

Land Use

The extent to which the Plan Area can continue to develop livable, desirable neighborhoods and commercial areas that support the local workforce and tourism over the next 20 years will be critical. Land use policies should ensure equilibrium between the Region's natural environment and manmade environment.

POLICY INITIATIVES

- Direct the amount and location of new land uses in conformance with the environmental threshold carrying capacities and the other goals of the TRPA Regional Plan and Bi-State Compact
- Provide to the greatest possible extent, within the constraints of the environmental threshold carrying capacities, a distribution of land use that ensures the social, economic, and environmental well-being of the Plan Area
- Retain growth control measures while revitalizing existing communities. In areas designated as Mixed-Use or Tourist in the Regional Plan, provide incentives and remove barriers to redevelopment 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
- Retain, enhance and redevelop existing commercial, industrial and tourist accommodation land uses to strengthen the Plan Area's economic base
- Protect local-serving industrial areas from incompatible uses, which often provide locations for "undesirable" businesses that support the local economy
- Encourage the development and redevelopment of tourist accommodations in the Plan Area by removing barriers to hotel development or redevelopment, encouraging mixed-use hotel development, and exploring opportunities for public-private partnerships
- Preserve and protect residential neighborhoods while allowing for limited opportunities for neighborhood-serving small scale retail and service uses such as small stores selling fresh and locally grown produce and basic daily goods, cafes, and delicatessens
- Require master plans or similar planning program to facilitate orderly development of larger sites with key development potential such as the Tahoe City Golf Course that provide for a mix of uses in a pedestrian- and transit-oriented setting including recreational amenities and site sensitive planning and environmental design to support and protect sensitive habitat
- Provide for the protection and preservation of conservation, wilderness and backcountry land located within the Plan Area
- Provide areas for passive and active recreation uses and related services to improve public access and enjoyment of the Truckee River and Lake Tahoe. Allow limited supportive retail and service uses when coupled with environmental enhancement improvements

Your Thoughts

Town Centers

Town Centers contain most of the non-residential services in the Plan Area and have been identified as a significant source of sediments and other contaminants that continue to enter Lake Tahoe. Concentration of development and transfer of development rights to Town Centers will help ensure preservation of sensitive lands located throughout the Plan Area.

POLICY INITIATIVES

- Encourage redevelopment of Town Centers (Kings Beach and Tahoe City) in a manner that improves environmental conditions and creates a more sustainable and less auto-dependent development pattern
- Encourage the transfer of development rights from sensitive lots and outlying residential areas to Town Centers
- Encourage development of "complete" Town Centers with a mix of residential, commercial, service, and tourist accommodations in a pedestrian- and transit-oriented setting with connections to residential neighborhoods and recreational areas

Your Thoughts

Shorezone

The competing demands for development of the shorezone need to be reconciled in light of the unique scenic qualities that stand to be lost.

