

# THE CITY OF SOUTH LAKE TAHOE DESIGN GUIDELINES PUBLIC MEETING #1 SUMMARY

PREPARED FOR THE CITY OF SOUTH LAKE TAHOE  
FEBRUARY 17, 2016



PREPARED BY

**DESIGNWORKSHOP**

128 MARKET STREET, SUITE E P.O. BOX 5666  
STATELINE, NEVADA 89449  
775-588-5929

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# INTRODUCTION

## CITY OF SOUTH LAKE TAHOE DESIGN GUIDELINES SURVEY

The following is a summary of public comment and input from Public Workshop, held Thursday, January 21, 2016 and an online survey that was available from Jan. 21 through Jan. 29.

The intent of the questions was to provide input to help the City better understand the look and feel community members feel is appropriate for new buildings, signage, public spaces and landscaping. Feedback will be used to help select imagery for the guidelines that best represents mountain architecture and the desired visual character for our community. Approximately 30 Public Meeting attendees and 260 online survey respondents provided feedback.

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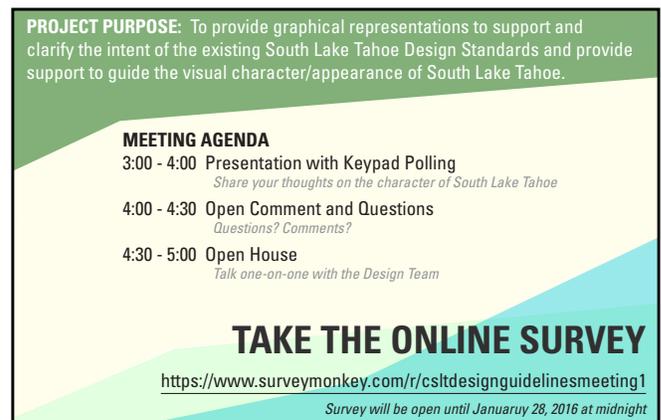
## MEETING FLYER

The following Flyer was distributed via email by the City and TRPA.



## MEETING HANDOUT

The following handout was provided to all public meeting attendees.

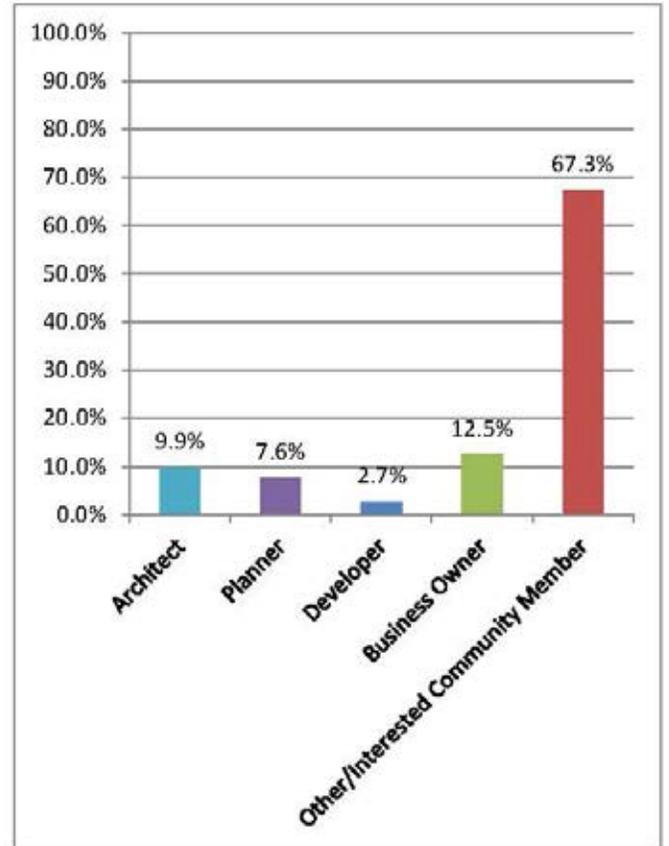
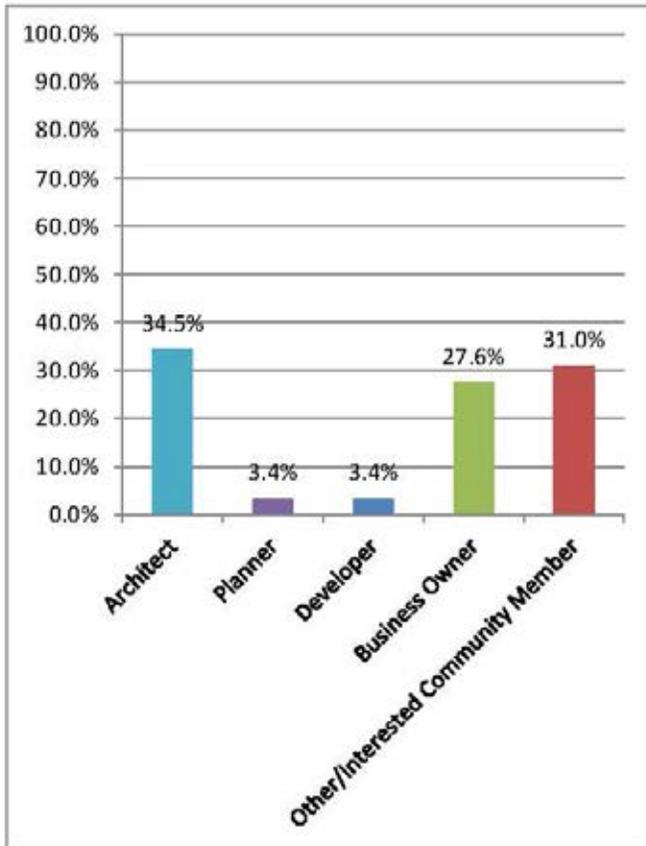


# INTRODUCTION

## QUESTION 1: WHAT IS YOUR PROFESSION?

Public Meeting Responses		
Answer	Count	Response
Architect	10	34.5%
Planner	1	3.4%
Developer	1	3.4%
Business Owner	8	27.6%
Other/Interested Community Member	9	31.0%
Total	29	100.0%

Online Responses		
Answer	Count	Response
Architect	26	9.9%
Planner	20	7.6%
Developer	7	2.7%
Business Owner	33	12.5%
Other/Interested Community Member	177	67.3%
Total	263	100.0%



# INTRODUCTION

## QUESTION 2: WHAT SHOULD THE LOOK AND FEEL OF SOUTH LAKE TAHOE BE?

On a scale of 1 to 5 rate how you feel the word should apply for South Lake Tahoe. For example, (1) Rustic : Refined (5), a "5" would indicate a preference for Refined, a "3" would be in the middle or an even blend of Rustic and Refined, and a "1" would indicated a preference more to Rustic styles.

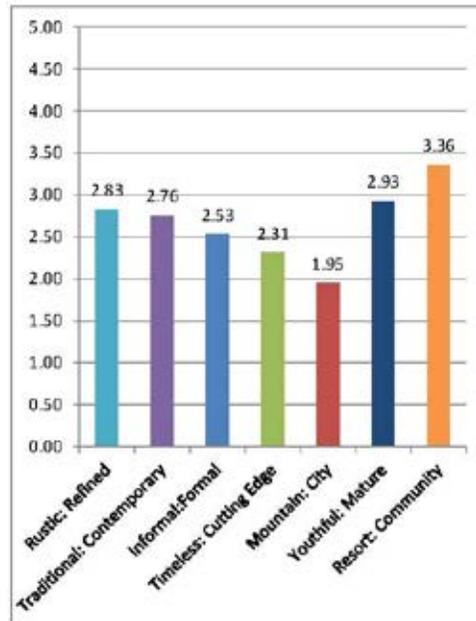
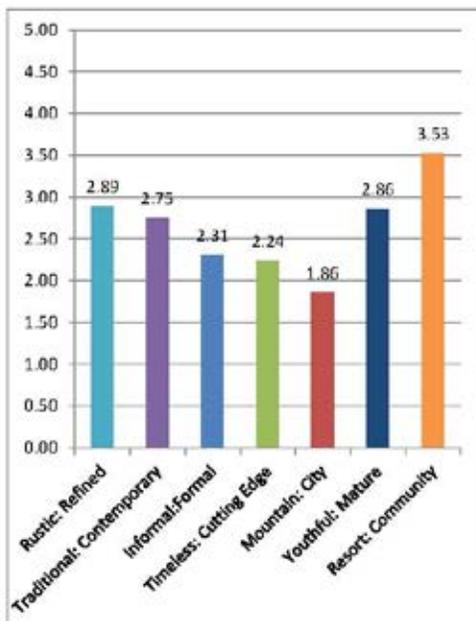
The words below may mean different things to different people. Please rate the set of words based upon your own interpretation of what it means to you and how you feel it may apply to be applicable to the appearance of South Lake Tahoe.

	1	2	3	4	5
(1) Rustic : Refined (5)	<input type="radio"/>				
(1) Traditional : Contemporary (5)	<input type="radio"/>				
(1) Rustic : Refined (5)	<input type="radio"/>				
(1) Informal : Formal (5)	<input type="radio"/>				
(1) Timeless : Cutting Edge (5)	<input type="radio"/>				
(1) Mountain : City (5)	<input type="radio"/>				
(1) Youthful : Mature (5)	<input type="radio"/>				
(1) Resort : Community (5)	<input type="radio"/>				

## QUESTION 2: WHAT SHOULD THE LOOK AND FEEL OF SOUTH LAKE TAHOE BE?

Public Meeting Responses		
Answer	Count	Average
Rustic: Refined	28	2.89
Traditional: Contemporary	28	2.75
Informal: Formal	29	2.31
Timeless: Cutting Edge	29	2.24
Mountain: City	29	1.86
Youthful: Mature	30	2.86
Resort: Community	28	3.53
Total		

Online Responses		
Answer	Count	Average
Rustic: Refined	248	2.83
Traditional: Contemporary	241	2.76
Informal: Formal	243	2.53
Timeless: Cutting Edge	245	2.31
Mountain: City	250	1.95
Youthful: Mature	243	2.93
Resort: Community	245	3.36
Total		

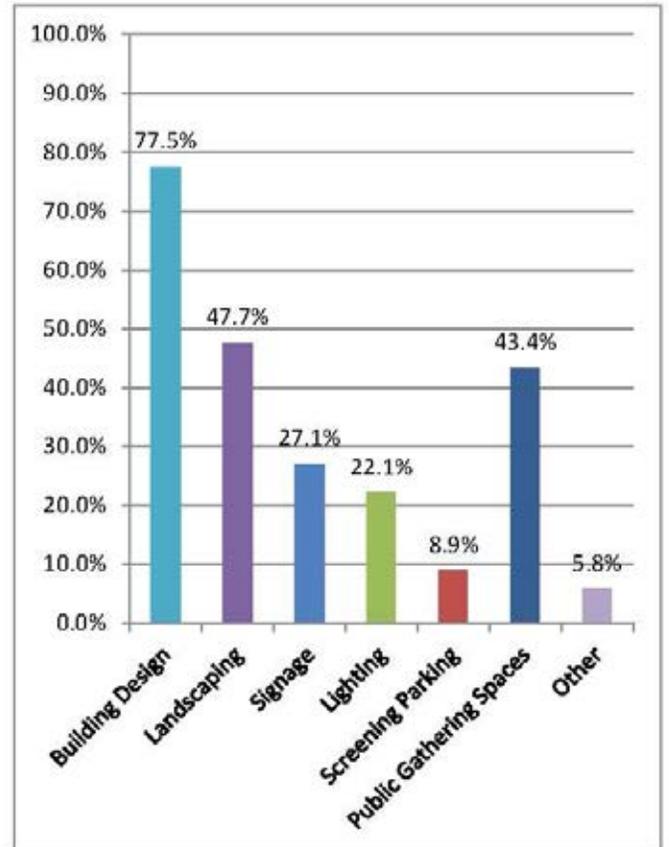
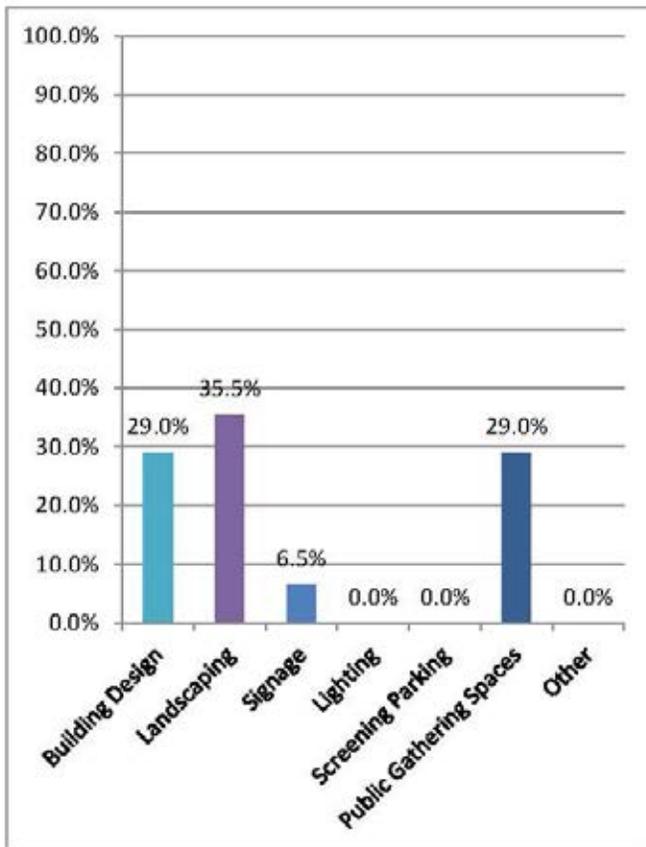


