TRPA Regional Plan Update Committee

First Meeting – Wednesday, August 24, 2011
North Tahoe Event Center, Kings Beach
Today’s RPU Committee Agenda

1) Public Interest Comments
2) Recap of Progress to Date on the Regional Plan Update
3) Discussion and Development of the Charter for the RPU Committee and Discussion of Next Steps for the Committee
4) Schedule for Future Meetings
5) Members Comments (Aldean, Bresnick, Reedy, Robinson, Sevison, Shute)
AGENDA ITEM #1:
Public Interest Comments
AGENDA ITEM #2: Recap of Progress to Date on the RPU

Pathway 2007 and Place-Based Planning

• May 2006: “Forum Report”
• August 2006: Place-Based Vision Summaries
• May 2007: Board endorses Regional Plan Vision
• March 2007: Contracted with ACE to hire consultant to perform EIS
• September 2007: Notice of Preparation and Scoping Hearings (APC and GB) for the EIS for the proposed Regional Plan and Threshold Update
AGENDA ITEM #2:
Recap of Progress to Date on the RPU (cont’d)

The “Regional Plan Update”
• September 2009: delivered “Plan for the Plan”
• October 2009: put RPU on 24-month schedule
• January to July 2010: completed five Phase One “Milestones”
• August 2010: delivered Recap of Phase One
• August to October 2010: accepted additional comment on EIS alternatives
• January 2011: synthesized comment and added to EIS alternatives
• January 2011: re-focused EIS alternatives on TMDL, SCS, and threats
• July 2011: completed re-focus
<table>
<thead>
<tr>
<th>August-October 2011</th>
<th>November 2011-November 2012</th>
<th>December 2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>33 Major Themes (7.27.11 GB Agenda)</td>
<td>Goals and Policies Drafting</td>
<td>Restated Regional Plan with Updated Goals &amp; Policies</td>
</tr>
<tr>
<td>Form-Based Elements (D&amp;B) and Code Clean-up (Clarion)</td>
<td>Substantive Code Drafting</td>
<td>Reorganized Code with Substantive Amendments</td>
</tr>
<tr>
<td>Transect and District &quot;Sideboards&quot; (D&amp;B)</td>
<td>Refinements, Public Workshops, Pilot Character Area Preparation</td>
<td>Transects, Districts and Pilot Character Area</td>
</tr>
<tr>
<td>DEIS Assumptions and Scope (Ascent)</td>
<td>Finalize DEIS 1.1.12</td>
<td>EIS Certification</td>
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<tr>
<td></td>
<td>Accept and Respond to Comments</td>
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<td></td>
<td>Prepare FEIS</td>
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</tr>
</tbody>
</table>
RPU Architecture: Environmental Impact Statement

Critical Path to EIS Certification

— Quarter 3, 2011
  • Finalized Draft Project Description and Alt Comparison Tables

— Quarter 4, 2011
  • CTC Emissions Inventory
  • Ascent Completes Admin Draft EIS

— Quarter 1, 2012
  • Review Admin Draft EIS
  • Draft EIS Public Circulation

— Quarter 2, 2012
  • Response to Comments
  • Review Admin Final EIS
  • Prepare Admin Final EIS

— Quarter 3, 2012
  • Prepare Final EIS

— Quarter 4, 2012
  • APC Hearing and Recommendation on EIS Certification
  • GB Hearing and Certification of EIS
RPU Architecture: Code Update

Specific Objectives of Code Amendments

**Phase 1 Goals**

- Non-substantive edits to the Code of Ordinances
  - Reorganize
  - Reformat
  - Add Graphics
  - Non-substantive Text Edits

- Establish a strong foundation for substantive edits in Phase 2
RPU Architecture: Code Update
Specific Objectives of Code Amendments

Phase 2: Next Steps

- **Draft Code edits focused on:**
  - Code changes to implement the RPU
  - Long-term procedural improvements (more complex, policy-oriented)

- **Schedule**
  - Substantive Code changes requiring environmental review will be included in the EIS analysis
RPU Architecture: Code Update

Example of Written Materials

Implementation Report

- Road map for procedural improvements
  - Near-term
  - Longer-term

TRPA Code of Ordinances Update

Implementation Report:
Improving Procedural Efficiency and Predictability

July 2011
Clarion Associates
RPU Architecture: Code Update

Example of Written Materials

Reformat (Page Layout)

Current Code

- Projects shall be designed to use stormwater detention areas rather than stormwater management areas for the storage of all stormwater except runoff from impervious areas.
- The stormwater area is designed to prevent development by providing appropriate landscape features.
- The stormwater area is classified as a sensitive area and adjacent areas classified as a sensitive area on the site.
- The use of the stormwater area as a sensitive area shall not affect the overall aesthetic quality of the site.
- The area designated as a sensitive area is monitor and the area shall be monitored according to regulations.

