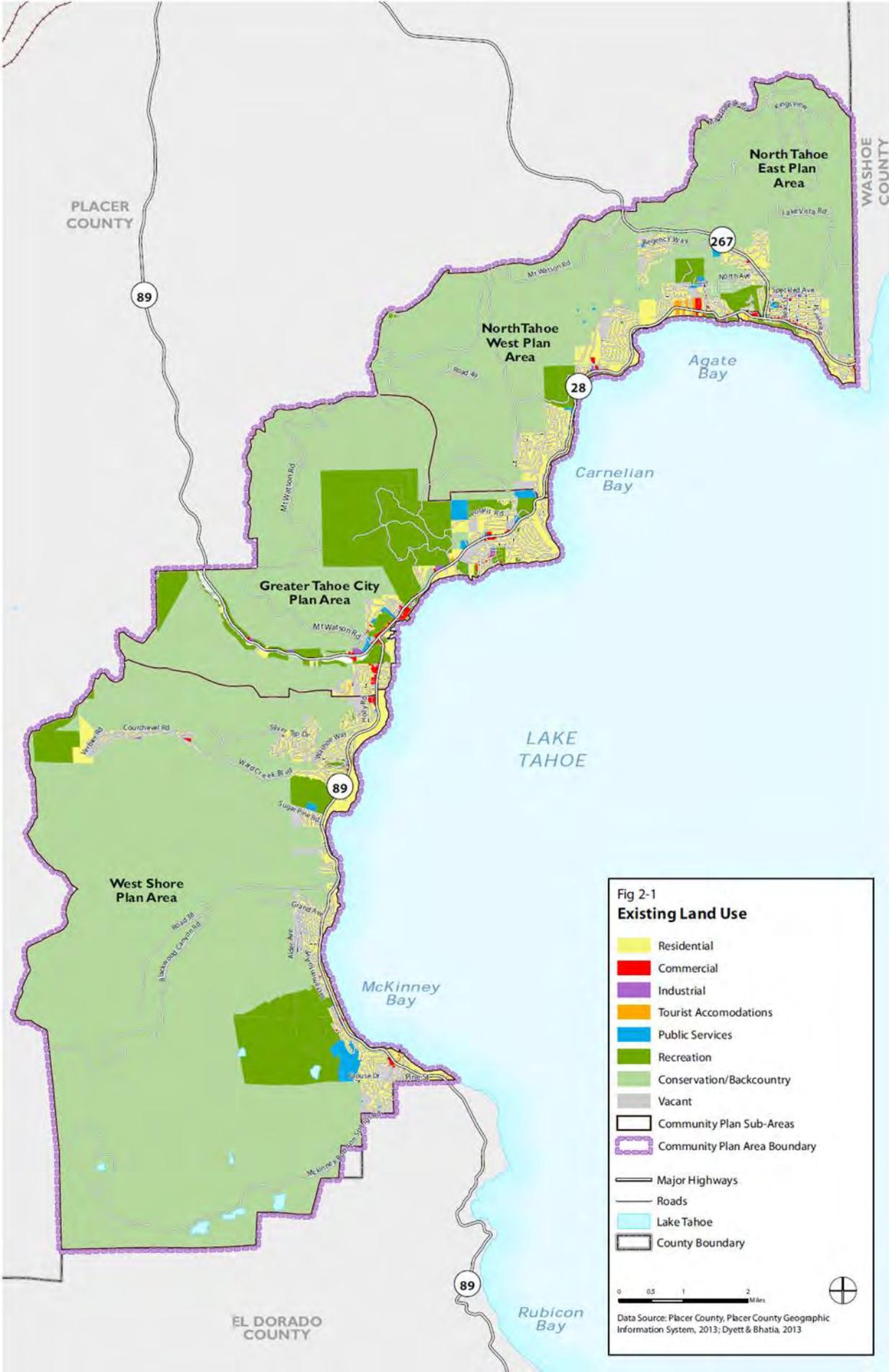
Residential neighborhoods were primarily developed as individual subdivisions over the last 50 to 60 years and therefore lack strong organization, land use principles and cohesion with the surrounding land uses. Major residential communities within the Community Plan Area include Carnelian Bay, Dollar Point, Kings Beach, Homewood, Tahoe City, Tahoe Vista, and Tahoma. The communities of Kings Beach and Tahoe City together account for more than 60 percent of the permanent population located within the Community Plan Area. Their urban structure is discussed in more detail below.

Kings Beach

Kings Beach extends from SR 267 at its western boundary to the Nevada state line at its eastern boundary. The land use pattern in Kings Beach generally reflects a linear strip model with the predominance of commercial and tourist accommodation uses on both sides of SR 267. Most, if not all of Kings Beach was subdivided in 1926 as part of the “Brockway Vista” subdivision, which consisted of a typical grid system of rectangular lots. The residential area north of SR 28 is defined by this grid and is subdivided into lots 25 feet wide by 125 feet deep resulting in blocks that are 700 feet in length and 250 feet deep. As a result, most of the development in Kings Beach has been constrained by this development pattern.

Tahoe City

Tahoe City extends from Dollar Hill in the north to the Comstock/Granlibakken in the south, as well as three miles down the Truckee River corridor to the west. In general, the community lacks strong organizational and land use principles. Similar to Kings Beach, Tahoe City is a linear developed community with the majority of commercial and tourist accommodation uses located on both side of SR 28 and SR 89, as well as concentrated in the community’s core commercial district near the “Wye.” Residential uses are generally located outside the commercial core to the south. However, a small number of single family homes are located near the community’s core, north of the Tahoe City public golf course.



**Fig 2-1
Existing Land Use**

- Residential
- Commercial
- Industrial
- Tourist Accommodations
- Public Services
- Recreation
- Conservation/Backcountry
- Vacant
- Community Plan Sub-Areas
- Community Plan Area Boundary
- Major Highways
- Roads
- Lake Tahoe
- County Boundary

0 0.5 1 2 Miles

Data Source: Placer County, Placer County Geographic Information System, 2013; Dyett & Bhatia, 2013

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MAGNITUDE AND DISTRIBUTION OF USES

Conservation/backcountry land is by far the largest existing land use, occupying nearly 78 percent of the total land area. Conservation/backcountry land is located in the western and northern sections of the Community Plan Area encircling the developed areas that are primarily concentrated near Lake Tahoe’s shoreline. Recreation uses, such as parks and beaches account for just over 9 percent of the Community Plan Area. Seven percent of the total land area is residential. Residential land extends nearly uninterrupted along Lake Tahoe’s shoreline from Kings Beach in the north to Tahoma in the south. Vacant land accounts for nearly 3 percent of total land area, commercial uses make up 0.3 percent, tourist accommodation land accounts for 0.1 percent, and industrial land also accounts for 0.1 percent. Table 2.1-1 shows the breakdown of existing land uses in the Community Plan Area, and Figure 2-1 maps the pattern of existing land uses.