POLICY INITIATIVES

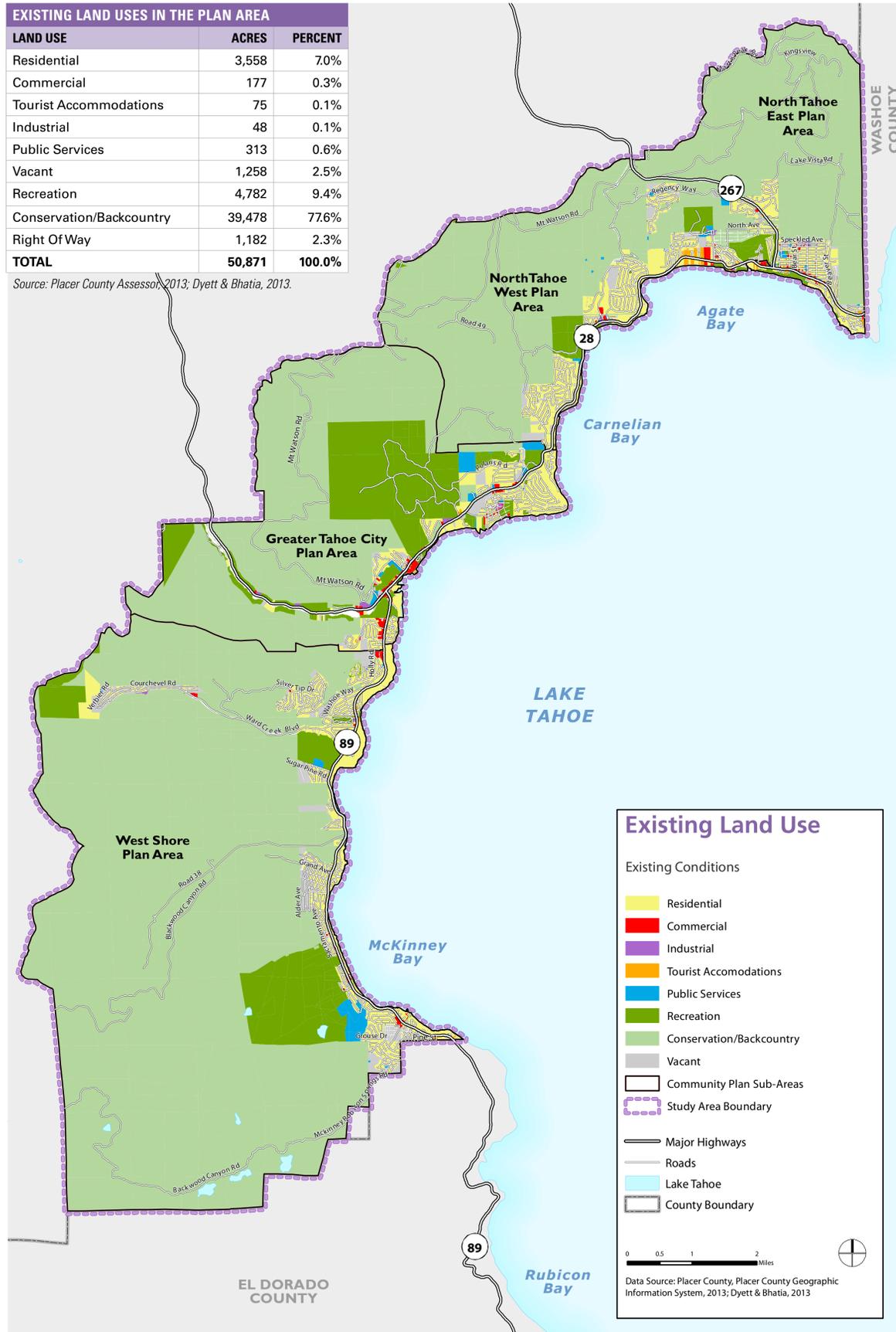
- Require development on properties with lake frontage to be designed and built to maximize visual and public access to and along the shore as well as require public amenities on site

Your Thoughts

Land Use

EXISTING LAND USES IN THE PLAN AREA		
LAND USE	ACRES	PERCENT
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.



Existing Land Use

Existing Conditions

- Residential
- Commercial
- Industrial
- Tourist Accommodations
- Public Services
- Recreation
- Conservation/Backcountry
- Vacant