Proposed Code

- Dynamic header
- Prominent titles
- Nested text
- Illustrations with captions
- Footer with document title, date, and page number

Example:

Illustration of written materials with emphasis on code update and reformatting.
RPU Architecture: Code Update

Example of Written Materials

Tables and Diagrams

Example: Option 1 (Base Allowable Land Coverage – Greater Than 1/3 Acre)

For a project area that is 45,000 square feet in size, with 10,000 square feet in Land Capability District 2, 5,000 square feet in Land Capability District 4, and 30,000 square feet in Land Capability District 6, the maximum base allowable land coverage would be 10,100 square feet, calculated as follows:

<table>
<thead>
<tr>
<th>Land area of Land Capability District (LCD) x</th>
<th>Base Coverage</th>
<th>Maximum Base Allowable Land Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>10,000 sq. ft. (LCD 2)</td>
<td>1%</td>
<td>= 100 sq. ft.</td>
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<tr>
<td>5,000 sq. ft. (LCD 4)</td>
<td>20%</td>
<td>= 1,000 sq. ft.</td>
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<tr>
<td>30,000 sq. ft. (LCD 6)</td>
<td>30%</td>
<td>= 9,000 sq. ft.</td>
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</tbody>
</table>

TOTAL: 10,100 sq. ft.

Figure 3.04.1-A: Option 1: Base Allowable Land Coverage in Multiple Land Capability Districts (LCDs)
RPU Architecture: Community-Based Zoning and Form-Based Code

Specific Objectives

• Attaining Environmental Thresholds
  • As established in the Compact
• Making regulatory tools easier to use, understand
• Raising the level of design and environmental benefit
  • Enhance the character of communities, corridors, districts
  • Promote efficient development
• Allowing a mix of uses
  • Enhance vitality, economic development
• Connecting people and places
  • Support transit- and pedestrian-oriented development
RPU Architecture: Community-Based Zoning and Form-Based Code Reports
RPU Architecture: Community-Based Zoning and Form-Based Code

The Transect Crosswalk

<table>
<thead>
<tr>
<th>Transect Zone District Description</th>
<th>T1-W</th>
<th>T1-B</th>
<th>T21-CONS/PL</th>
<th>T2</th>
<th>T3</th>
<th>T4-NG</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Transect Zone Districts</td>
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<tr>
<td>Wilderness</td>
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<tr>
<td>Backcountry</td>
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<tr>
<td>Conservation &amp; Park Land</td>
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<tr>
<td>Recreation</td>
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<tr>
<td>Residential</td>
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<tr>
<td>Residential Walkable</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Regional Plan Plan Land Use Classification</th>
<th>Conservation</th>
<th>Recreation</th>
<th>Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>T1-W</td>
<td>T1-B</td>
<td>T21-CONS/PL</td>
<td>T2</td>
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<tr>
<td>T3</td>
<td>T4-NG</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Example Area Statements/CIFs</th>
<th>Desolation</th>
<th>Mesa Meadows, Peacock</th>
<th>Teakwood Ranch, Point Beach</th>
<th>Camp Richardson, Diamond Bay, Beach</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Camp Richardson,</td>
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<td></td>
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<td>Diamond Bay, Beach</td>
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</tr>
</tbody>
</table>

**Special Designations**

- **Community/Arts District**
- **Transect/Central Development Areas**

**General Transect Zone Standards Range**

- **Density**
  - High probability of experiencing suitable development
  - Moderate probability of experiencing suitable development
  - Opportunity to affiliate with others in developed area

- **Floor Area Ratio**
  - 0 to 25

- **Land Coverage for Zone**
  - Building limits (10%)
  - Building limits (15%)
  - Building limits (20%)

- **Building Types**
  - Detached, Single Family, and Townhouse
  - Residential, Low Density, and Medium Density
  - High Density, and Mixed Use

| Parcel-specific standards are to be found in the Code and end |
Under the current Community Plan zoning…

Up to a Maximum of 4 Stories in CP Area (for Tourist Accommodation Uses)
On the other hand, the proposed Community-Based Zoning system is sensitive to neighborhood character...