# INTRODUCTION

## QUESTION 3: WHAT TYPES OF ENHANCEMENTS SHOULD BE PRIORITIZED TO IMPROVE SOUTH LAKE TAHOE'S VISUAL QUALITY (SELECT 2)

Public Meeting Responses		
Answer	Count	Response
Building Design	9	29.0%
Landscaping	11	35.5%
Signage	2	6.5%
Lighting	0	0.0%
Screening Parking	0	0.0%
Public Gathering Spaces	9	29.0%
Other	0	0.0%
<b>Total</b>	<b>31</b>	

Online Responses		
Answer	Count	Response
Building Design	200	77.5%
Landscaping	123	47.7%
Signage	70	27.1%
Lighting	57	22.1%
Screening Parking	23	8.9%
Public Gathering Spaces	112	43.4%
Other	15	5.8%
<b>Total</b>	<b>258</b>	

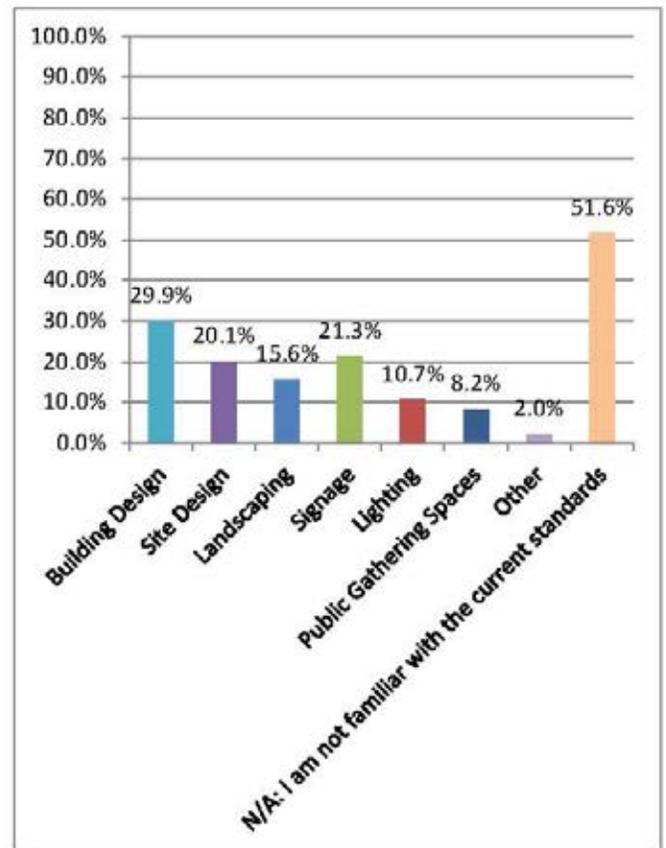
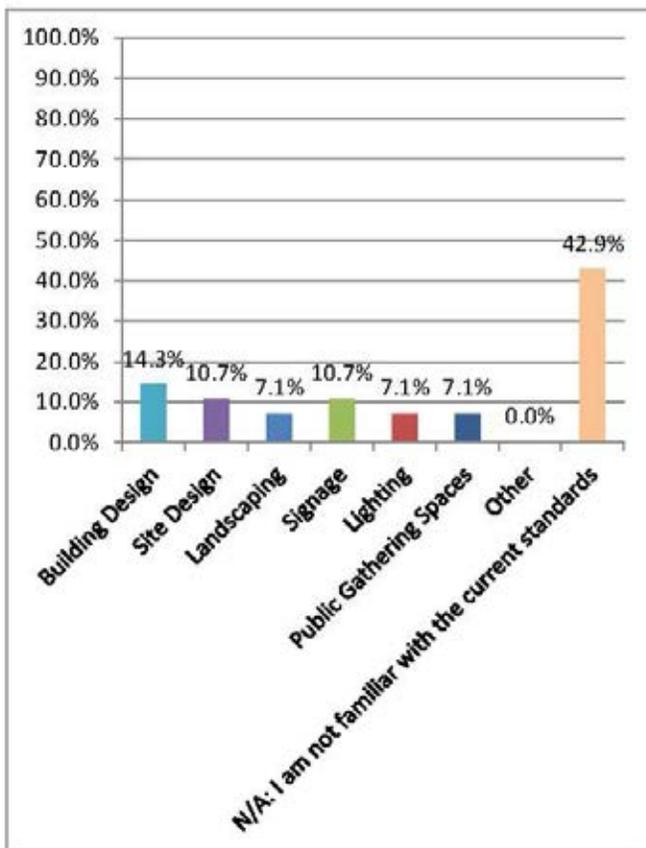


# INTRODUCTION

**QUESTION 4: IF YOU ARE FAMILIAR WITH CURRENT STANDARDS, WHICH SECTIONS NEED CLARIFICATION TO UNDERSTAND THE DESIGN INTENT? (SELECT 2)**

Public Meeting Responses		
Answer	Count	Response
Building Design	4	14.3%
Site Design	3	10.7%
Landscaping	2	7.1%
Signage	3	10.7%
Lighting	2	7.1%
Public Gathering Spaces	2	7.1%
Other	0	0.0%
N/A: I am not familiar with the current standards	12	42.9%
<b>Total</b>	<b>28</b>	

Online Responses		
Answer	Count	Response
Building Design	73	29.9%
Site Design	49	20.1%
Landscaping	38	15.6%
Signage	52	21.3%
Lighting	26	10.7%
Public Gathering Spaces	20	8.2%
Other	5	2.0%
N/A: I am not familiar with the current standards	126	51.6%
<b>Total</b>	<b>244</b>	



# INTRODUCTION

## **IF YOU ARE FAMILIAR WITH CURRENT STANDARDS, WHICH SECTIONS NEED CLARIFICATION TO UNDERSTAND THE DESIGN INTENT? (SELECT 2) COMMENTS OR SPECIFIC EXAMPLES;**

Online Survey respondents provided comments or specific examples to the specific questions as follows (Comments are provided verbatim with no modifications):

### **BUILDING STANDARDS**

1. Maintain view corridors, minimum height at street frontage-1 to 2 stories only, graduating higher in back, mountain wood and glass, open space, sidewalks, street lighting, Sierra mountains landscaping, benches.
- 2.The desired appearance of structures is too vague.
- 3.To make look like a village in the alps a touch of Hollywood as an example. Bicycle and walking trails for long day outing.
- 4.Tear down old motels, increase family/children parks for both winter/summer use. Sidewalks and lighting much needed in all of south lake for safety and eco friendly travel
- 5.How can you look at the Bev Mo business at the Y, as well as the Autozone building on Hwy 50 and say that these buildings represent mountain architecture and have improved the aesthetics of our community? What about the Monster Eyesore of a "Resort" on our beloved lake at Ski Run?? Is this truly the direction that the City of South Lake Tahoe wants to go??
- 6.The SLT Hwy 50 corridor desperately needs upgrading -- it still looks like it did in the 1960's. Building Design is a critical part of upgrading the entire stretch between Stateline and the Y. We should look at the plans from Aspen, Vail and Telluride as examples we should exceed because, afterall, we are sitting on one of the world's finest Alpine Lakes.
7. Tired of seeing homogenous residential. Why don't we have architectural design contests annually to show everyone there's more to arch than cliché mountain motifs that are overdone.
- 8.I like the look of the Heavenly Village and Ski Run shopping complex. Similar design features should be used at the "Y"
- 9.Supposedly around half the energy in this country is consumed by buildings. Buildings should be smogged to reduce air pollution.
10. We need more incentive for green building practices. With new development I've seen our town miss the mark. Especially in the burn area. A huge opportunity was missed. Energy efficient homes should have been incentivized when the rebuilding process began. We should have the same incentives for new commercial buildings.
11. The buildings are completely random and there is no cohesive style or feel to the city besides outdated random buildings pointing in every direction with what seems to be no pre thought or vision
12. Tahoe can do better - let's focus building design on alpine excellence (think gabled roofs, rock and wood exteriors) Public gathering spaces should be prioritized - use skis for adirondack chairs, benches, etc and allow sidewalks large enough near businesses to encourage gathering areas.
13. Look at Stateline

### **SITE DESIGN AND AESTHETICS**

14. I would like to see a new ordinance requiring that garbage dumpsters along Highway 50 and other main corridors be screened from view
15. The retention ponds behind the Ski Run center look like large holes that fill up with trash. Children's memorial Park is actually a retention pond and it looks great
16. Harrison Avenue Project- Riverside Avenue-can't fit a snowplow down the road, need to use a front loader w/ a dump truck. When considering the layout CONSIDER THE FACT WE LIVE IN SNOW COUNTRY and plan ahead on how to maintain the project in the future. Also the lights on Riverside they are about 4-5 feet tall, when snow removal starts, the lights can get buried. Another example: Look at the Roundabouts on the North Shore, they had to reconfigure the entire design because of the snow plows not fitting to the circumference of the road.
17. The grassy strip at hwy 50 frontage does not evoke mt theme, sprinklers for grass make pedestrians wet, and its wasteful use of water
18. Upkeep and curb appeal
19. In the area of signage: The now seven Asian Massage "parlors" on Hwy 50 with their oversize \$35.00 signs and loud color schemes have become a noticeable blight.

20. snow storage

## PARKING & MOBILITY

21. Parking areas should be placed in rear of buildings. Auto Zone and BevMo are examples of poor design which do not add character to the City through new, thoughtfully designed development but continues the pattern of auto oriented development. Many guidelines should become standards in order to promote the type of development that other communities mandate in new development projects that result in improved community character. The City is missing opportunities to change and improve the character of the community.
22. Transportation improvements especially biking and walking are needed.
23. We need completed sidewalks all the way through town.
24. Pedestrian and bike amenities need much improvement; especially maintenance (enforcement of an ordinance to remove snow from sidewalks?) and connectivity (bike paths that end in logical places, not in busy intersections that require two pedestrian crossings to continue traveling in the same direction).
25. Set backs should be changed to encourage parking behind buildings, signs and buildings should have a quality standard so they don't look so run down

## SIGNAGE

26. The sign standards have been seriously compromised for 30 years or more, to the point where there don't appear to be any standards. What sign laws exist are not being enforced: excess signage, oversized signage, off-site signage and exceeded height limits are all examples of breaches that are not being addressed. Just look around any part of town to see examples. These problems don't even include the problem of unsightly signs. Remember the Via article from a decade or so ago that compared the look of South Lake Tahoe to Tijuana? Start there.
27. Some signage needs changing. Landscaping is important. Aesthetic improvements overall!

## GENERAL COMMENTS

28. It is obvious that the current standards are very lax resulting in no design team at all.
29. Let's NOT have a mish mash of different design styles as has been the case in the past.
30. Architectural review board needed for lighting, signage, landscaping and building design going forward. Design elements that are natural and blend with the environment are truly appreciated. Love the log and stone bus stops in Tahoe City. Hate the white lights on top of the many posts of the residential development on the west side of Route 50 north of town. Love the downtown shopping area and the Marriott. Hate the stupid wedding chapel signs and buildings. Any long-term planning to design living space and sustainable policy for the high percentage of below-poverty line service workers in the area would be amazing.
31. This strikes me as a lazy survey. Yes, the words used mean different things to different people, so why not define them with words and pictures. How can you get an accurate representation of participant intents if the results are interpreted contrary to the participants' understanding of these key words. Same goes for the visual quality enhancements? What is screening parking? What constitutes a public gathering space in this context. Please give examples. Lazy, very lazy.
32. Clean it up so it doesn't look like a deserted, shabby, forgotten place.
33. Not to make South Tahoe look like every other city in California.
34. There are no architectural standards and thus residential spec home builders have built the same crappy house on every available lot for the last twenty years. As for the commercial property there has been absolutely no by in from the owners to improve their buildings. Maybe the regulations create too much expense for the commercial owners.
35. It would be difficult to imagine a worse combination than the current city government and TRPA, who do little more than grease skids for fly-by-night developers.
36. not as well versed in city design standards
37. People seem to have a hard time understanding coverage and how BMPs are implemented on the property.
38. Design/approval and resulting buildings show very poor creative guidelines for designers. They have created three story volumes probably driven by the owners wanting a view of the lake and maximum floor area ratio. Azure and Greenwood have few prime examples.