Community Plan Sub-Areas

Study Area Boundary

Major Highways

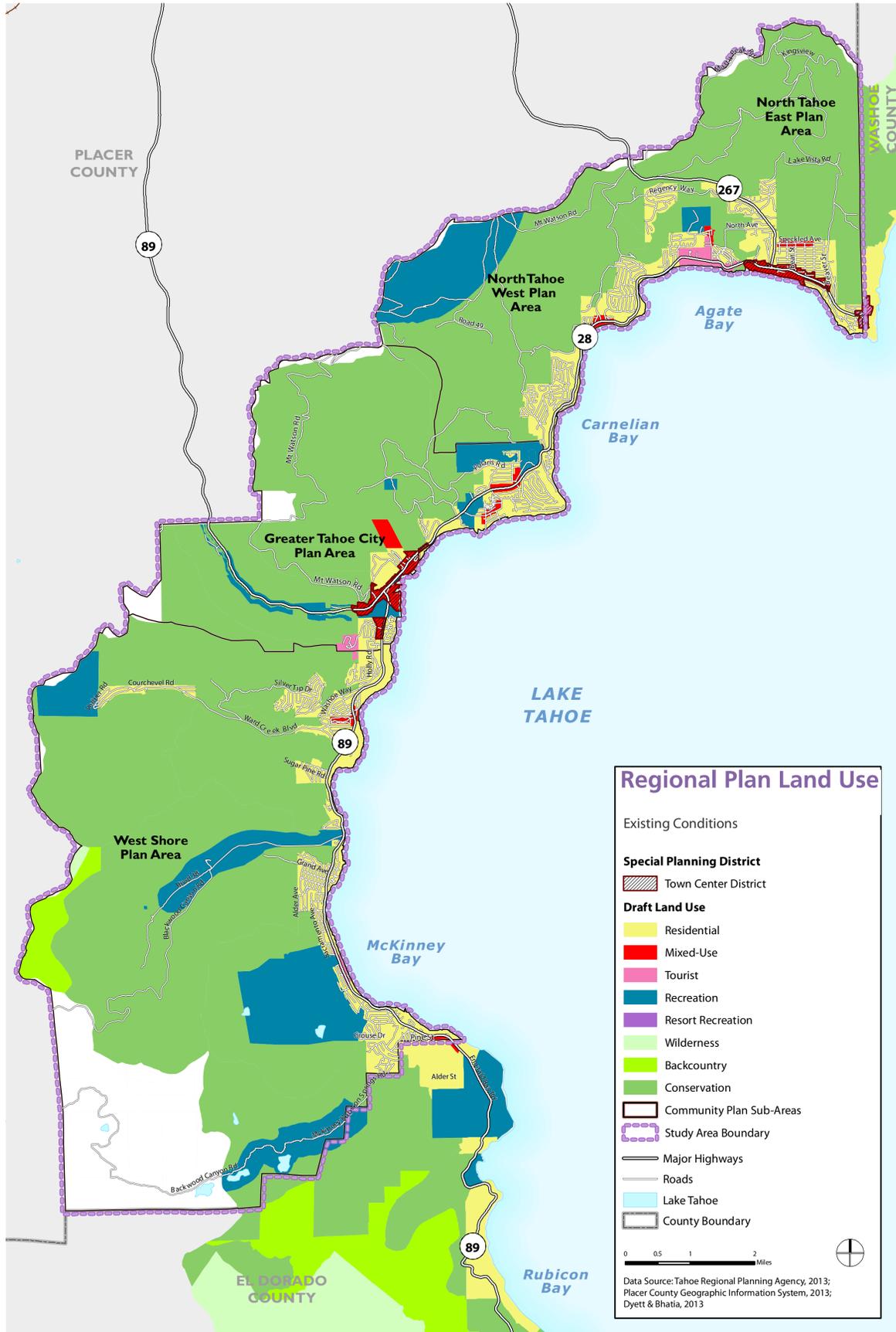
Roads

Lake Tahoe

County Boundary

0 0.5 1 2 Miles

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



Regional Plan Land Use

Existing Conditions

Special Planning District

- Town Center District

Draft Land Use

- Residential
- Mixed-Use
- Tourist
- Recreation
- Resort Recreation
- Wilderness
- Backcountry
- Conservation

Community Plan Sub-Areas

Study Area Boundary

Major Highways

Roads

Lake Tahoe

County Boundary

0 0.5 1 2 Miles

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

Regional Plan Land Use

The Regional Plan Land Use map identifies groupings of generalized land uses and priority redevelopment areas. Areas of similar use and character are mapped and categorized within one or more of the following seven land use classifications: (1) wilderness, (2) backcountry, (3) conservation, (4) recreation, (5) residential, (6) mixed-use, and (7) tourist. Existing urbanized areas are identified as Town Centers (Kings Beach and Tahoe City). Town Centers are the areas where sustainable redevelopment is encouraged.

Development and Housing

EXISTING AND ALLOWABLE HARD COVERAGE BY LAND CAPABILITY DISTRICT

LAND CAPABILITY DISTRICT	TOTAL AREA (ACRES)	BASE COVERAGE	IMPERVIOUS SURFACE ALLOWED WITHIN DISTRICT (ACRES)	ESTIMATED EXISTING AREA OF IMPERVIOUS COVER (ACRES)	AREA OVER OR UNDER COVERED (ACRES)
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.