Table 2.1-1: Existing Land Uses in the Community Plan Area

<i>Land Use</i>	<i>Acres</i>	<i>Percent</i>
Residential	3,558	7.0%
Commercial	177	0.3%
Tourist Accommodations	75	0.1%
Industrial	48	0.1%
Public Services	313	0.6%
Vacant	1,258	2.5%
Recreation	4,782	9.4%
Conservation/Backcountry	39,478	77.6%
Right Of Way	1,182	2.3%
Total	50,871	100.0%

Source: Placer County Assessor, 2013; Dyett & Bhatia, 2013.

2.2 Land Capability and Coverage

LAND COVERAGE

Land coverage prevents rainfall and snowmelt from infiltrating directly into the soil contributing to pollutant-laden stormwater runoff that reaches streams and ultimately Lake Tahoe. TRPA defines two types of coverage that are described below: (1) hard land coverage and (2) soft land coverage. Figure 4-1 and Figure 4-3 map the location of land coverage in the Community Plan Area and Table 2.2-2 summarizes existing and allowable hard coverage by land capability district in the Community Plan Area.

Hard Land Coverage

Hard land coverage (impervious cover), as defined by Chapter 90 of the TRPA Code of Ordinances, is any human-made structure, improvement, or covering that prevents normal precipitation from directly reaching the surface of the land underlying the structure, improvement, or covering. These typically include, but are not limited to, roofs, decks, asphalt, con-

crete, tennis courts, and patios. A structure, improvement, or covering is not considered land coverage by TRPA if it allows at least 75 percent of normal precipitation to reach the ground directly and permits growth of vegetation on the approved species list.

Soft Land Coverage

Soft land coverage (soil compaction), as defined by Chapter 90 of the TRPA Code of Ordinances, includes artificially compacted areas without human-made structures, where the soil has become sufficiently altered and/or compacted so as to prevent substantial infiltration. Causes may include, but are not limited to, the parking of cars and heavy and repeated pedestrian traffic. Soil compaction inhibits natural water and soil-air storage by reducing pore space in the soil.

LAND CAPABILITY

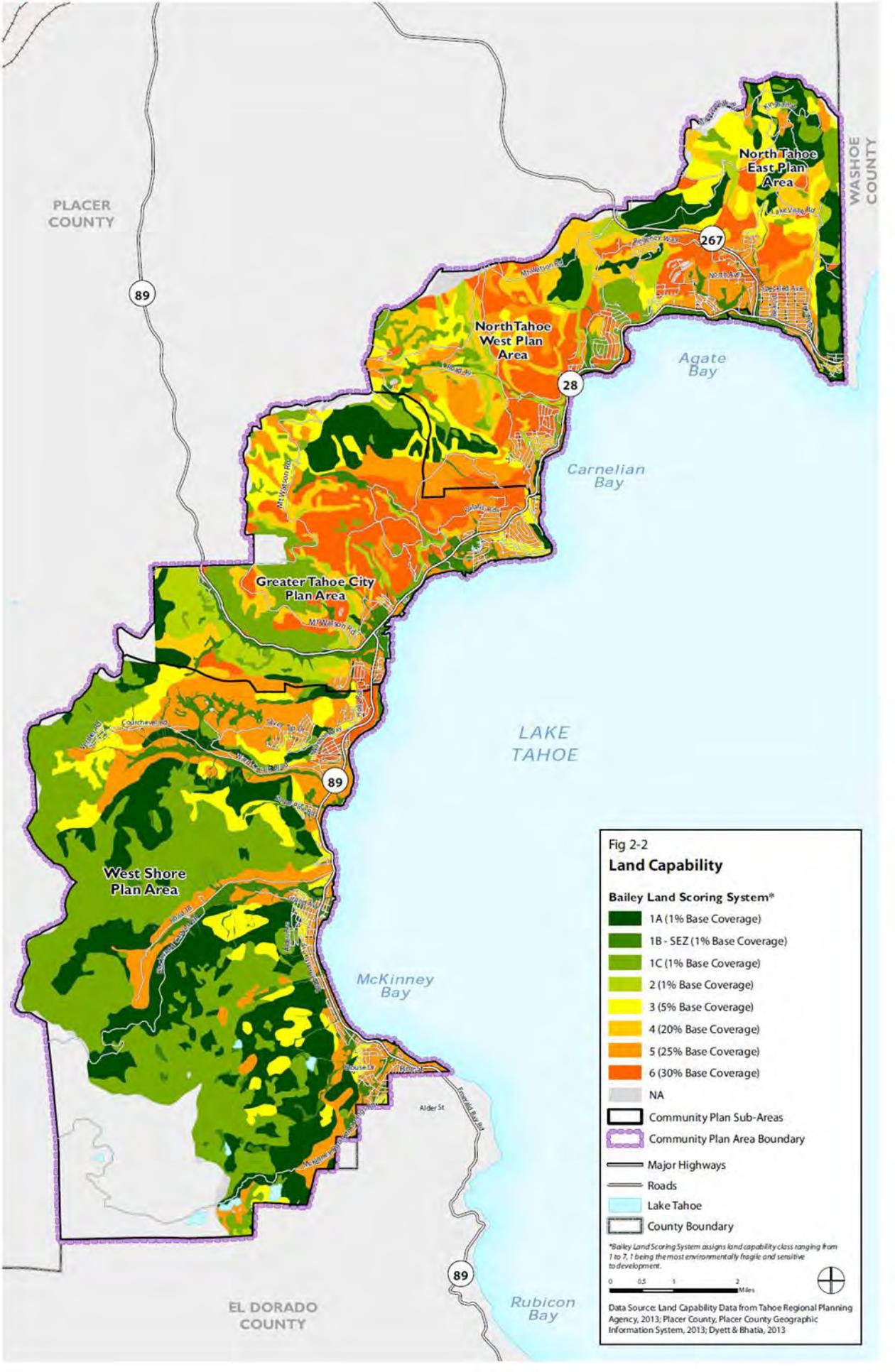
TRPA uses the Bailey Land Capability System as the starting point to determine the land capability and allowable coverage for a site on which a project is proposed. The Bailey Land Capability System was developed in 1970 by a multi-agency, interdisciplinary team of natural resource experts led by Robert G. Bailey, a hydrologist with the US Forest Service. Land tolerance is the principal measure of capability, which is an estimate of use an area can tolerate without sustaining permanent damage to water quality through erosion and other causes. The lower erosion hazard a soil has, the higher its capability rating for development. The range of classes identified by Bailey extend from land capable of tolerating a high degree of interference without permanent damage to water quality or land productivity (class 7) to land that should remain in its natural condition, but may be suitable for wildlife, dispersed recreation, or protection of watersheds (class 1). Table 2.2-1 below summarizes the Bailey land scoring system and allowable base coverage within the Community Plan Area. Figure 2-2 maps the land capability of land located in the Community Plan Area.