# VISUAL PREFERENCE - MOUNTAIN ARCHITECTURE

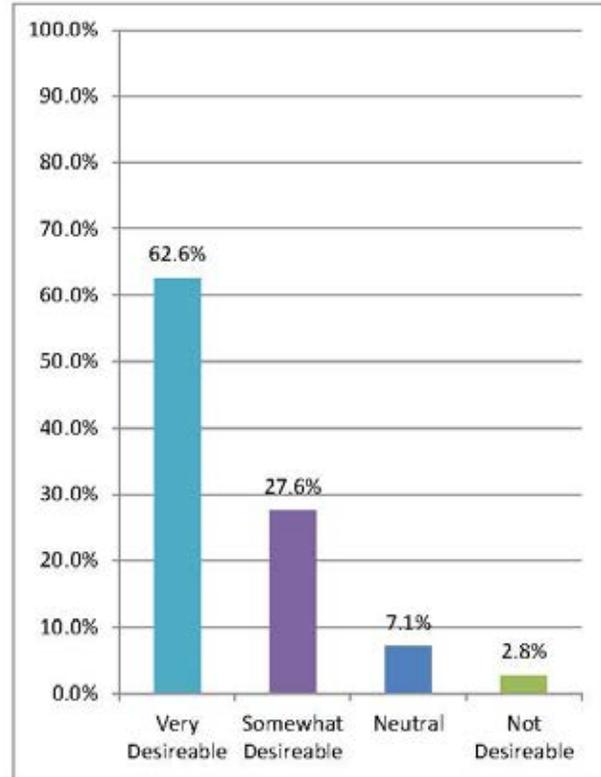
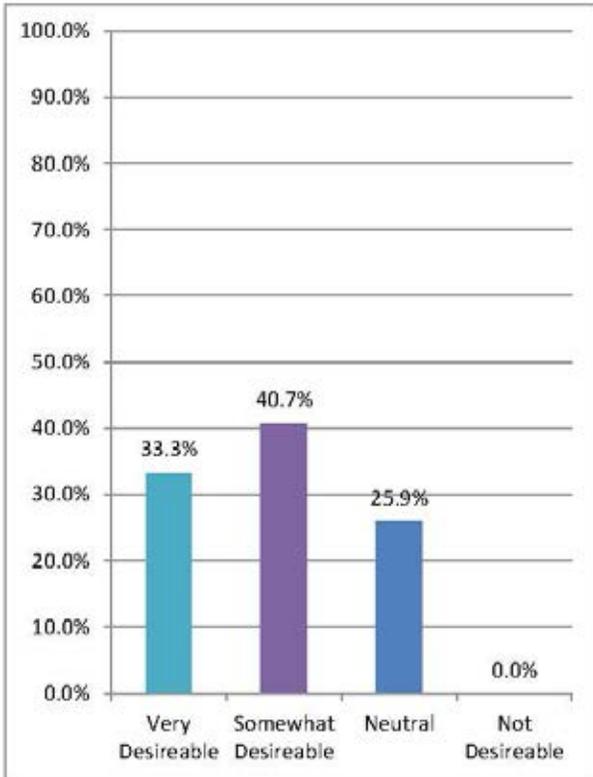
The survey included is a series of images showing differing architectural styles and treatments. Respondents indicated how appropriate they think the look and feel of the architecture is for South Lake Tahoe.



## QUESTION 5: HOW APPROPRIATE IS THE ARCHITECTURE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?

Public Meeting Responses		
Answer	Count	Response
Very Desirable	9	33.3%
Somewhat Desirable	11	40.7%
Neutral	7	25.9%
Not Desirable	0	0.0%
<b>Total</b>	<b>27</b>	<b>100.0%</b>

Online Responses		
Answer	Count	Response
Very Desirable	159	62.6%
Somewhat Desirable	70	27.6%
Neutral	18	7.1%
Not Desirable	7	2.8%
<b>Total</b>	<b>254</b>	<b>100.0%</b>



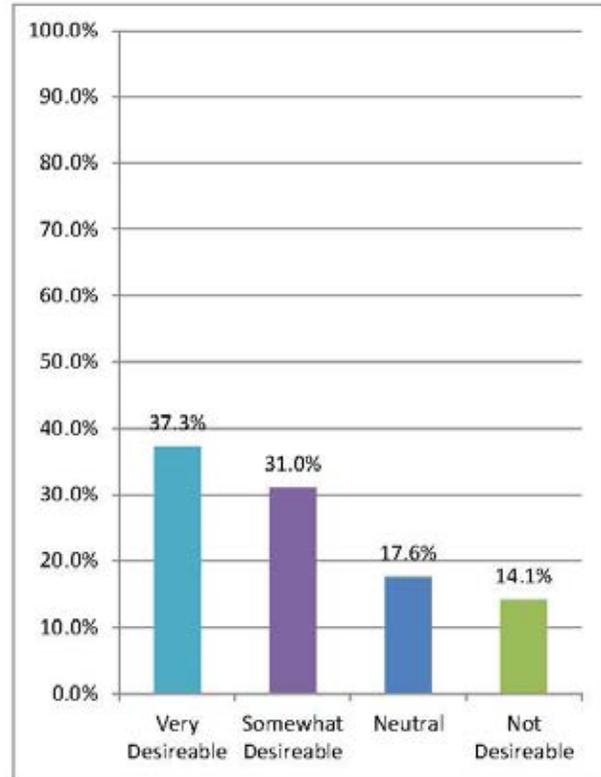
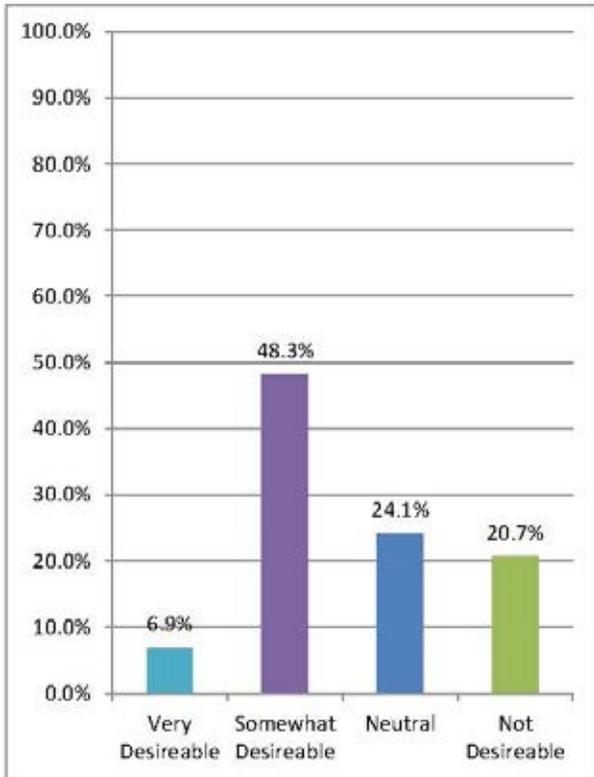
# VISUAL PREFERENCE - MOUNTAIN ARCHITECTURE



**QUESTION 6: HOW APPROPRIATE IS THE ARCHITECTURE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desirable	2	6.9%
Somewhat Desirable	14	48.3%
Neutral	7	24.1%
Not Desirable	6	20.7%
<b>Total</b>	<b>29</b>	<b>100.0%</b>

Online Responses		
Answer	Count	Response
Very Desirable	95	37.3%
Somewhat Desirable	79	31.0%
Neutral	45	17.6%
Not Desirable	36	14.1%
<b>Total</b>	<b>255</b>	<b>100.0%</b>



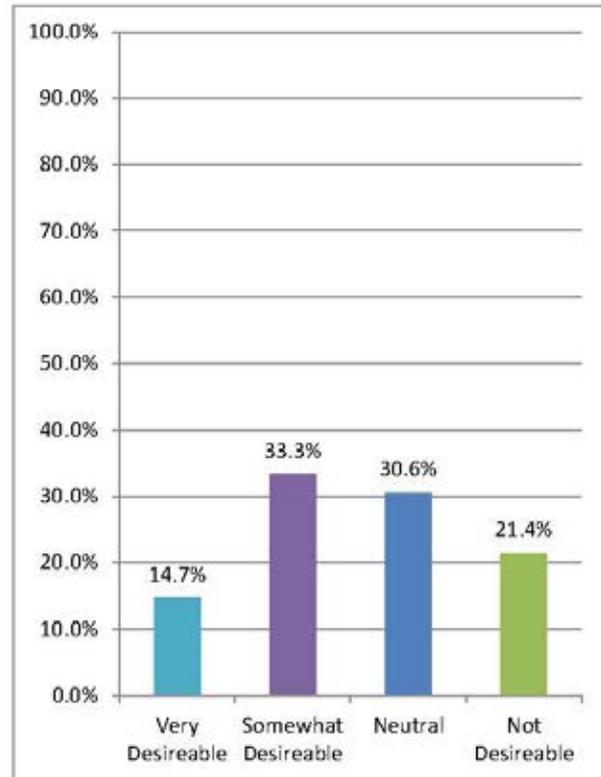
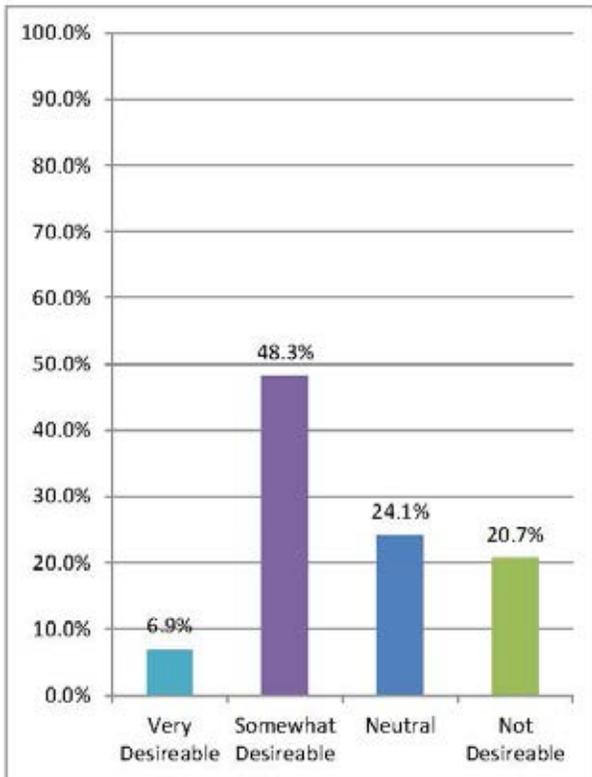
# VISUAL PREFERENCE - MOUNTAIN ARCHITECTURE



**QUESTION 7: HOW APPROPRIATE IS THE ARCHITECTURE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desirable	2	6.9%
Somewhat Desirable	14	48.3%
Neutral	7	24.1%
Not Desirable	6	20.7%
<b>Total</b>	<b>29</b>	<b>100.0%</b>

Online Responses		
Answer	Count	Response
Very Desirable	37	14.7%
Somewhat Desirable	84	33.3%
Neutral	77	30.6%
Not Desirable	54	21.4%
<b>Total</b>	<b>252</b>	<b>100.0%</b>