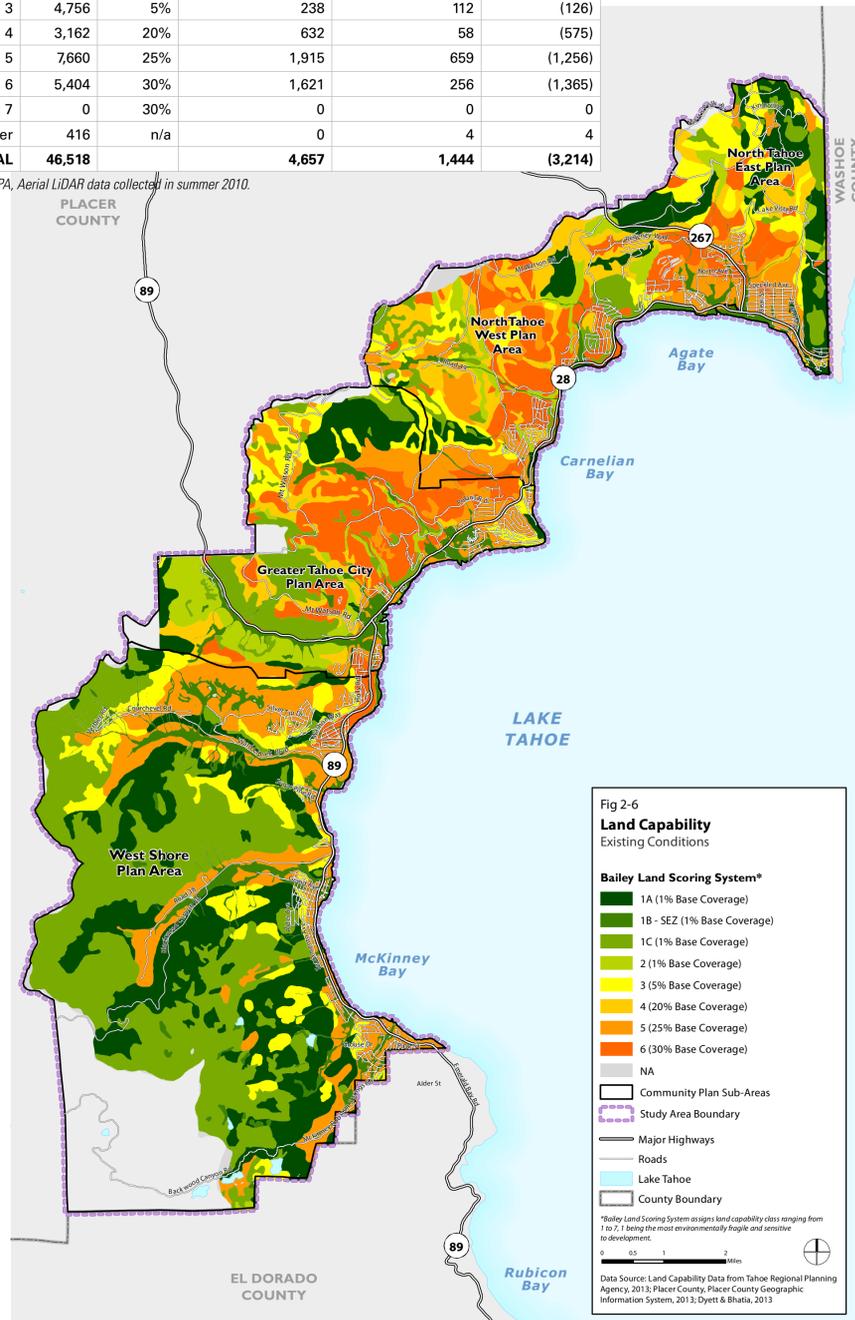


Fig 2-6
Land Capability
Existing Conditions

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
Study 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.

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

Existing Land Capability

For parcels with Bailey scores 1 through 3, TRPA created 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.

Development and Redevelopment

The timing and phasing of new development, redevelopment and environmental improvement projects should be carefully linked to ensure steady progress toward meeting environmental thresholds.