Table 2.2-1: Land Capability Districts

<i>Land Capability District</i>	Base Coverage	<i>Slope Percent</i>	<i>Erosion Potential</i>	<i>Runoff Potential</i>
1a	1%	30+	High	Moderately high to high
1b (SEZ)	1%		Poor Natural Drainage	
1c	1%		Fragile Flora and Fauna	
2	1%	30-50	High	Low to moderately low
3	5%	9-30	Moderate	Moderately high to high
4	20%	9-30	Moderate	Low to moderately low
5	25%	0-16	Slight	Moderately high to high
6	30%	0-16	Slight	Low to moderately low
7	30%	0-5	Slight	Low to moderately low

Source: Robert G. Bailey, 1974.

For parcels with Bailey scores 1 through 3, TRPA has built into its Code of Ordinances a program for the transfer of development rights to other, less sensitive parcels. In this way, development can be moved away from the most sensitive areas and property owners can still realize value from their land.



**Fig 2-2
Land Capability**

Bailey Land Scoring System*

- 1A (1% Base Coverage)
- 1B - SEZ (1% Base Coverage)
- 1C (1% Base Coverage)
- 2 (1% Base Coverage)
- 3 (5% Base Coverage)
- 4 (20% Base Coverage)
- 5 (25% Base Coverage)
- 6 (30% Base Coverage)
- NA

Community Plan Sub-Areas
 Community Plan Area Boundary
 Major Highways
 Roads
 Lake Tahoe
 County Boundary

*Bailey Land Scoring System assigns land capability class ranging from 1 to 7, 1 being the most environmentally fragile and sensitive to development.

0 0.5 1 2 Miles ⊕

Data Source: Land Capability Data from Tahoe Regional Planning Agency, 2013; Placer County, Placer County Geographic Information System, 2013; Dyett & Bhatia, 2013

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EXISTING LAND COVERAGE

Table 2.2-2 below shows the total acreage in the Community Plan Area by land capability district. Based on the Bailey Land Capability System, total allowable land coverage is 4,657 acres, equal to about 10 percent of the total land area within the Community Plan Area. The existing area of land coverage was estimated using high-resolution Light Detection and Ranging (LiDAR) data. Approximately 1,444 acres of hard coverage currently exist in the Community Plan Area (3 percent of the total land area) and about 604 acres of soft coverage (1 percent of total land area).¹ While the Community Plan Area as a whole has less than the allowable amount of coverage, district “1b” (SEZ) has more development than would otherwise be allowed. As shown in Table 2.2-2, “1b” (SEZ) is over covered by 193 acres.

Table 2.2-2: Existing and Allowable Hard Coverage by Land Capability District

<i>Land Capability District</i>	<i>Total Area (acres)</i>	<i>Base Coverage</i>	<i>Impervious Surface Allowed Within District (acres)</i>	<i>Estimated Existing Area of Impervious Cover (acres)</i>	<i>Area Over or Under Covered (acres)</i>
1a	8,676	1%	87	53	(34)
1b (SEZ)	2,962	1%	30	223	193
1c	11,509	1%	115	68	(48)
2	1,973	1%	20	12	(8)
3	4,756	5%	238	112	(126)
4	3,162	20%	632	58	(575)
5	7,660	25%	1,915	659	(1,256)
6	5,404	30%	1,621	256	(1,365)
7	0	30%	0	0	0
Other	416	n/a	0	4	4
Total	46,518		4,657	1,444	(3,214)

Source: TRPA, Aerial LiDAR data collected in summer 2010.

¹ According to the Regional Plan Update EIS, the data reported by LiDAR likely underestimates the total amount of existing coverage because the remote-sensing data does not include all soft coverage.

2.3 Community Plan Land Use Diagram

LAND USE DIAGRAM

The Placer County Community Plan Land Use Diagram (Figure 2-3) is consistent with the TRPA Regional Plan, Map 1, *Conceptual Regional Land Use Map*. The Land Use Diagram includes a legend that shows land use categories whose allowable uses are specified in the Land Use Classification Section below.

LAND USE CLASSIFICATION

The Land Use Diagram illustrates the following land uses.

Wilderness

Wilderness areas are designated and defined by the US Congress as part of the National Wilderness Preservation System. These lands offer outstanding opportunities for solitude and primitive, unconfined recreation experiences, and they contain ecological, geological, and other features of scientific, educational, scenic, and historic value. The wilderness designation is intended to protect and preserve such areas for present and future generations. These lands are managed to prevent the degradation of wilderness character. Natural ecological processes and functions are preserved, and restored where necessary. Permanent improvements and mechanized uses are prohibited.

Backcountry

Backcountry areas are designated and defined by the US Forest Service as part of their Resource Management Plans. These lands are roadless areas, including Dardanelles/Meiss, Freel Peak and Lincoln Creek. On these lands, natural ecological processes are primarily free from human influences. Backcountry areas offer a recreation experience similar to Wilderness, with places for people seeking natural scenery and solitude. Primitive and semi-primitive recreation opportunities include hiking, camping, wildlife viewing, and cross-country skiing, in addition to more developed or mechanized activities not allowed in Wilderness areas (e.g., mountain biking, snowmobiling). Management activities that support administrative and dispersed recreation activities are minimal, but may have a limited influence. Limited roads may be present in some backcountry areas; road reconstruction may be permitted on Backcountry lands where additional restrictions do not apply. Backcountry areas contribute to ecosystem and species diversity and sustainability, serve as habitat for fauna and flora, and offer wildlife corridors. These areas provide a diversity of terrestrial and aquatic habitats, and support species dependent on large, undisturbed areas of land. Backcountry areas are managed to preserve and restore healthy watersheds with clean water and air, and healthy soils. Watershed processes operate in harmony with their setting, providing high quality aquatic habitats.