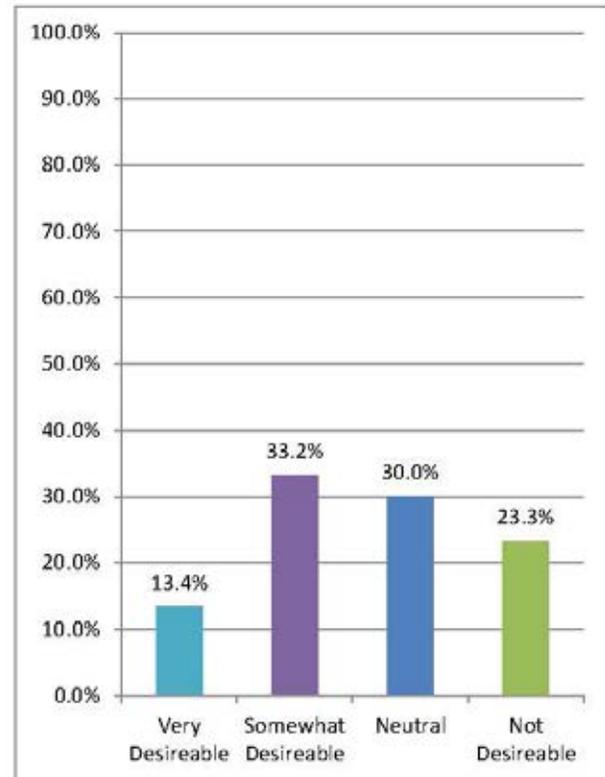
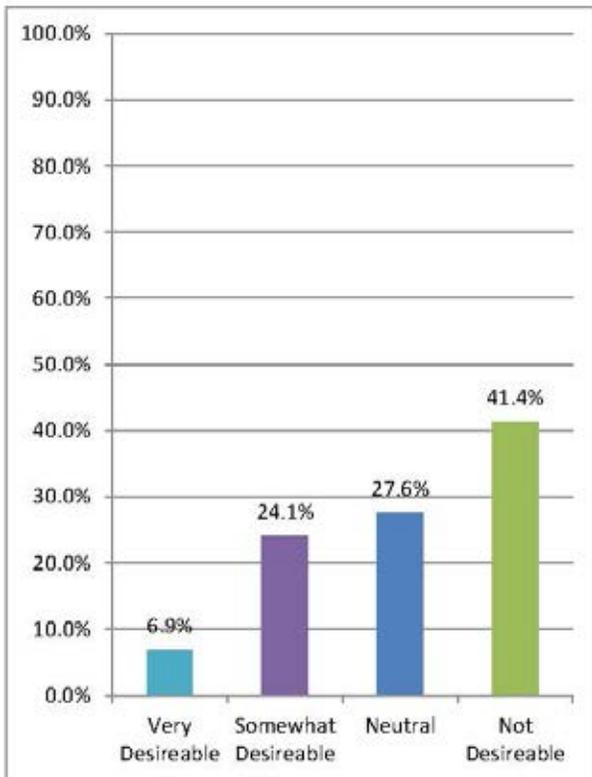
# VISUAL PREFERENCE - MOUNTAIN ARCHITECTURE



**QUESTION 8: HOW APPROPRIATE IS THE ARCHITECTURE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desirable	2	6.9%
Somewhat Desirable	7	24.1%
Neutral	8	27.6%
Not Desirable	12	41.4%
<b>Total</b>	<b>29</b>	<b>100.0%</b>

Online Responses		
Answer	Count	Response
Very Desirable	34	13.4%
Somewhat Desirable	84	33.2%
Neutral	76	30.0%
Not Desirable	59	23.3%
<b>Total</b>	<b>253</b>	<b>100.0%</b>



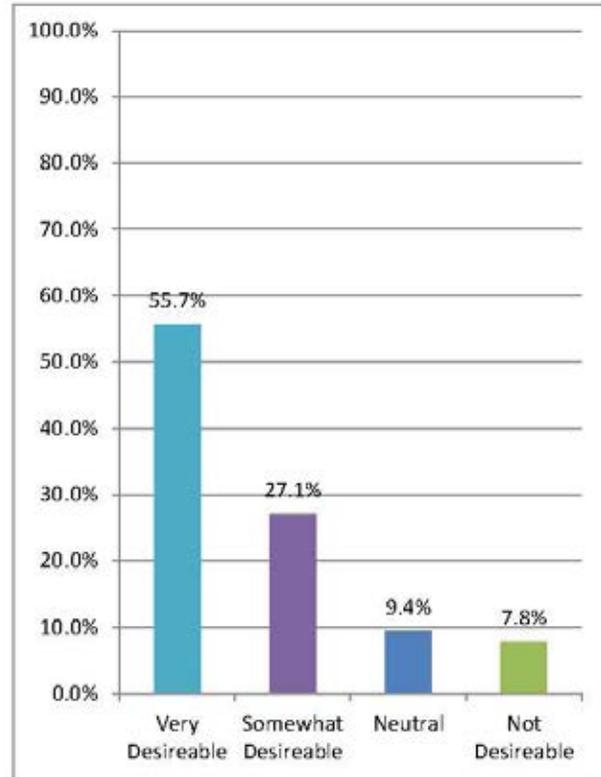
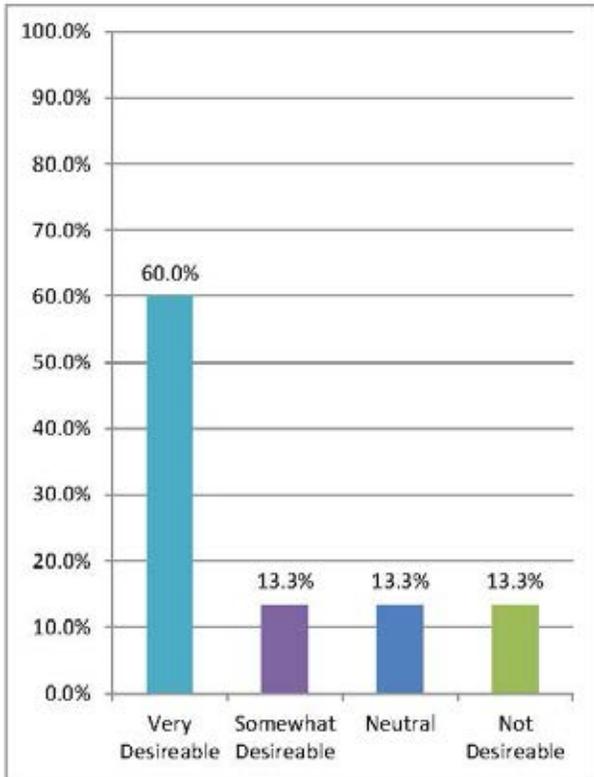
# VISUAL PREFERENCE - MOUNTAIN ARCHITECTURE



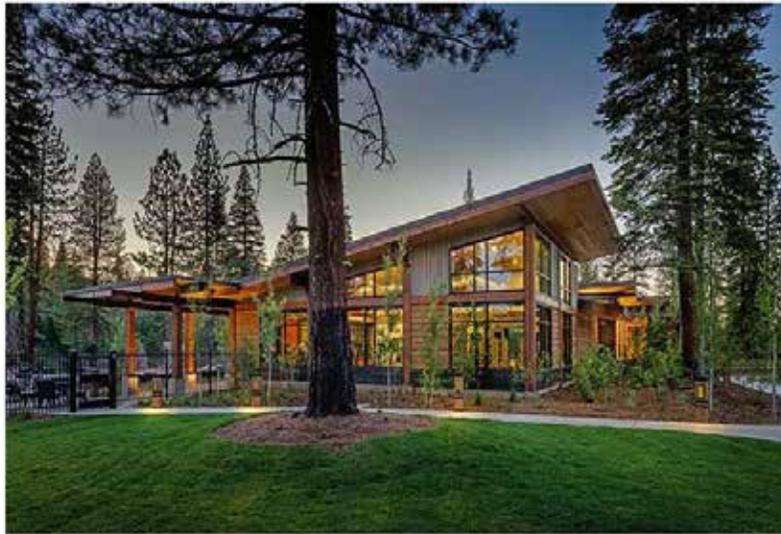
**QUESTION 9: HOW APPROPRIATE IS THE ARCHITECTURE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desirable	18	60.0%
Somewhat Desirable	4	13.3%
Neutral	4	13.3%
Not Desirable	4	13.3%
<b>Total</b>	<b>30</b>	<b>100.0%</b>

Online Responses		
Answer	Count	Response
Very Desirable	142	55.7%
Somewhat Desirable	69	27.1%
Neutral	24	9.4%
Not Desirable	20	7.8%
<b>Total</b>	<b>255</b>	<b>100.0%</b>



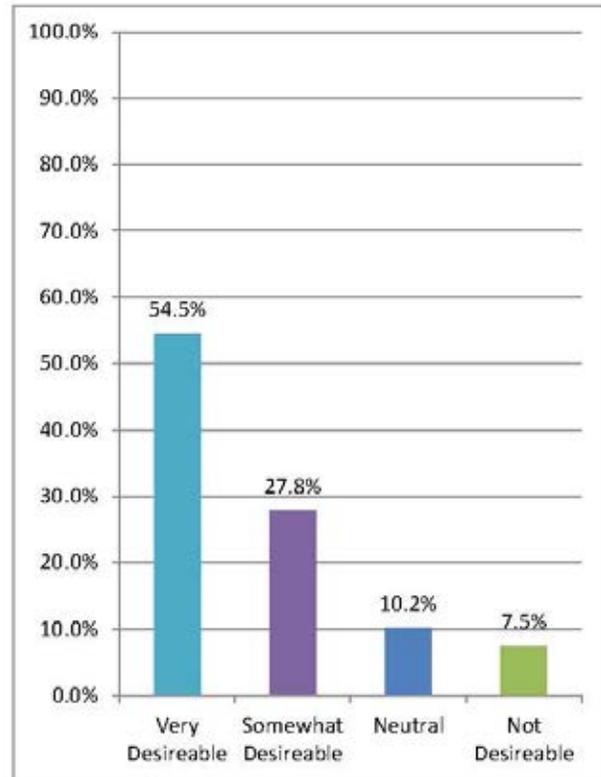
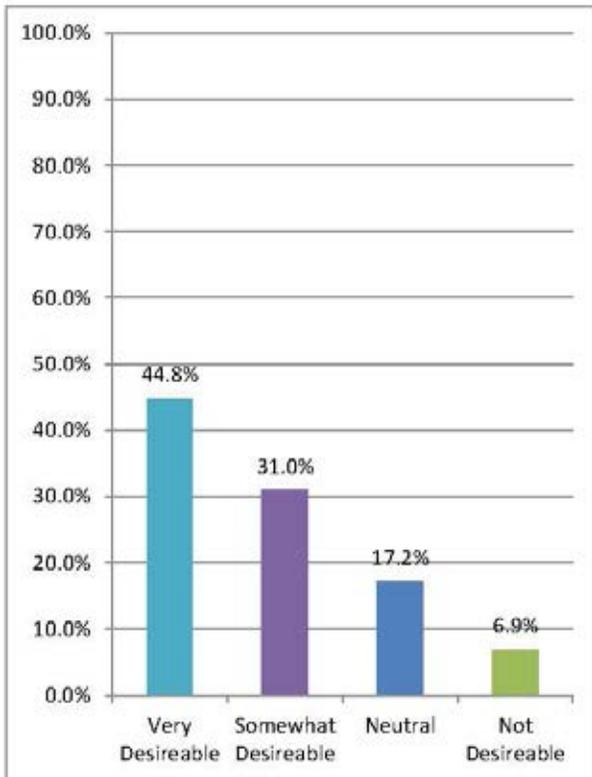
# VISUAL PREFERENCE - MOUNTAIN ARCHITECTURE



**QUESTION 10: HOW APPROPRIATE IS THE ARCHITECTURE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desirable	13	44.8%
Somewhat Desirable	9	31.0%
Neutral	5	17.2%
Not Desirable	2	6.9%
<b>Total</b>	<b>29</b>	<b>100.0%</b>

Online Responses		
Answer	Count	Response
Very Desirable	139	54.5%
Somewhat Desirable	71	27.8%
Neutral	26	10.2%
Not Desirable	19	7.5%
<b>Total</b>	<b>255</b>	<b>100.0%</b>



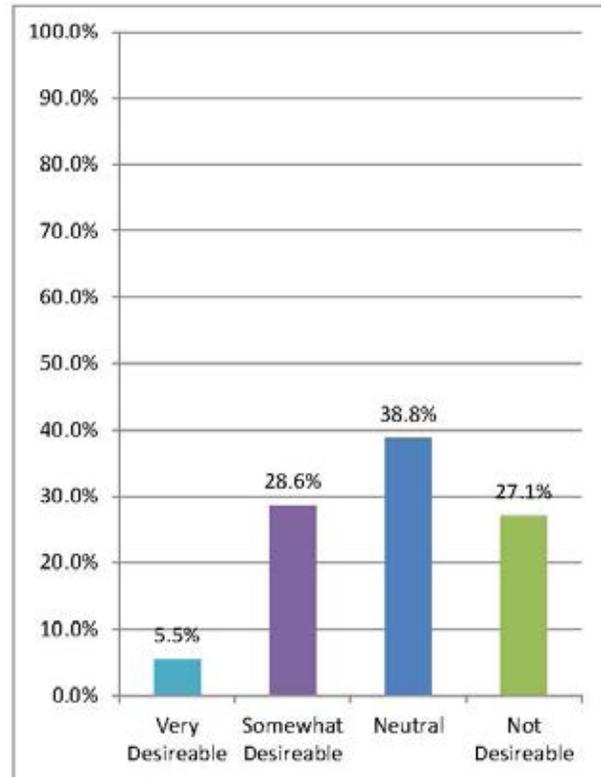
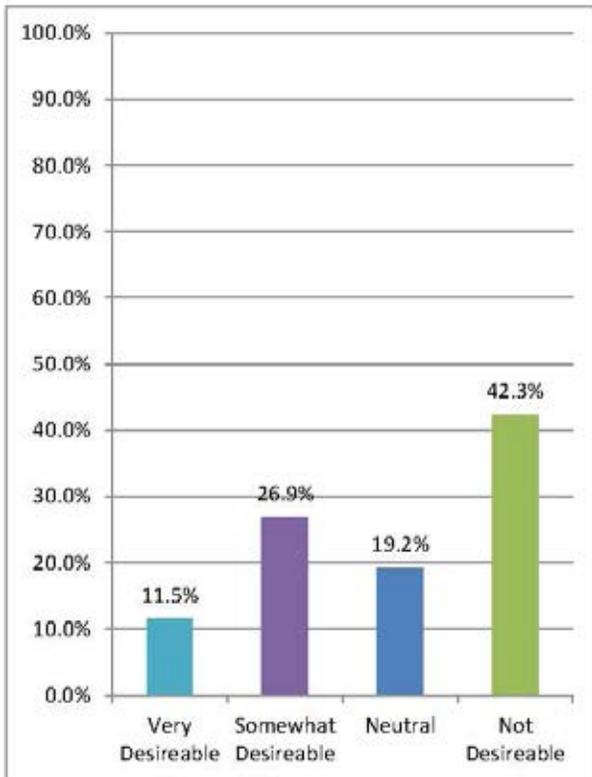
# VISUAL PREFERENCE - MOUNTAIN ARCHITECTURE