Existing Community Plan – Commercial/Tourist/Public Service Land Use Classification

Proposed Mixed-Use Center

Additional height up to a max. of 48' permitted in CPs for Tourist Accommodation uses today

Code of Ordinance Subsection 22.4.B

Proposed - 2 stories min, required in Town Centers

Proposed - Additional height based on environmental performance

Base allowable height of 26' permitted today

T4-Gateway
Up to 2 Stories Max. Potential

T4-Town General
1-3 Stories Max. Potential

T5-Town Center
2 Stories Min.
4 Stories Max. Potential

T4-Town General
1-3 Stories Max. Potential

T4-Gateway
Up to 2 Stories Max. Potential
Example of Community-Based Zoning map for this area...
Current zoning, South “Y”...
Example of Community-Based Zoning map for this area…
Example of Community-Based Zoning map for Incline Village...
Example of the way Plan Area Statements can be consolidated and reformatted to create predictable standards and increase ease of use...

### Incline Village Plan Area

#### Planning Statement
Summary narrative that describes the general planning direction for the Plan Area.

#### Special Policies
Special policies applicable to the entire Plan Area with references to applicable Community Plan policies.

<table>
<thead>
<tr>
<th>Additional Developed Outdoor Recreation</th>
</tr>
</thead>
<tbody>
<tr>
<td>End and Breakfast Facilities</td>
</tr>
<tr>
<td>Time-sharing Recreational design</td>
</tr>
<tr>
<td>Time-sharing Residential design</td>
</tr>
</tbody>
</table>

#### Incline Village Plan Area: Development Standards

<table>
<thead>
<tr>
<th>District</th>
<th>Rec</th>
<th>NG</th>
<th>NC</th>
<th>TG</th>
<th>TC</th>
<th>P</th>
<th>Additional Regulations</th>
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</thead>
<tbody>
<tr>
<td>Residential Density</td>
<td></td>
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<tr>
<td>Single-family Dwelling</td>
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<td>Chapter 31: Density</td>
</tr>
<tr>
<td>Multi-family Dwelling Units (in area per parcel)</td>
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<tr>
<td>Employee Housing</td>
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<tr>
<td>Multi-person Dwelling</td>
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<tr>
<td>Nursing and Personal Care</td>
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<tr>
<td>Residential Care</td>
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</tr>
</tbody>
</table>

#### Incline Village Plan Area: Shoreline Permissible Uses

<table>
<thead>
<tr>
<th>Use</th>
<th>Tolerance District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Uses</td>
<td></td>
</tr>
<tr>
<td>Recreational Uses</td>
<td></td>
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<tr>
<td>Marine Uses</td>
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<tr>
<td>Marinas</td>
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<tr>
<td>Docks</td>
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<tr>
<td>Surface Waters</td>
<td></td>
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<tr>
<td>Cooling Uses</td>
<td></td>
</tr>
<tr>
<td>Other Uses</td>
<td></td>
</tr>
</tbody>
</table>

#### Chapter 31: Density

- Do not need to include if not allowed.
- A-Allowed, I-Special Use

#### Chapter 32: Setback and Infill Incentive Program

- Commercial Floor Area Allocation: 35,000 square feet

#### Chapter 33: Allocation of Development

- Maximum height: 0 feet
- Minimum height: 26 ft.
- 42 ft.

#### Chapter 34: Noise Limitations

- 55
- 55
- 60
- 60

#### Notes

- 26, 42 ft. with additional allowances
- 26, 48 ft. with additional allowances
- 26, 42 ft. with additional allowances
- Chapter 37: Height

#### Notice

- No commercial character class
- Traditional character class
- Coastal character class

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**Planning Statement**

Summary narrative that describes the general planning direction for the Plan Area.

**Special Policies**

Special policies applicable to the entire Plan Area with references to applicable Community Plan policies.