Conservation

Conservation areas are non-urban areas with value as primitive or natural areas, with strong environmental limitations on use, and with a potential for dispersed recreation or low-intensity resource management. Conservation areas shall include:

- Public lands already set aside for this purpose;
- High-hazard lands, stream environment zones, and other fragile areas without substantial existing improvements;
- Isolated areas that do not contain the necessary infrastructure for development;
- Areas capable of sustaining only passive recreation or non-intensive agriculture; and
- Areas suitable for low to moderate resource management.

Recreation

Recreation areas are non-urban areas with good potential for developed outdoor recreation, park use, or concentrated recreation. Lands identified as recreation areas shall include:

- Areas of existing private and public recreation use;
- Designated local, state, and federal recreation areas;
- Areas without overriding environmental constraints on resource management or recreational purposes; and
- Areas with unique recreational resources that may service public needs, such as beaches and ski areas.

Residential

Residential areas are urban areas having potential to provide housing for the residents of the Community Plan Area. In addition, the purpose of this classification is to identify density patterns related to both the physical and manmade characteristics of the land and to allow accessory and nonresidential uses that complement the residential neighborhood. These lands shall include:

- Areas already developed for residential purposes;
- Areas of moderate to good land capability;
- Areas within urban boundaries and serviced by utilities; and
- Areas of centralized location in close proximity to commercial services and public facilities.

Mixed-Use

Mixed-use areas are urban areas that have been designated to provide a mix of commercial, public services, light industrial, office, and residential uses to the Community Plan Area or have the potential to provide future commercial, public services, light industrial, office, and residential uses. The purpose of this classification is to concentrate higher intensity land uses for public convenience and enhanced sustainability.

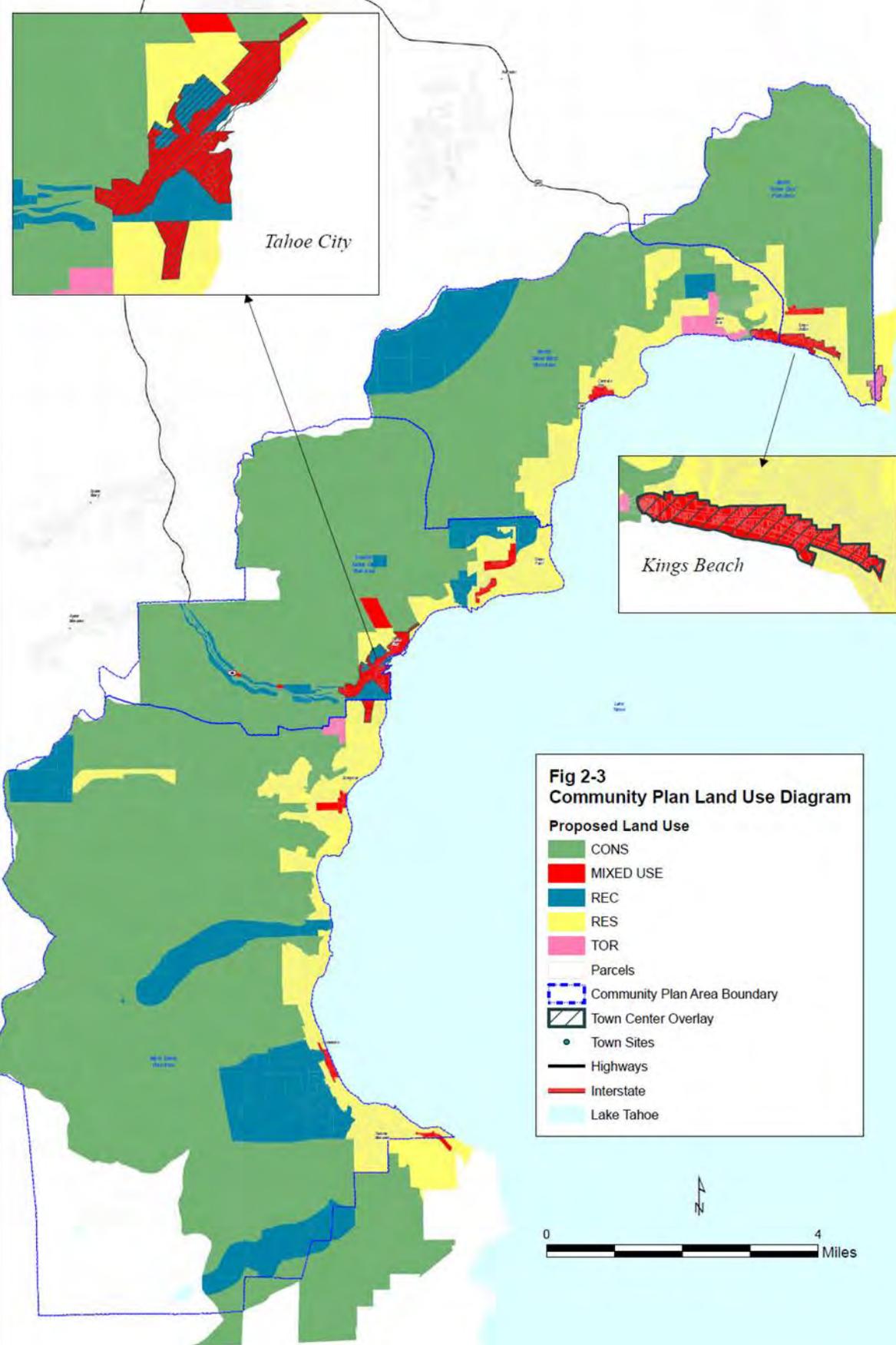
Tourist

Tourist areas are urban areas that have the potential to provide intensive tourist accommodations and services or intensive recreation. These lands shall include:

- Areas already developed with high concentrations of visitor services, visitor accommodations, and related uses;
- Lands of good to moderate land capability (land capability districts 4 – 7);
- Lands with existing excess coverage; and
- Areas located near commercial services, employment centers, public services, transit facilities, pedestrian paths, and bicycle connections.

Town Center Special District

Town Centers contain most of the Community Plan Area's non-residential services and have been identified as a significant source of sediments and other contaminants that continue to enter Lake Tahoe. Town Centers are targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern, and provides economic opportunities in the Community Plan Area.