**QUESTION 11: HOW APPROPRIATE IS THE ARCHITECTURE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desirable	3	11.5%
Somewhat Desirable	7	26.9%
Neutral	5	19.2%
Not Desirable	11	42.3%
<b>Total</b>	<b>26</b>	<b>100.0%</b>

Online Responses		
Answer	Count	Response
Very Desirable	14	5.5%
Somewhat Desirable	73	28.6%
Neutral	99	38.8%
Not Desirable	69	27.1%
<b>Total</b>	<b>255</b>	<b>100.0%</b>



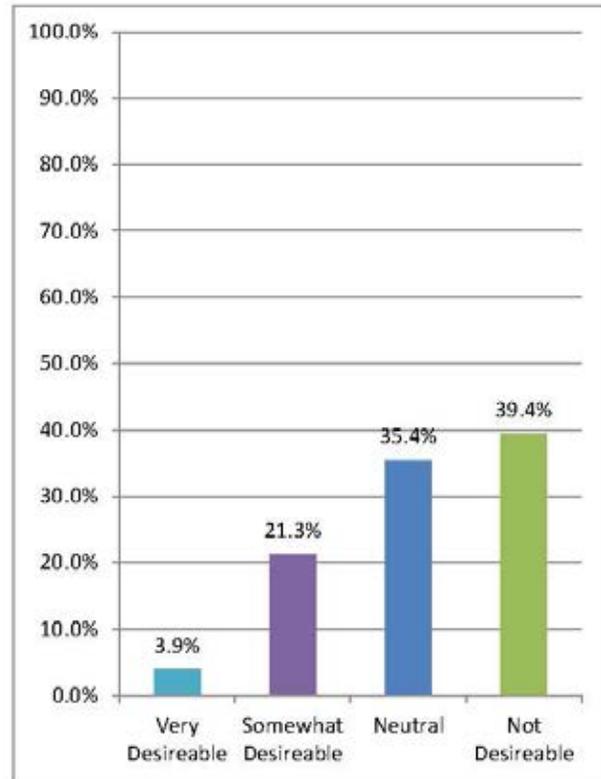
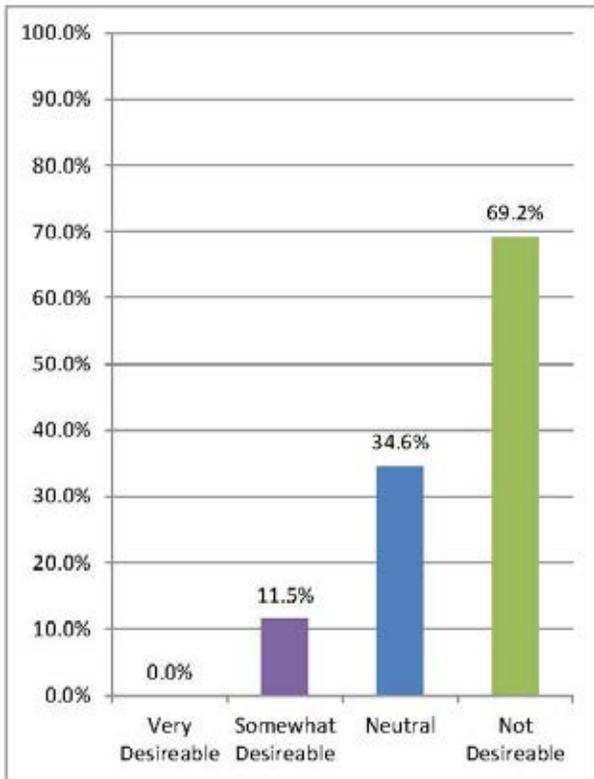
# VISUAL PREFERENCE - MOUNTAIN ARCHITECTURE



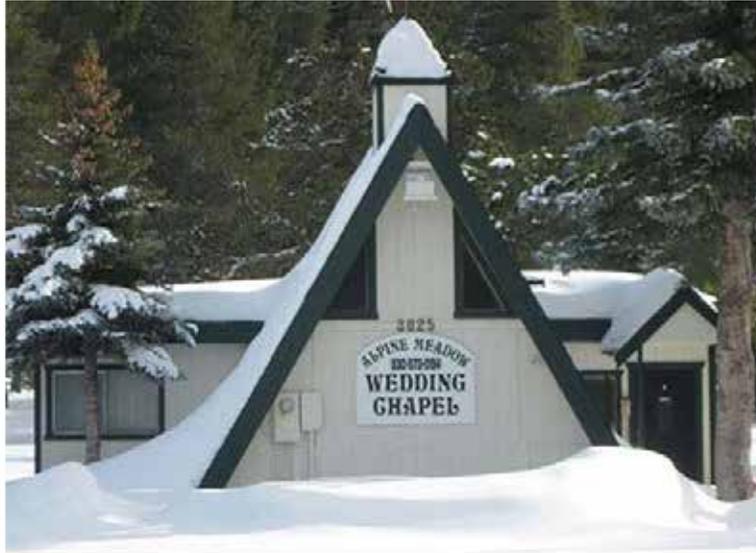
**QUESTION 12: HOW APPROPRIATE IS THE ARCHITECTURE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desirable	0	0.0%
Somewhat Desirable	3	11.5%
Neutral	9	34.6%
Not Desirable	18	69.2%
<b>Total</b>	<b>26</b>	<b>115.4%</b>

Online Responses		
Answer	Count	Response
Very Desirable	10	3.9%
Somewhat Desirable	54	21.3%
Neutral	90	35.4%
Not Desirable	100	39.4%
<b>Total</b>	<b>254</b>	<b>100.0%</b>



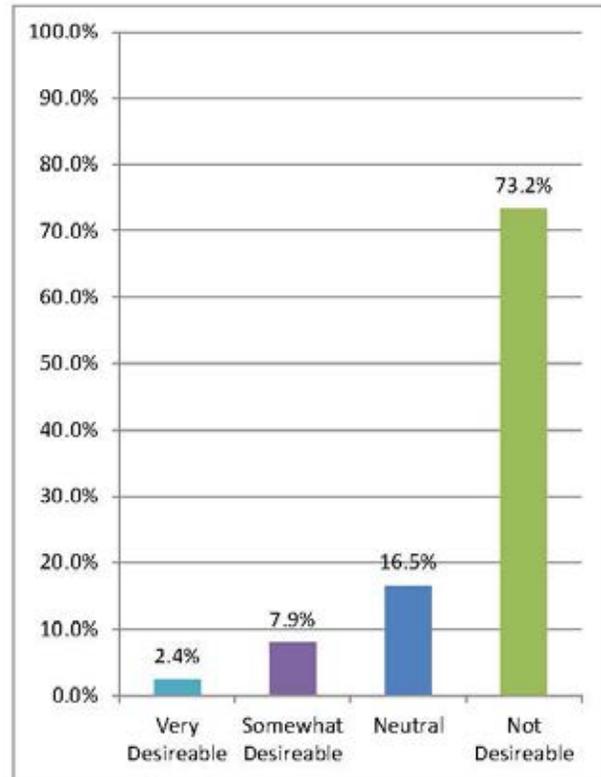
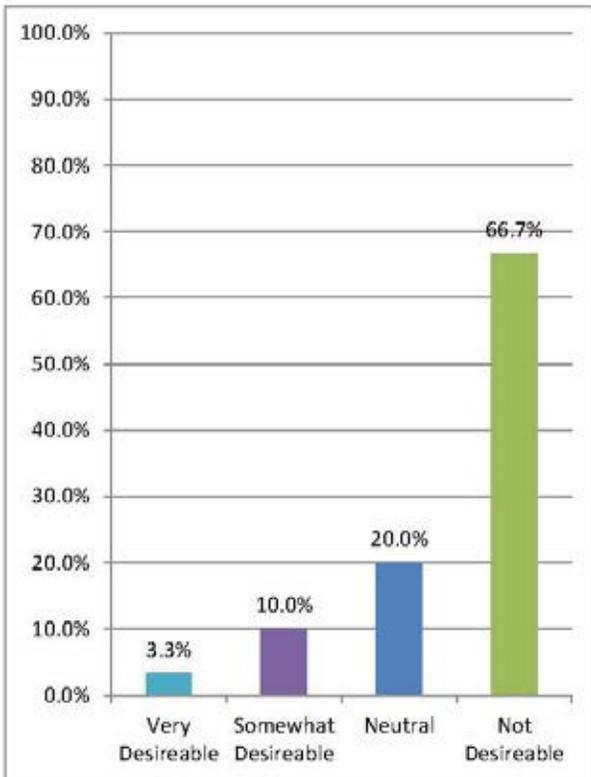
# VISUAL PREFERENCE - MOUNTAIN ARCHITECTURE



**QUESTION 13: HOW APPROPRIATE IS THE ARCHITECTURE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desirable	1	3.3%
Somewhat Desirable	3	10.0%
Neutral	6	20.0%
Not Desirable	20	66.7%
<b>Total</b>	<b>30</b>	<b>100.0%</b>

Online Responses		
Answer	Count	Response
Very Desirable	6	2.4%
Somewhat Desirable	20	7.9%
Neutral	42	16.5%
Not Desirable	186	73.2%
<b>Total</b>	<b>254</b>	<b>100.0%</b>



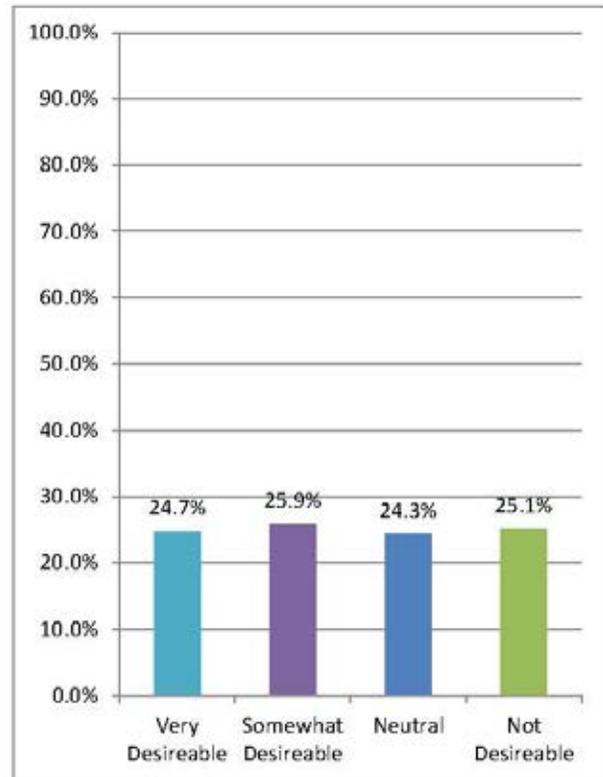
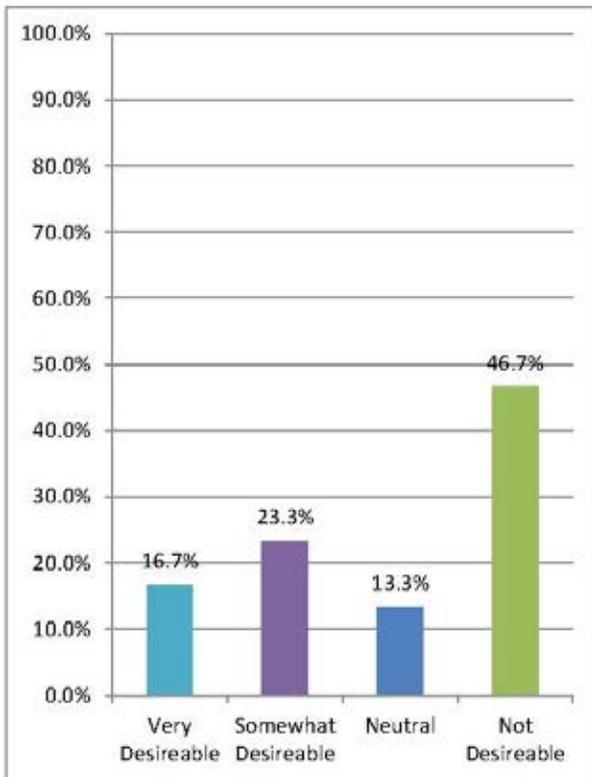
# VISUAL PREFERENCE - MOUNTAIN ARCHITECTURE