POLICY INITIATIVES

- Direct all residential development first to those areas most suitable for development in accordance with environmental threshold carrying capacities and other considerations, such as infrastructure capacity and progress toward accomplishing water quality improvement program projects
- Manage development and redevelopment consistent with progress toward meeting environmental thresholds
- Encourage consolidation of development and restoration of sensitive lands through transfer of development rights and transfer of land coverage programs. Consider a revised allocation program which allows for inter-jurisdictional transfers and conversion of tourist accommodation units to commercial floor area
- Condition approval of new development and redevelopment in the Tahoe region on positive improvements in off-site erosion and runoff control and air quality

Your Thoughts

Housing

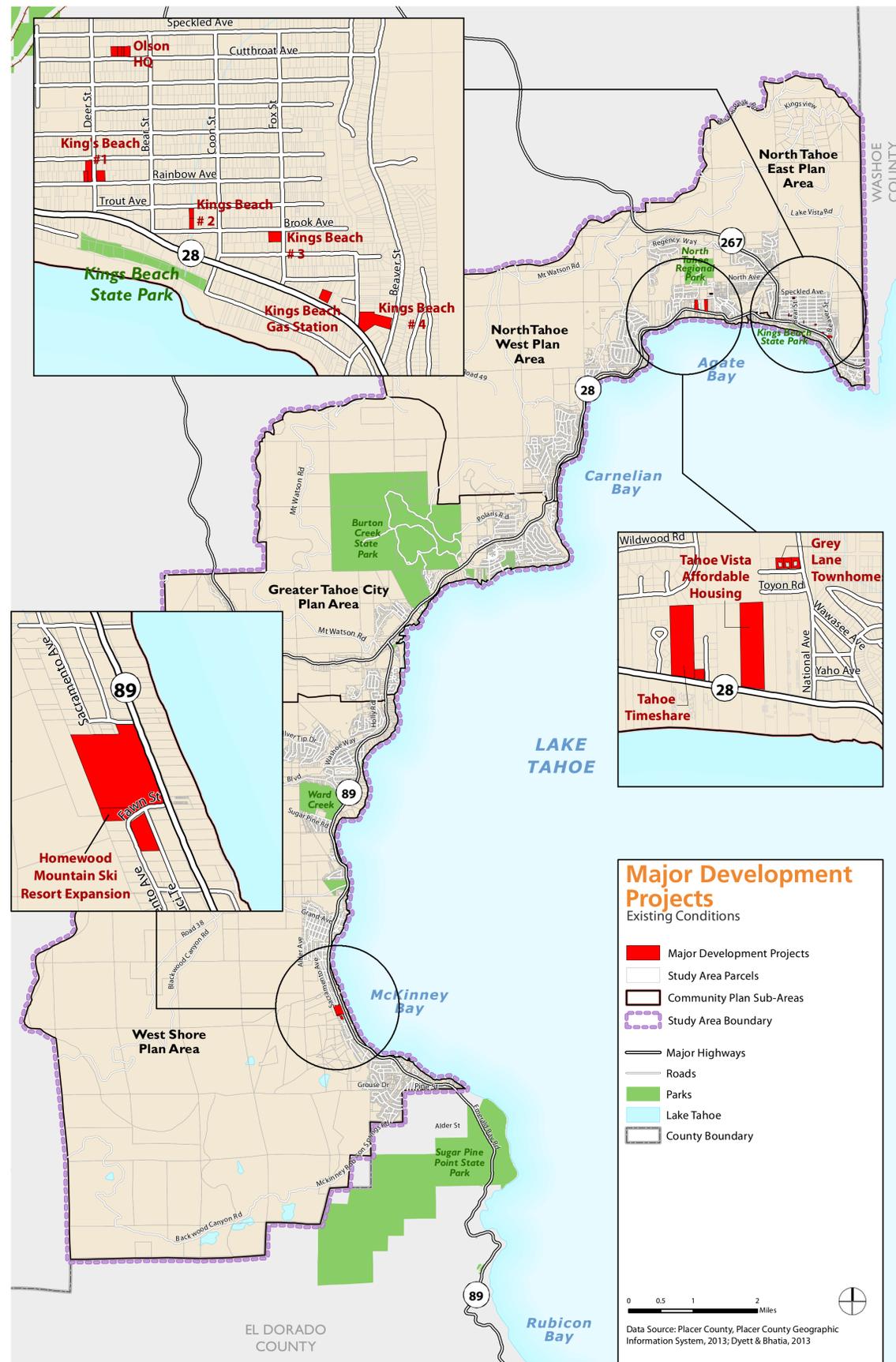
The California Legislature has identified the attainment of a decent home and suitable living environment for every resident as the state's major housing goal.