**Fig 2-3
Community Plan Land Use Diagram**

Proposed Land Use

- CONS
- MIXED USE
- REC
- RES
- TOR
- Parcels
- Community Plan Area Boundary
- Town Center Overlay
- Town Sites
- Highways
- Interstate
- Lake Tahoe



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2.4 Development Potential

Development in the Tahoe Region is heavily constrained by growth management goals and policies adopted as part of the TRPA Regional Plan and implemented through the TRPA Code of Ordinances. As such, development potential within the Community Plan Area is calculated based on the estimated maximum TRPA allocation of residential and non-residential development over the next 20 years, until December 31, 2032.

TRPA DEVELOPMENT ALLOCATIONS

Residential

While the permanent population in the Community Plan Area appears to be in decline—17 percent decrease since 2000—demand from high-income second-homeowners from the Bay Area remains strong. According to the Market Opportunities and Constraints report prepared by EPS in 2006, demand for new market-rate luxury housing continues to be higher than the Region can supply.

Residential unit allocations for communities located in the Tahoe Region are outlined in Chapter 50 of the TRPA Code of Ordinances. For 2013, TRPA released up to 130 residential allocations to local governments. After applying Placer County's percent allocation—22.45 percent—Placer County's maximum allocation for 2013 was 29 units. Assuming this allocation remains constant over the next 20 years, Placer County could expect to see 580 new residential units by December 2032. In addition, the 2012 Regional Plan Update added an additional 600 residential bonus units for use in Centers and 874 residential bonus units remain from the 1987 Regional Plan for use region-wide. Residential bonus units can be allocated by TRPA for projects that implement the Regional Plan goals and policies, such as the transfer provisions and the development of affordable housing (very low- and low-income) projects, which are exempt from the residential allocation provisions.

Non-Residential

The maximum allocation of non-residential development for communities located in the Tahoe Region is outlined in Chapter 50 of the TRPA Code of Ordinances. In 2012, Placer County had approximately 72,609 square feet of Commercial Floor Area (CFA) remaining from the 1987 Regional Plan. With the 2012 TRPA Regional Plan Update, 200,000 square feet of CFA was added for use region-wide, but will only be made available after all of the local jurisdictions in the Tahoe Region exhaust their remaining CFA.

VACANT PARCELS

Individual Parcel Evaluation System

Between 1987 and 1988, vacant residential parcels in the Tahoe Region were evaluated for land capability and scored under TRPA's Individual Parcel Evaluation System (IPES). IPES assigns a numerical score to vacant parcels and ranks the parcels within each local jurisdiction according to their relative suitability for development. Any parcel with a "top rank" score may obtain a residential allocation from their local jurisdiction, after which a building permit may be received from TRPA or local government agencies.

Originally, only parcels with an IPES score of 726 (the IPES Line) or higher were considered “buildable.” The IPES Line was designed to lower over time as more environmental restoration projects were completed. In most counties the IPES Line has dropped to a score at which every vacant parcel that is not located in a SEZ can now apply for a building allocation or permit. However, because the findings per TRPA Code Chapter 53 cannot currently be made to lower the buildable IPES score, the Placer County IPES Line remains at 726.

IPES scores also indicate the percentage of allowable coverage on a site, and in some cases, additional coverage can be purchased. Base allowable coverage (coverage assigned to a property) or the maximum allowable coverage (maximum coverage a property may have pursuant to land coverage transfers), whichever is greater, determines the percentage of coverage (development area) that may occupy the parcel.

Vacant Sites

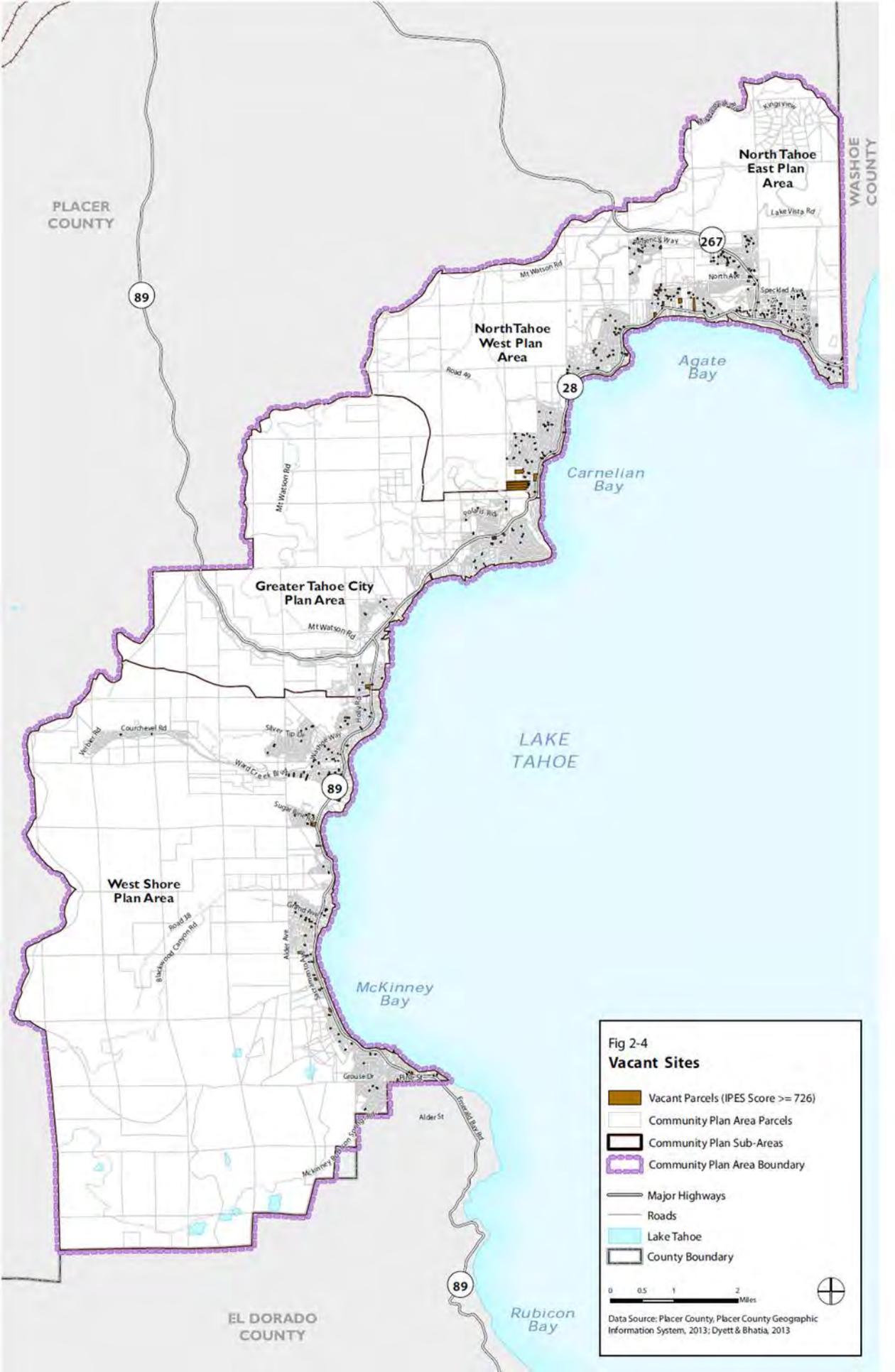
Vacant sites were identified using County data, windshield reconnaissance, and aerial photography. As shown in Table 2.4-1 below and mapped in Figure 2-4, the Community Plan Area contains roughly 177 acres of vacant or nearly vacant land that constitute opportunity sites for future development for any land use. Vacant parcels range in size from 0.1 acres to 9 acres and are scattered throughout the Community Plan Area. The majority of parcels—69 percent—are located north of the SR 28 and SR 89 intersection in the communities of Carnelian Bay, Tahoe Vista and Kings Beach. The largest parcels are located in Carnelian Bay, while the smallest parcels are primarily located in Kings Beach. Base land coverage for vacant parcels identified below range from 0 to 30 percent.