**QUESTION 14: HOW APPROPRIATE IS THE ARCHITECTURE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desirable	5	16.7%
Somewhat Desirable	7	23.3%
Neutral	4	13.3%
Not Desirable	14	46.7%
<b>Total</b>	<b>30</b>	<b>100.0%</b>

Online Responses		
Answer	Count	Response
Very Desirable	63	24.7%
Somewhat Desirable	66	25.9%
Neutral	62	24.3%
Not Desirable	64	25.1%
<b>Total</b>	<b>255</b>	<b>100.0%</b>



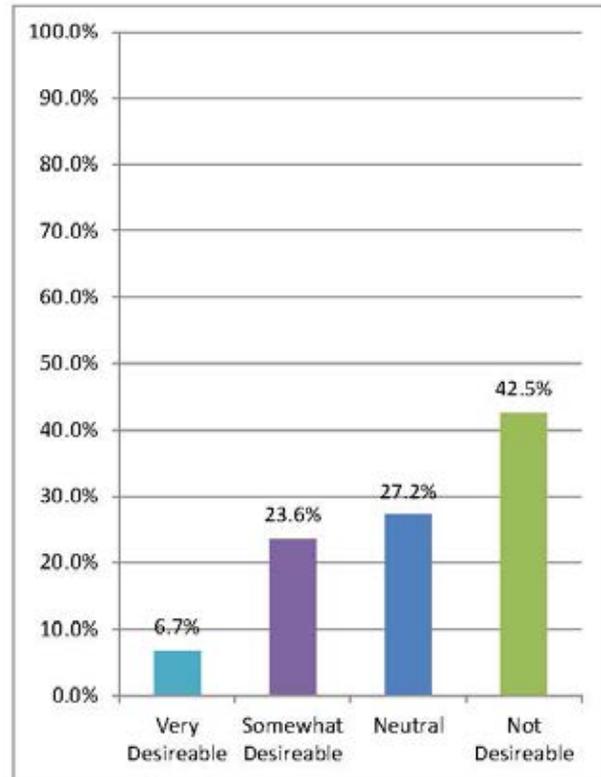
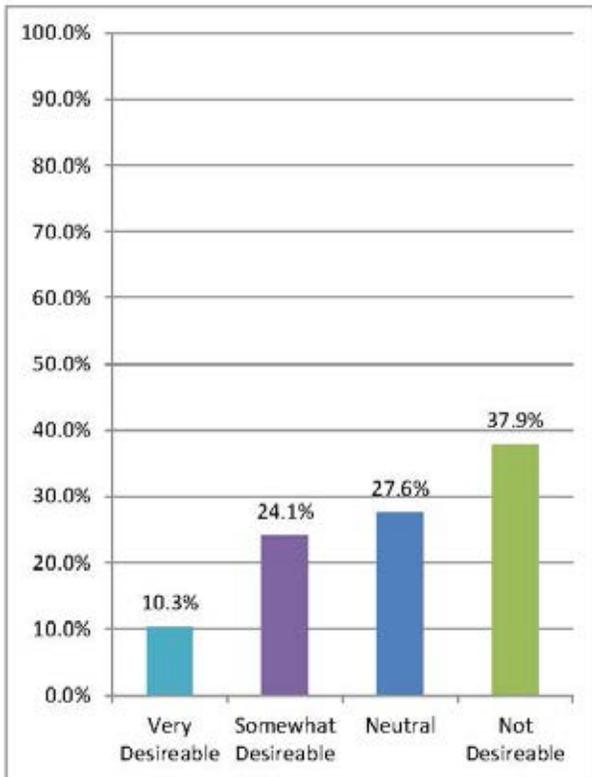
# VISUAL PREFERENCE - MOUNTAIN ARCHITECTURE



**QUESTION 15: HOW APPROPRIATE IS THE ARCHITECTURE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desirable	3	10.3%
Somewhat Desirable	7	24.1%
Neutral	8	27.6%
Not Desirable	11	37.9%
<b>Total</b>	<b>29</b>	<b>100.0%</b>

Online Responses		
Answer	Count	Response
Very Desirable	17	6.7%
Somewhat Desirable	60	23.6%
Neutral	69	27.2%
Not Desirable	108	42.5%
<b>Total</b>	<b>254</b>	<b>100.0%</b>



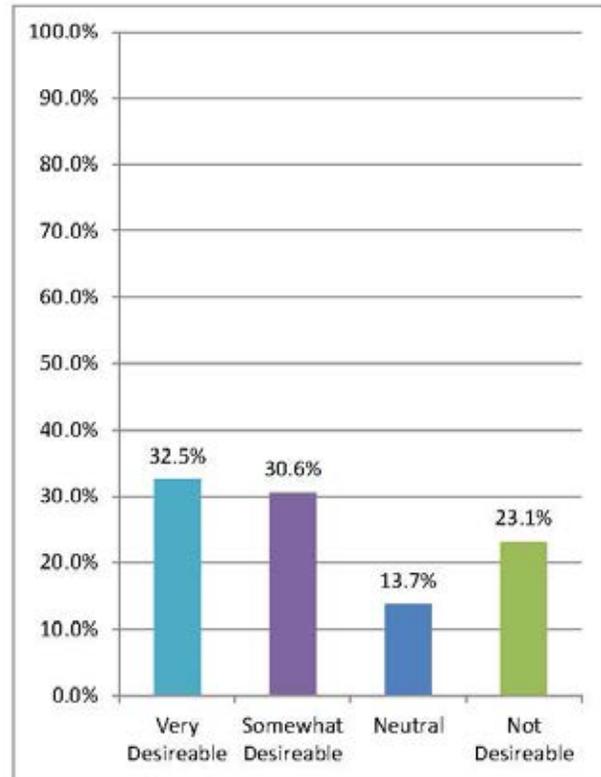
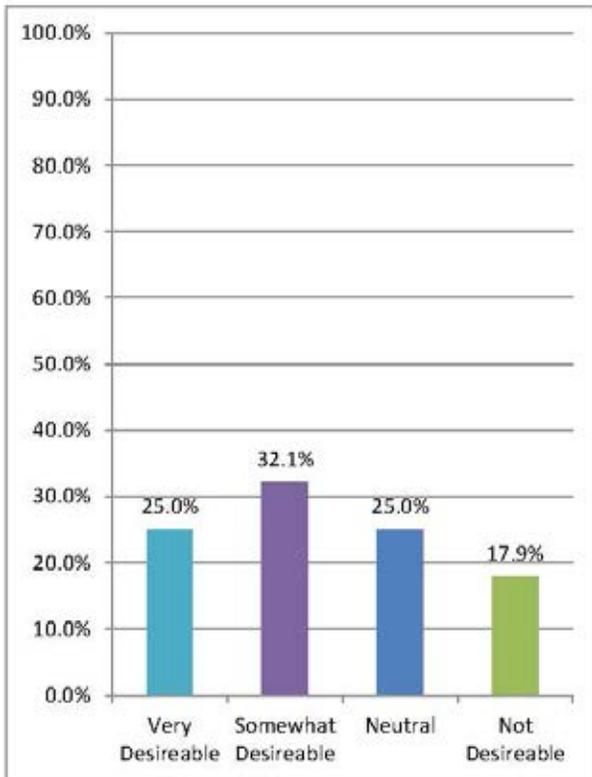
# VISUAL PREFERENCE - MOUNTAIN ARCHITECTURE



**QUESTION 16: HOW APPROPRIATE IS THE ARCHITECTURE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desirable	7	25.0%
Somewhat Desirable	9	32.1%
Neutral	7	25.0%
Not Desirable	5	17.9%
<b>Total</b>	<b>28</b>	<b>100.0%</b>

Online Responses		
Answer	Count	Response
Very Desirable	83	32.5%
Somewhat Desirable	78	30.6%
Neutral	35	13.7%
Not Desirable	59	23.1%
<b>Total</b>	<b>255</b>	<b>100.0%</b>



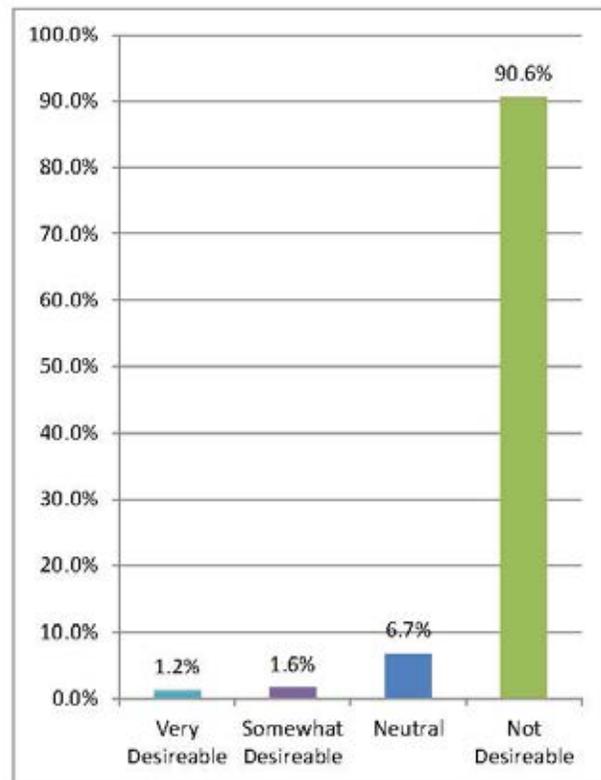
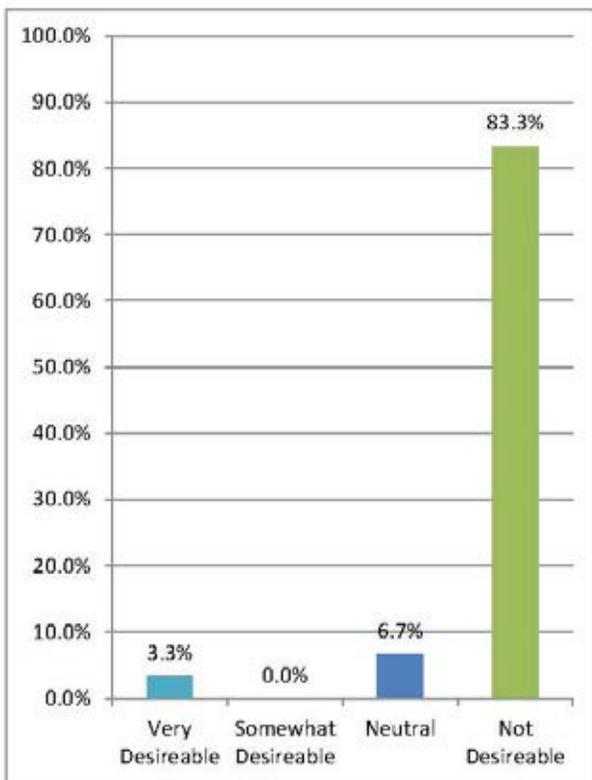
# VISUAL PREFERENCE - MOUNTAIN ARCHITECTURE



**QUESTION 17: HOW APPROPRIATE IS THE ARCHITECTURE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desirable	1	3.3%
Somewhat Desirable	0	0.0%
Neutral	2	6.7%
Not Desirable	25	83.3%
<b>Total</b>	<b>30</b>	<b>93.3%</b>

Online Responses		
Answer	Count	Response
Very Desirable	3	1.2%
Somewhat Desirable	4	1.6%
Neutral	17	6.7%
Not Desirable	231	90.6%
<b>Total</b>	<b>255</b>	<b>100.0%</b>