POLICY INITIATIVES

- Protect and enhance the quality of life in the Plan Area's residential neighborhoods
- Promote housing opportunities for full-time and seasonal residents as well as workers employed within the Region
- To the extent feasible, without compromising the growth management provisions of the Regional Plan, the attainment of threshold goals, and affordable housing incentive programs, encourage development of very low-, low-, and moderate-income housing throughout the entire Plan Area
- Regularly evaluate housing needs in the Plan Area and update policies and ordinances if necessary to achieve State, Local and Regional housing goals

Your Thoughts

Development and Housing



Major Development Projects (left)

Residential: Approximately 29 acres are in the residential development “pipeline” for a total of 317 housing units (15 percent single-family and 85 percent multi-family), the majority of which are located at the Homewood Mountain Resort (161 housing units).

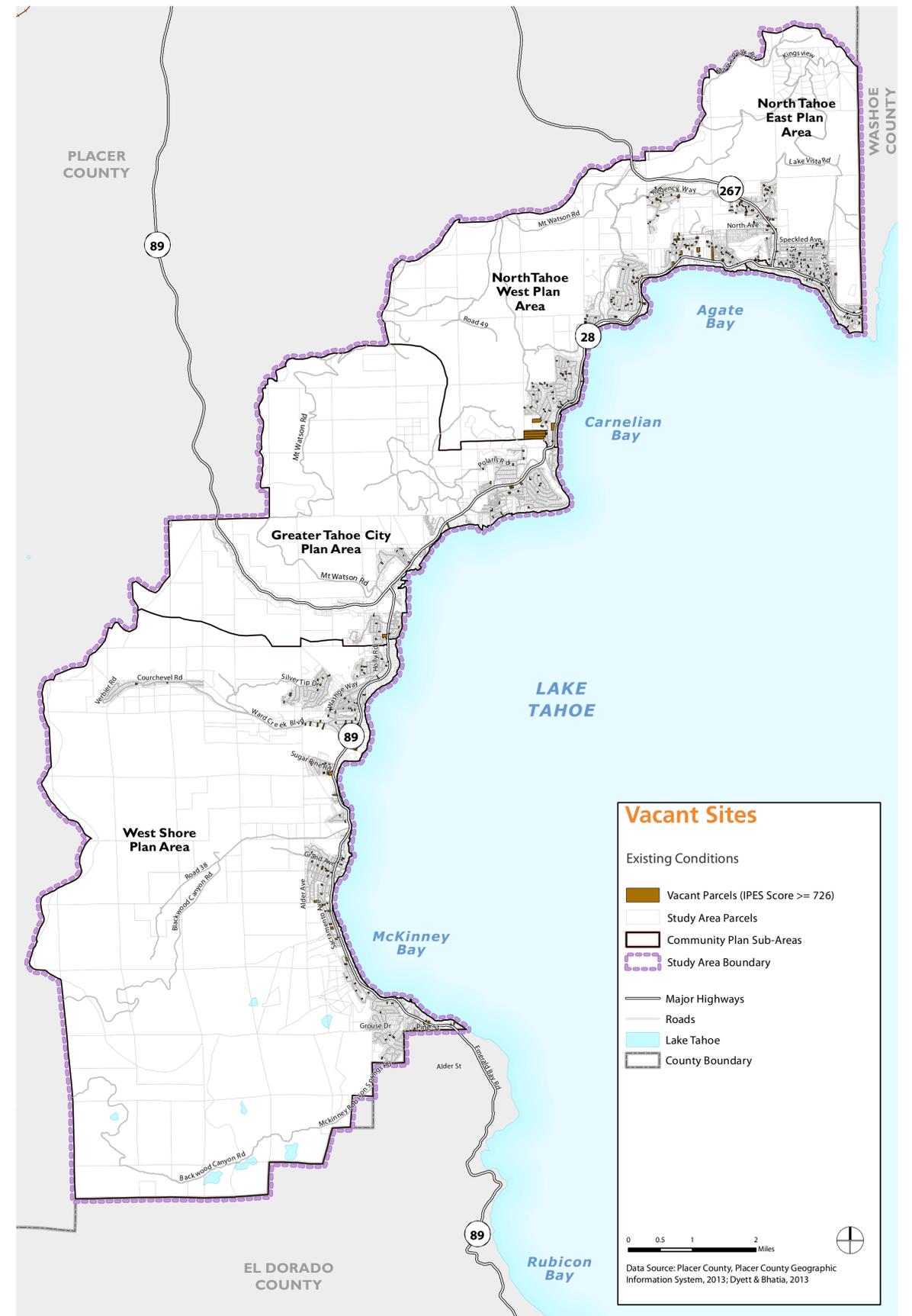
Tourist Accommodations: A five-star hotel (75 rooms) is proposed as part of the Homewood Mountain Resort ski area expansion.