Table 2.4-1: Vacant Parcels with IPES >726

Community	Parcels	Acres
Carnelian Bay	84	57.7
Tahoe Vista	100	34.8
Tahoe City	69	28.7
Homewood	56	22.7
Kings Beach	89	18.5
Dollar Point	26	8.9
Tahoma	17	5.2
Total	441	176.5

Source: Placer County, 2013; TRPA, 2013.

Development potential likely exists on other vacant and newly subdivided parcels throughout the Community Plan Area, however TRPA has yet to evaluate their development potential and therefore they are not reflected in the above analysis. Furthermore, various inaccuracies in the IPES data likely exist and therefore the number of developable vacant sites within the Community Plan Area could be greater or less than the number reflected above in Table 2.4-1. The above information is as reported by the Placer County Assessor and is considered to be an estimate. There are instances, for example, when parcels have been merged, subdivided or otherwise changed (e.g., zoning, easements, restrictions) that may not have been reported to, or reviewed and approved by TRPA. Status of a parcel would have to be determined at the time of a project application.



**Fig 2-4
Vacant Sites**

- Vacant Parcels (IPES Score \geq 726)
- Community Plan Area Parcels
- Community Plan Sub-Areas
- Community Plan Area Boundary
- Major Highways
- Roads
- Lake Tahoe
- County Boundary

0 0.5 1 2 Miles



Data Source: Placer County, Placer County Geographic Information System, 2013; Dyett & Bhatia, 2013

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BUILDOUT

The Regional Plan Update identifies environmental redevelopment of existing Town Centers as a high priority and allows for higher intensities than exist in other areas of the Region. During the next 20 years, much of the projected residential and non-residential development is expected to occur in mixed-use developments within Town Centers. Chapter 13 of the TRPA Code of Ordinances establishes the maximum multi-family residential density at 25 dwelling units per acre in Town Centers, whereas Chapter 31 of the TRPA Code of Ordinances establishes the maximum multi-family residential density at 15 dwelling units per acre outside of Town Centers. Additionally, compliant affordable housing projects are provided a 25 percent density bonus outside of Town Centers, and a 100 percent density bonus within the Kings Beach commercial core area. Based on the existing capacity of vacant parcels located throughout the Community Plan Area, and TRPA goals and policies focused on high-intensity mixed-use development within centers (primarily Tahoe City and Kings Beach), there would appear to be sufficient land to accommodate the projected 580 new housing units and 900,000 square feet of commercial space within the Community Plan Area.

2.5 Land Use

The Community Plan Area's future land use development is guided by the community's vision and the Regional Plan, which prioritizes redevelopment of existing Town Centers at higher intensities than exist in other areas of the Community Plan Area and to protect and direct development away from Stream Environment Zones, sensitive lands, and other sensitive areas, while seeking opportunities for environmental improvements. Sensitive lands include lands at or below an IPES score of 725, lands identified as Land Capability Districts 1,2, or 3 for those lands without IPES scores, and lands within the backshore. The goals and policies in this section are intended to help the Community Plan Area achieve growth without compromising the predominantly low-density and low-rise residential character of existing neighborhoods in the Community Plan Area.

GOALS AND POLICIES

- LU-G-1** **Direct the amount and location of new land uses consistent with the environmental threshold carrying capacities and the other goals and policies of the TRPA Regional Plan and Bi-State Compact.**
- LU-P-1** Develop zoning districts consistent with Regional Plan that reflect the unique community characteristics of the Community Plan sub-areas.
- LU-P-2** Prohibit new divisions of land within the Community Plan Area that would create new development potential inconsistent with the goals and policies of the Regional Plan.
- LU-P-3** Prioritize rehabilitation, reconstruction, and upgrading of existing structures in order to improve environmental quality and community character.
- LU-P-4** Calculate allowable land coverage in the Community Plan Area in accordance with the land capability district classification methodology and district

based land coverage limitations set forth in "the land capability classification of the Lake Tahoe basin, California-Nevada, a guide for planning, bailey, 1974."

- LU-P-5 Require each project seeking an allocation of additional floor area to contribute toward achieving the capital improvements proposed for the Community Plan Area. Projects shall also be subject to commercial floor area allocation procedures.
- LU-P-6 Direct allocations of commercial floor area toward Town Centers and commercial and mixed-use areas outside of Town Centers.
- LU-P-7 Coordinate with TRPA on assigning development allocations to the respective Community Plan sub-areas.
- LU-G-2 Provide for a distribution of land use that ensures the social, economic, and environmental well-being of the Community Plan Area.**
- LU-P-8 Provide the opportunity for all persons to utilize and enjoy the Community Plan Area's natural resources and amenities.
- LU-P-9 Prohibit development of property that endangers the public health, safety, and welfare.
- LU-P-10 Direct development toward Town Centers, as identified on the Area Plan Land Use Diagram.
- LU-P-11 Discourage development in and direct development away from environmentally-sensitive lands and areas furthest from non-residential support services.
- LU-P-12 Support sensitive land and development right acquisition programs that prioritize the retirement of development rights on and the restoration of sensitive land.
- LU-P-13 Encourage public gathering places, outdoor dining, and special event venues.
- LU-G-3 In areas designated as Mixed-Use or Tourist in the Regional Plan, provide incentives and remove barriers to redevelopment that are coupled with environmental improvements through use, building, and site design standards consistent with the Regional Plan that reflect the unique character of each area and respond to local design issues and considerations.**