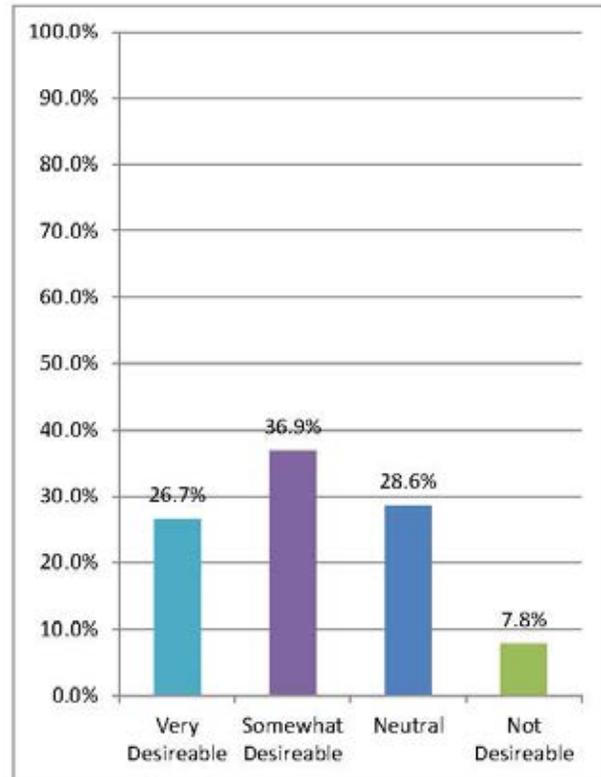
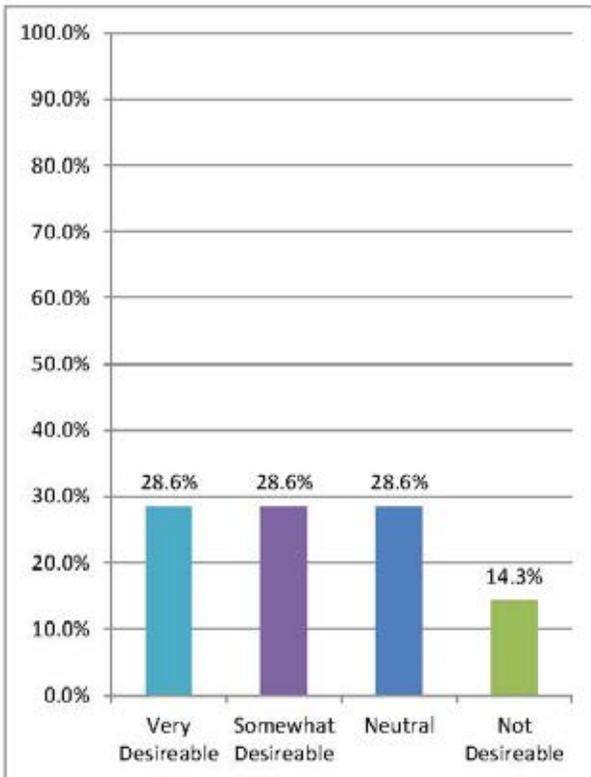
# VISUAL PREFERENCE - MOUNTAIN ARCHITECTURE



**QUESTION 18: HOW APPROPRIATE IS THE ARCHITECTURE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desirable	8	28.6%
Somewhat Desirable	8	28.6%
Neutral	8	28.6%
Not Desirable	4	14.3%
<b>Total</b>	<b>28</b>	<b>100.0%</b>

Online Responses		
Answer	Count	Response
Very Desirable	68	26.7%
Somewhat Desirable	94	36.9%
Neutral	73	28.6%
Not Desirable	20	7.8%
<b>Total</b>	<b>255</b>	<b>100.0%</b>



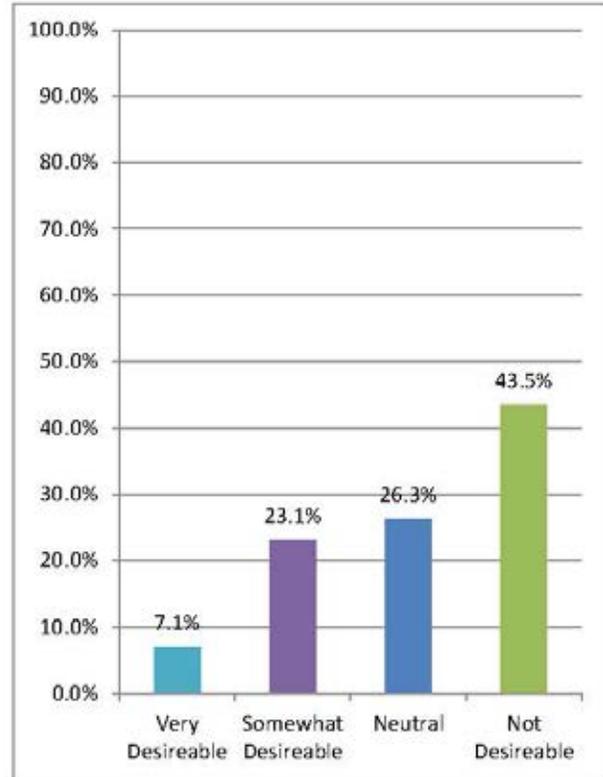
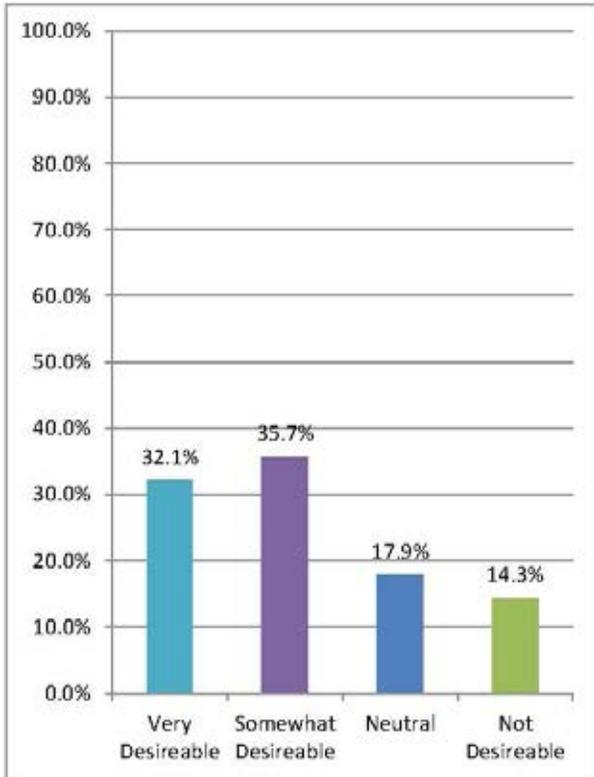
# VISUAL PREFERENCE - MOUNTAIN ARCHITECTURE



**QUESTION 19: HOW APPROPRIATE IS THE ARCHITECTURE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desirable	9	32.1%
Somewhat Desirable	10	35.7%
Neutral	5	17.9%
Not Desirable	4	14.3%
<b>Total</b>	<b>28</b>	<b>100.0%</b>

Online Responses		
Answer	Count	Response
Very Desirable	18	7.1%
Somewhat Desirable	59	23.1%
Neutral	67	26.3%
Not Desirable	111	43.5%
<b>Total</b>	<b>255</b>	<b>100.0%</b>



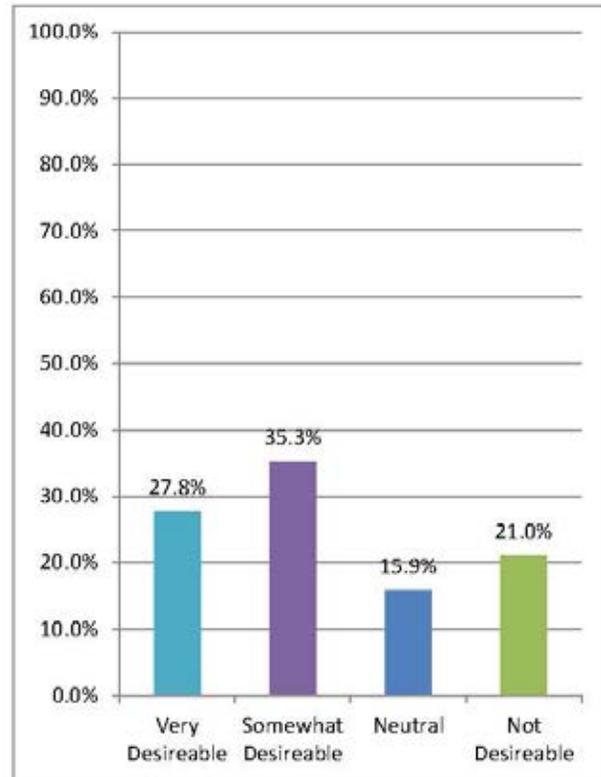
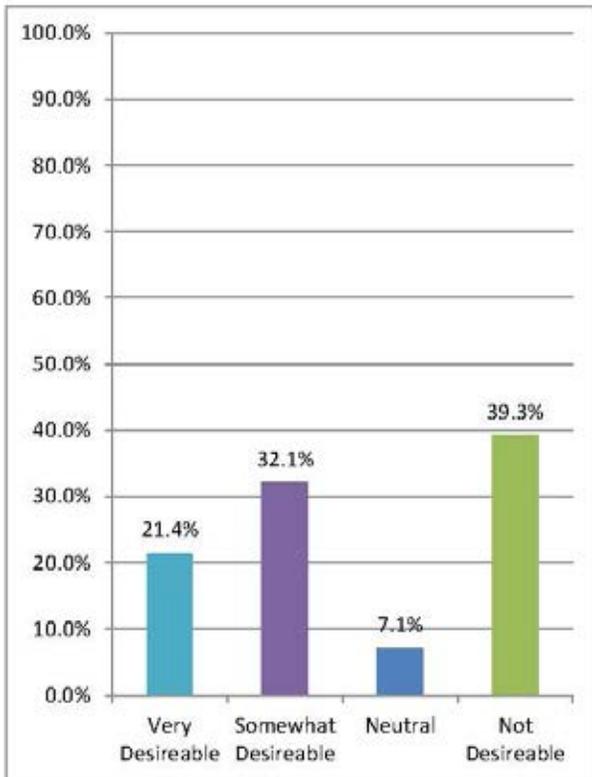
# VISUAL PREFERENCE - MOUNTAIN ARCHITECTURE



**QUESTION 20: HOW APPROPRIATE IS THE ARCHITECTURE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desirable	6	21.4%
Somewhat Desirable	9	32.1%
Neutral	2	7.1%
Not Desirable	11	39.3%
<b>Total</b>	<b>28</b>	<b>100.0%</b>

Online Responses		
Answer	Count	Response
Very Desirable	70	27.8%
Somewhat Desirable	89	35.3%
Neutral	40	15.9%
Not Desirable	53	21.0%
<b>Total</b>	<b>252</b>	<b>100.0%</b>



# VISUAL PREFERENCE - SIGNAGE

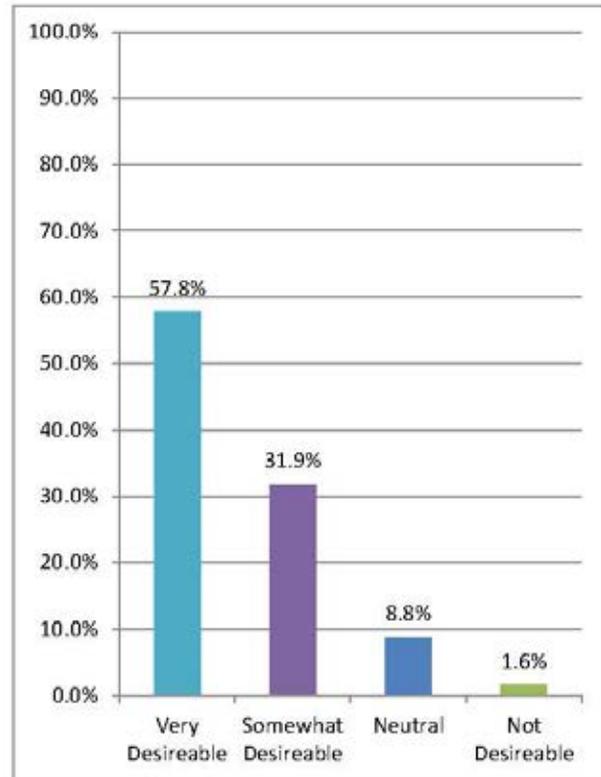
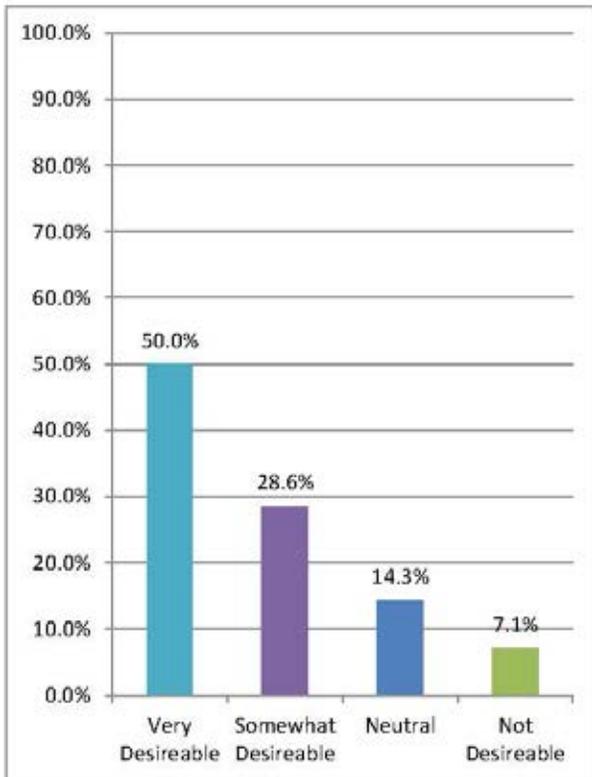
The survey included is a series of images showing of differing signage styles and treatments. Respondents indicated how appropriate they think the look and feel of the signage is for South Lake Tahoe.