Commercial: Approximately 15,000 square feet of retail space are approved as part of the Homewood Mountain Ski Resort ski area expansion, 6,000 square feet of office space as part of the Olson Construction Headquarters, and 2,600 square feet of retail as part of the Kings Beach Gas Station project.

Industrial: There are no major proposed or approved industrial projects in the Plan Area.

Vacant Sites (right)

IPES assigns a numerical score to vacant parcels and ranks the parcels according to their relative suitability for development based on the following: relative erosion potential, runoff potential, access, stream environment zones, conditions of local water shed, ability to revegetate, need for water quality improvement projects in the vicinity of the parcel, and distance from Lake Tahoe. In Placer County, only parcels with an IPES score of 726 or higher are considered buildable and may obtain a residential allocation or permit from Placer County.



Community Design and Mixed Use

Community Design

Community design seeks to create more walkable, livable neighborhoods through improved connections and mixed-use centers, while ensuring that design elements of new, remodeled and redeveloped buildings are compatible with the natural, scenic and recreational values of the Plan Area.

POLICY INITIATIVES

- Ensure 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
- Establish community design criteria to ensure the height, build, texture, form, materials, colors, lighting, signing and other design elements of new, remodeled and redeveloped buildings are compatible with the natural, scenic and recreational values of the Plan Area
- Building height standards should ensure a high-quality, pedestrian-scaled environment, while allowing additional height for mixed-use projects without impacting scenic views
- Limit 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
- Preserve and strengthen each Plan Area's overall image and create a safe, walkable and attractive urban environment
- Emphasize compact form and pedestrian orientation in Town Centers, in locations that many residents reach on foot, by bicycle, or by short drives

Your Thoughts

Mixed Use

Mixed use areas help to reduce auto dependence, preserve open space, promote economic development, and increase housing opportunities.