- LU-P-14 Address parking, transportation, water quality, public access, SEZ restoration, land coverage, and other issues affecting the Community Plan Area through community-wide approaches that encourage redevelopment and maximize attainment of environmental thresholds.
- LU-P-15 Encourage tourist-oriented uses in areas designated as Mixed-Use or Tourist. Prioritize locating tourist retail uses on street and sidewalk frontages.
- LU-G-4 Retain, enhance and redevelop existing commercial, industrial and tourist accommodation land uses to strengthen the Community Plan Area's economic base.**
- LU-P-16 Preserve local-serving industrial areas, which provide locations for industrial and service commercial businesses that support the local economy.
- LU-P-17 Preserve and protect residential neighborhoods while allowing limited opportunities for small-scale retail and service uses such as small stores selling fresh food and basic daily goods, cafes, and coffee shops.
- LU-P-18 Consider the high capability land on the Tahoe City golf course as a receiving area for development within SEZs and/or floodplains.
- LU-G-5 Provide for the protection and preservation of open space, as well as conservation, wilderness and backcountry land located within the Community Plan Area.**
- LU-P-19 Maintain and augment existing inventory for open space lands in the Community Plan Area.
- LU-G-6 Provide areas for passive and active recreation uses and related services to improve public access and enjoyment of Lake Tahoe and the Truckee River. Allow limited supportive retail and service uses when coupled with environmental enhancement improvements.**
- LU-P-20 Require development on properties with lake frontage to be designed and built to maximize visual and public access to and along the shore as well as require public amenities on site.

2.6 Mixed Use

Mixed-use areas incorporate complementary non-residential and residential uses in the same area. The overall intent is to accommodate growth while helping to reduce auto dependence, preserve open space, promote economic development, and increase housing opportunities. A typical characteristic of a mixed-use area is the inclusion of an employment generator, such as offices or retail shops, supported by medium-density residential. Public amenities and facilities are usually required as part of the design of a mixed-use center and may include open space, pedestrian-oriented walkways, and streetscape improvements.

In the Community Plan Area, mixed-use areas are generally planned in Town Centers. The allowable use and typical density depend on the type of mixed use and may vary greatly depending on location and the characteristic of the area. Area Plan goals and policies for mixed-use areas support complementary uses, minimize potential conflict, and promote a pedestrian-oriented environment.

GOALS AND POLICIES

- MU-G-1 **Recognize the importance of mixed-use areas to the vitality and quality of life in the Community Plan Area.**

- MU-P-1 Promote the revitalization of Town Centers by encouraging a mixed land use pattern that combines tourist accommodation, residential, commercial, public facilities and public spaces to serve visitors and locals alike.

- MU-G-2 **Create distinctive, connected, and walkable districts that have a strong sense of identity.**

- MU-P-2 Promote site sensitive design and pedestrian-oriented activities in mixed-use developments.

- MU-G-3 **Foster high quality design, diversity, and a mix of amenities in new residential, commercial and tourist accommodation.**

- MU-P-3 Establish design guidelines for mixed-use tourist districts that build on the existing tourist recreation theme with high-quality storefronts designed to attract tourists and meet the needs of local residents.

2.7 Town Centers

Town Centers contain most of the Community Plan Area's non-residential services, and have been identified as a significant source of sediments and other contaminants that continue to enter Lake Tahoe. Goals and policies for Town Centers encourage redevelopment and revitalization of Town Centers in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern, and provide economic opportunities.

GOALS AND POLICIES

- TC-G-1** **Encourage redevelopment and revitalization of Town Centers (Kings Beach and Tahoe City) in a manner that improves environmental and economic conditions and creates a more sustainable and less auto-dependent development pattern.**
- TC-P-1 Prioritize redevelopment and rehabilitation of Town Centers.
- TC-P-2 Address environmental and economic enhancements in Town Centers through community-wide, locally sustained programs and projects.
- TC-G-2** **Encourage the transfer of development rights from environmentally-sensitive lots and outlying residential areas to Town Centers.**
- TC-P-3 Reduce onsite land coverage primarily through environmental redevelopment by providing development incentives in Town Centers that promote the relocation and transfer of land coverage. The County will endeavor, where feasible, to reduce and avoid creating new coverage in order to benefit the objectives of the Tahoe Basin Community Plan Policy Document.
- TC-G-3** **Encourage development in Town Centers that provides a mix of residential, commercial, service, and tourist accommodations in a pedestrian- and transit-oriented setting with connections to residential neighborhoods and recreational areas.**
- TC-P-4 Emphasize compact form and pedestrian orientation in Town Centers, in locations that many residents reach on foot, by bicycle, on transit, or by short drives.

2.8 Community Design

Community design goals and policies provide direction and guidance for the development of the Plan Area's built environment. These goals and policies seek to enhance the Community Plan Area's image as a unique community with diverse architectural styles and promote concepts such as pedestrian-oriented streets, landscaped streetscapes, and environmentally responsible design.

GOALS AND POLICIES

- CD-G-1** **Encourage preservation and enhancement of the natural features and qualities of the Region, provide public access to scenic views and enhance the quality of the built environment.**
- CD-P-1 Establish building height standards that support a high-quality, pedestrian-scaled environment, in Town Centers compatible with scenic values of the Community Plan Area.
- CD-P-2 Limit unbroken length of buildings and articulate building entrances with recesses, projections, overhangs, and architectural details in order to create a pleasant and engaging experience for pedestrians.
- CD-P-3 Maintain or improve the scenic quality ratings established by the environmental thresholds.
- CD-P-4 Implement restoration programs based on incentives in those areas designated in need of scenic restoration to achieve the recommended rating.
- CD-P-5 Require landscaping with both private and public development projects.
- CD-P-6 Upgrade commercial properties in the Community Plan Area that are in need of scenic restoration through remodeling, renovation, screening, landscaping, and, in some cases, through complete removal of the use or activity.
- CD-G-2** **Establish community design criteria to ensure the height, build, texture, form, materials, colors, lighting, signage, landscaping, and other design elements of new, remodeled and redeveloped buildings are compatible with the natural, scenic and recreational values of the Community Plan Area.**
- CD-P-7 Require new and redeveloped commercial, tourist accommodation, or multi-family residential projects in the Community Plan Area to go through the Design Review process and meet applicable design standards and guidelines.
- CD-P-8 Buffer adjacent residential uses from the commercial, tourist and public service uses of Town Centers through site design, landscaping, vegetation, and screening.