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**Diagram**

- Incline Village Plan Area: Development Standards
- Incline Village Plan Area: Shoreline Permissible Uses
- Commercial Floor Area Allocation: 35,000 square feet
- Maximum height: 0 feet
- Minimum height: 26 ft.
- 42 ft.
- Chapter 33: Allocation of Development
- Chapter 34: Noise Limitations
- Chapter 35: Setback and Infill Incentive Program

---

**Notes**

- No commercial character class
- Traditional character class
- Coastal character class

---

**Notice**

- No commercial character class
- Traditional character class
- Coastal character class

---

**Additional Developed Outdoor Recreation**

- End and Breakfast Facilities
- Time-sharing Recreational design
- Time-sharing Residential design
Form-Based Coding example...

### Neighborhood Center – Building Placement

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>NC-1</th>
<th>NC-2</th>
<th>NC-3</th>
<th>NC-4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frontage Setback</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utility Lines</td>
<td>30'</td>
<td>30'</td>
<td>15'</td>
<td>15'</td>
</tr>
<tr>
<td>Other Streets</td>
<td>30'</td>
<td>30'</td>
<td>15'</td>
<td>15'</td>
</tr>
<tr>
<td>Corner Cut Building</td>
<td>15'</td>
<td>15'</td>
<td>15'</td>
<td>15'</td>
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<tr>
<td>Building at Setback Line</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Building Height</td>
<td>Maximum height:</td>
<td>30'</td>
<td>30'</td>
<td>30'</td>
</tr>
</tbody>
</table>

**Building**

Building heights range from two to three stories, depending on where the building is located. Buildings should not interfere with views of scenic features or exceed the height of existing buildings in the vicinity. Buildings on steep slopes should step down in height, following the slope of the land.

- **Maximum Stories, within 20' of street property line**: 2
- **Maximum Stories, other lot area**: 3

**Street Wall**

- The building along the street goes directly up to a minimum height along US 50, SR 28, and SR 89 within 20' of the street property line to provide a strong edge for pedestrians.
- Maximum Stories: 2

**Ground Floor**

The ground floor space of a building has a minimum height to establish a strong building base along the sidewalk and create flexible ground floor spaces.

- **Minimum Height, Non-Residential**: 15'
- **Minimum Clearance, Non-Residential**: 12'
- **Minimum Height, Residential**: 12'
- **Minimum Width, Residential**: 12'
AGENDA ITEM #3:

Discussion and Development of the Charter for the RPU Committee and Discussion of Next Steps for the Committee
Potential topics to be taken up by the Committee

- Understanding the Difference Between the **Proposed Community-Based Planning System** and Plan Area Statements/Community Plans
- Understanding the Major Differences Across the **EIS Alternatives**, Including the Major New Themes in Alternative 2
- The RPU’s Implementation Architecture for **TMDL and SCS**
- Policy Choices re: TRPA’s Regulatory Role and Potential Areas of **Delegation** to Local Jurisdictions and State and Federal Agencies
- **Transfer of Development Rights**, Transfer Bonuses, and the Transfer Matrix
Potential topics to be taken up by the Committee (cont’d)

- Incentivizing **TMDL Implementation**: What are TRPA’s Tools and How Can We Work with our Partners?
- Policy Choices re: the **Tourist Accommodation Units** Issue
- “**Bike Paths vs. Coverage**"
- **Transferring Coverage** from One Watershed to Another
- Understanding the **Code** Update
- Policy Choices re: the **Eleven Threshold Standards** Proposed for Amendment with the RPU
- A New **Nearshore** Threshold Standard: Is One Needed Now?
Charter for the RPU Committee

The responsibility of the Regional Plan Update Committee is expediting the December 2012 completion of the Regional Plan Update by:

(a) facilitating the Board’s understanding of the proposed amendments to the Regional Plan

(b) consulting with the Board on proposals in the Regional Plan Update; identifying areas of difference and recommending resolutions

(c) accepting other responsibilities assigned by the Board
AGENDA ITEM #4:
Schedule for Future Meetings

- Sep 2011
- Oct 2011
- Nov 2011
- Dec 2011
- Jan 2012
- Feb 2012
- Mar 2012
- Apr 2012
- May 2012
- Jun 2012
- Jul 2012
- Aug 2012
- Sep 2012
- Oct 2012
- ...
AGENDA ITEM #5:
Members Comments

Aldean, Bresnick, Reedy, Robinson, Sevison, Shute