POLICY INITIATIVES

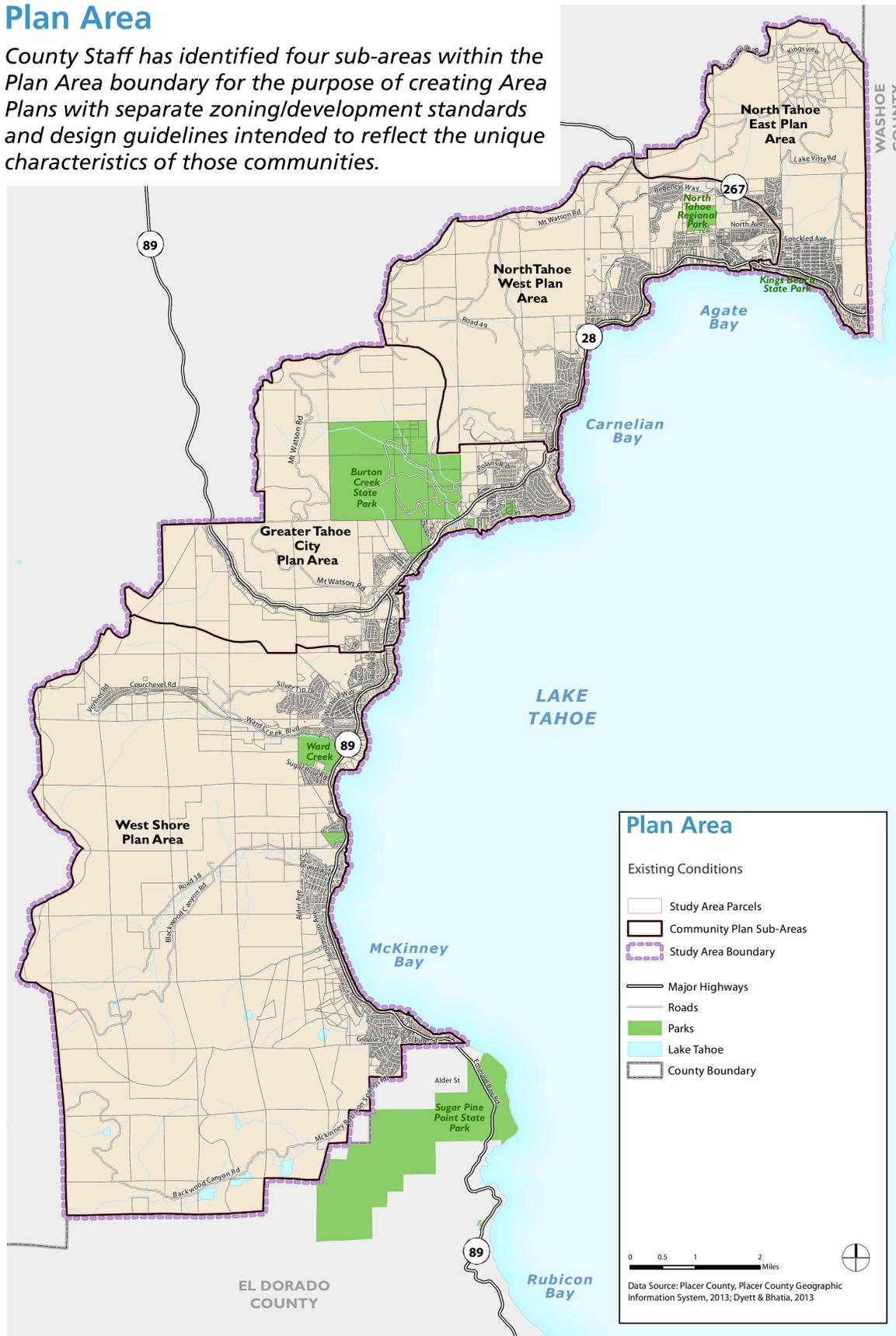
- Recognize the importance of mixed-use areas to the vitality and quality of life in the Plan Area
- Promote site sensitive design and pedestrian-oriented activities in mixed-use developments
- Foster high quality design, diversity, and a mix of amenities in new residential, commercial and tourist accommodation developments
- Building form standards for mixed-use tourist districts should build on the existing tourist recreation theme with high-quality storefronts designed to attract tourists and meet the needs of local residents

Your Thoughts

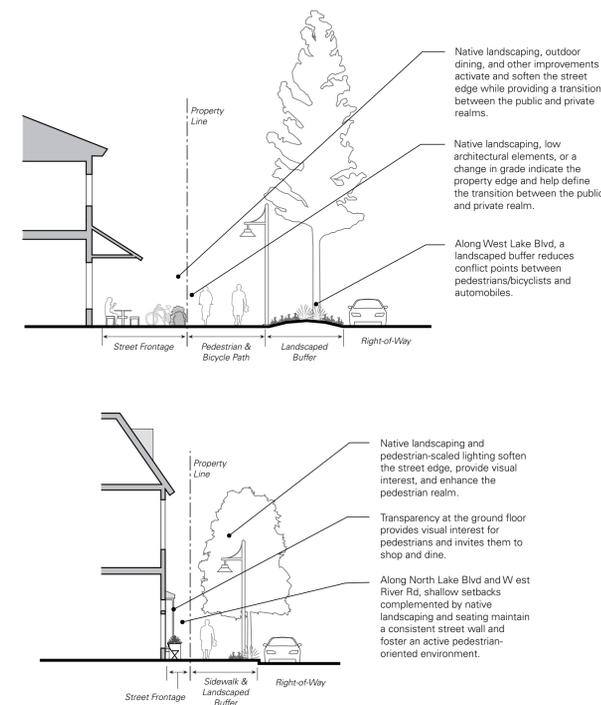
Community Design and Mixed Use

Plan Area

County Staff has identified four sub-areas within the Plan Area boundary for the purpose of creating Area Plans with separate zoning/development standards and design guidelines intended to reflect the unique characteristics of those communities.



Development Standards



Visioning



Redevelopment of lakeside cottages (top left); Bike lanes (top right); Mixed use development stepped back from the street with pedestrian-focused streetscape (lower left); Mixed use not stepped (lower right).