- CD-P-9 Require projects to provide landscape screening of on-grade parking areas that consist of either manmade or plant materials, or combinations of both, effective year round.
- CD-G-3 **Preserve and strengthen each Community Plan Area’s overall image and create a safe, walkable and attractive environment.**
- CD-P-10 Encourage commonly designed architectural monuments throughout the Community Plan Area, particularly at gateways.
- CD-P-11 Encourage use of architectural designs and materials that are unique to each Community Plan Area.
- CD-P-12 Encourage the upgrading or replacement of commercial advertising signs that detract from the aesthetic appearance of the community.
- CD-P-13 Install an integrated wayfinding and directional signage program throughout the Community Plan Area, reducing sign clutter and enhancing navigation for visitors and residents.
- CD-P-14 Provide on-site pedestrian paths for all projects and encourage multi-use paths between uses within the Community Plan Area.

2.9 Development and Redevelopment

Development and redevelopment goals and policies seek to link new development, redevelopment and environmental improvement projects with progress toward meeting environmental thresholds.

GOALS AND POLICIES

- DP-G-1 **Direct development to those areas most suitable for development in accordance with environmental threshold carrying capacities and other considerations, such as flood hazard risk, infrastructure capacity, and progress toward accomplishing water quality improvement.**
- DP-P-1 Require, prior to approval, projects on a parcel rated and ranked by IPES be served by a paved road, water service, sewer service and an electrical service.
- DP-G-2 **Manage development and redevelopment consistent with progress toward meeting and maintaining environmental thresholds.**
- DP-P-2 Provide incentives to encourage rehabilitation and/or remodeling of commercial, tourist, recreation, public service, and residential properties. Prioritize projects that emphasize rehabilitation by replacement or remodeling of substandard and inefficient development.

- DP-P-3 Develop an allocation strategy that assigns priority of commercial floor area (CFA) to projects that emphasize remodeling and rehabilitation of substandard development.
- DP-P-4 Require projects make substantial progress toward implementing the area-wide improvements in order to be eligible for commercial floor area allocations.
- DP-G-3 Encourage consolidation of development and restoration of sensitive lands to a naturally-function condition through transfer of development rights and transfer of land coverage programs. Consider a revised allocation program that allows for inter-jurisdictional transfers and conversion of tourist accommodation units to commercial floor area.**
- DP-P-5 Encourage transfers of residential development and residential development rights to parcels in Centers and other areas designated as receiving areas in accordance with Regional Plan policies and implementing ordinances.
- DP-P-6 Encourage transfers of existing tourist accommodation units into Centers and other designated areas in accordance with Regional Plan policies and implementing ordinances.
- DP-P-7 Encourage transfers of existing commercial floor area into Centers and other designated areas in accordance with Regional Plan policies and implementing ordinances.
- DP-P-8 Permit the transfer of land coverage provided the coverage limits set forth in the Regional Plan Land Use Subelement and implementing ordinance are not exceeded.
- DP-P-9 Permit the transfer of building allocations from parcels located on sensitive lands to more suitable parcels.
- DP-P-10 Restrict or retire sending parcels where an allocation has been transferred, or all the development rights or coverage has been transferred off a parcel deemed inappropriate for future development.
- DP-P-11 Limit transfers of development rights, other than land coverage, to equivalent uses with no increase in the parameters by which the uses are measured by this plan (e.g., floor area, units, people at one time [PAOT]) plus bonus units awarded in accordance with the Regional Plan.
- DP-G-4 Encourage the development and redevelopment of tourist accommodations in the Community Plan Area by removing barriers to hotel development (or redevelopment) and promoting opportunities for public-private partnerships.**

- DP-P-12 Require projects utilizing the bonus unit incentive program provided under Chapter 52 of the TRPA Code of Ordinances to acquire bonus tourist accommodation units to participate in capital improvement projects within the Community Plan Area.

2.10 Housing

Housing goals and policies emphasize the desire to protect the character of the Community Plan Area's residential neighborhoods. They also encourage housing opportunities for full-time and seasonal residents, as well as housing affordable to seniors, families and workers.

GOALS AND POLICIES

- HS-G-1 Protect and enhance the quality of life in the Community Plan Area's residential neighborhoods.**
- HS-P-1 Maintain existing development patterns in residential neighborhoods outside of Town Centers and environmentally-sensitive lands with no significant change.
- HS-G-2 Promote housing opportunities for full-time and seasonal residents as well as workers employed within the Region.**
- HS-P-2 Provide affordable and employee housing within the Community Plan Area and encourage employee shuttles for principal employee residents.
- HS-P-3 Require larger scale commercial, recreational, and tourist accommodation projects to contribute their fair share toward providing employee housing.
- HS-P-4 Multi-residential bonus units used within the Community Plan Area, pursuant to Chapter 52 of TRPA's Code of Ordinances, are encourage to be utilized for affordable and/or employee housing projects.
- HS-G-3 Encourage development of very low-, low-, and moderate-income housing throughout the entire Community Plan Area consistent with Placer County Housing Element's Regional Housing Needs Allocation for the Tahoe Basin.**
- HS-P-5 Provide special incentives, such as bonus development units, to promote affordable or government-assisted housing for low-income households (80 percent of area median income) and for very low-income households (50 percent of area median income).
- HS-P-6 Assume "fair share" of the responsibility to provide very low- and low-income housing in the Community Plan Area.

- HS-P-7 Design and occupy facilities in accordance with local, regional, state, and federal standards for the assistance of households with very low and low incomes.
- HS-P-8 Locate affordable or government assisted housing for low-income households near employment centers, government services, and transit facilities.
- HS-P-9 Limit residential units developed using moderate-income housing incentives to housing for full-time residents of the Tahoe region.
- HS-P-10 Mitigate low income housing displacements as a result of redirection developments in Kings Beach.
- HS-P-11 Provide opportunities for affordable housing, including 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.
- HS-G-4 **Regularly evaluate housing needs in the Community Plan Area and update policies and ordinances consistent with State, Local and Regional housing goals.**
- HS-P-12 Remove identified barriers preventing the construction of necessary affordable housing in the Community Plan Area.