## QUESTION 21: HOW APPROPRIATE IS THE SIGNAGE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?

Public Meeting Responses		
Answer	Count	Response
Very Desirable	14	50.0%
Somewhat Desirable	8	28.6%
Neutral	4	14.3%
Not Desirable	2	7.1%
<b>Total</b>	<b>28</b>	<b>100.0%</b>

Online Responses		
Answer	Count	Response
Very Desirable	145	57.8%
Somewhat Desirable	80	31.9%
Neutral	22	8.8%
Not Desirable	4	1.6%
<b>Total</b>	<b>251</b>	<b>100.0%</b>



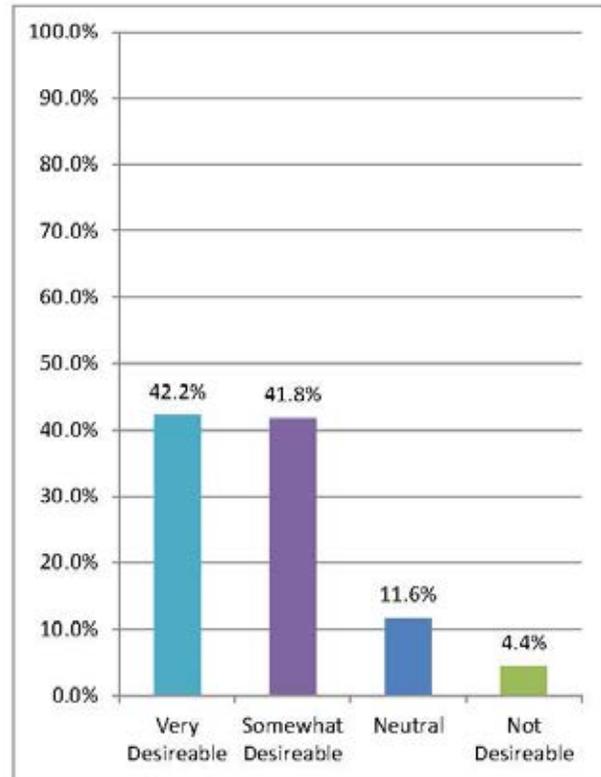
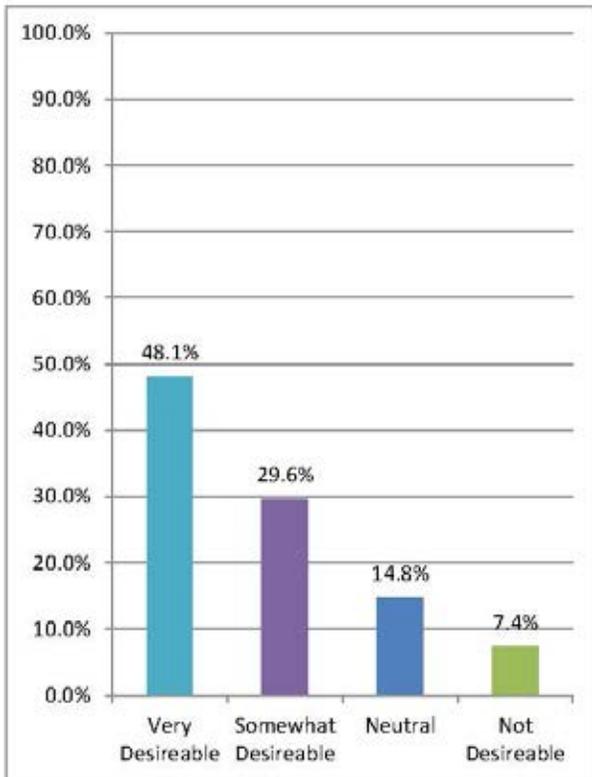
# VISUAL PREFERENCE - SIGNAGE



**QUESTION 22: HOW APPROPRIATE IS THE SIGNAGE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desirable	13	48.1%
Somewhat Desirable	8	29.6%
Neutral	4	14.8%
Not Desirable	2	7.4%
<b>Total</b>	<b>27</b>	<b>100.0%</b>

Online Responses		
Answer	Count	Response
Very Desirable	105	42.2%
Somewhat Desirable	104	41.8%
Neutral	29	11.6%
Not Desirable	11	4.4%
<b>Total</b>	<b>249</b>	<b>100.0%</b>



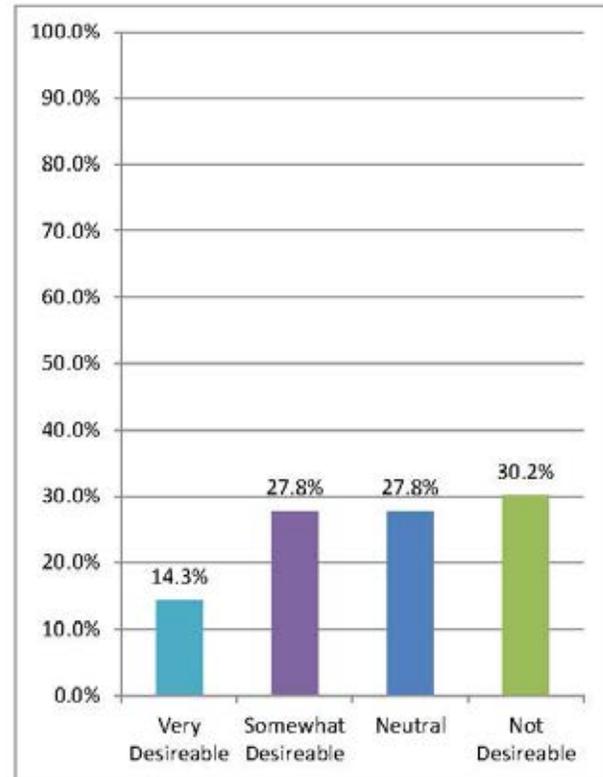
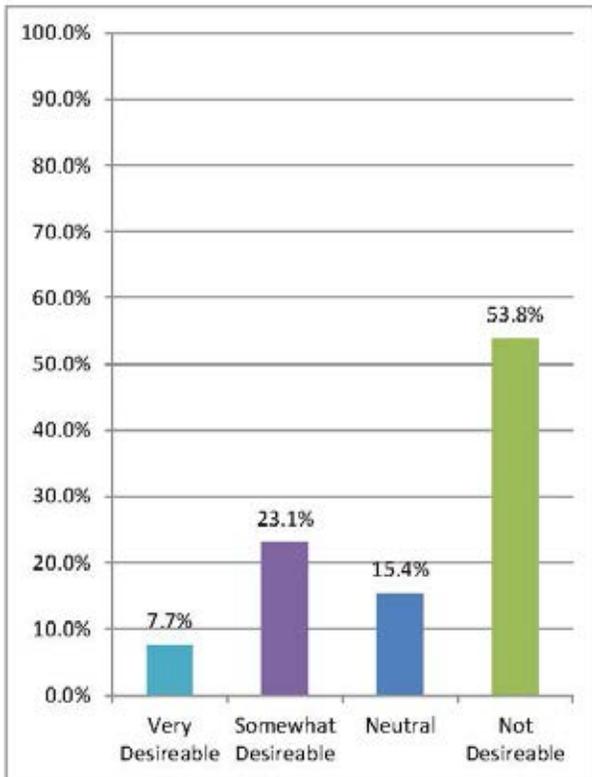
# VISUAL PREFERENCE - SIGNAGE



**QUESTION 23: HOW APPROPRIATE IS THE SIGNAGE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desirable	2	7.7%
Somewhat Desirable	6	23.1%
Neutral	4	15.4%
Not Desirable	14	53.8%
Total	26	100.0%

Online Responses		
Answer	Count	Response
Very Desirable	36	14.3%
Somewhat Desirable	70	27.8%
Neutral	70	27.8%
Not Desirable	76	30.2%
Total	252	100.0%



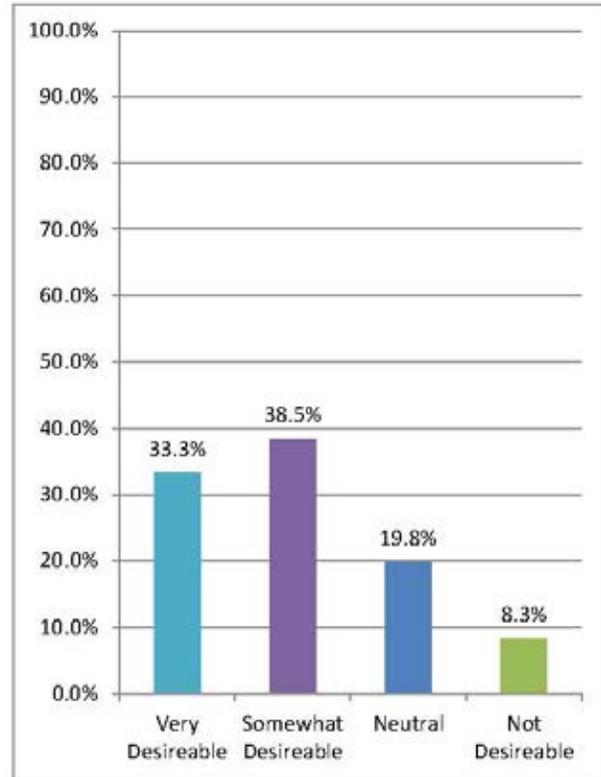
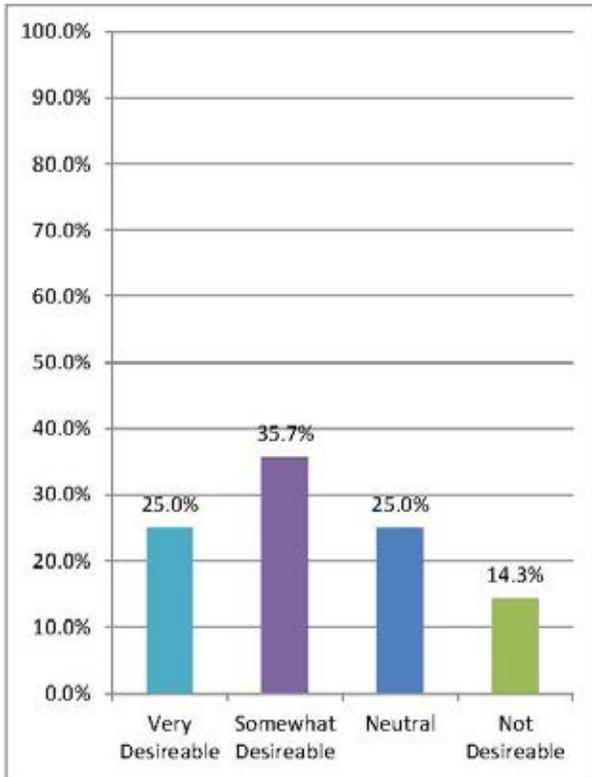
# VISUAL PREFERENCE - SIGNAGE



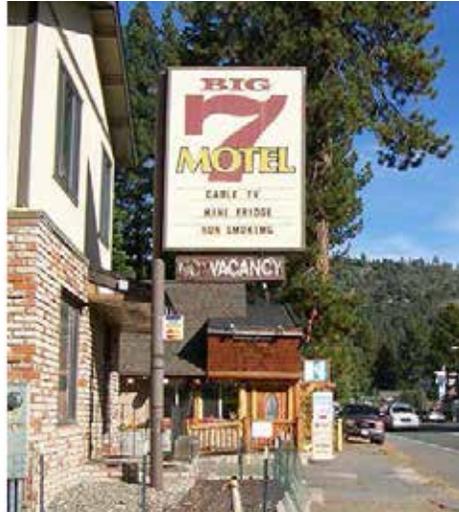
**QUESTION 24: HOW APPROPRIATE IS THE SIGNAGE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desirable	7	25.0%
Somewhat Desirable	10	35.7%
Neutral	7	25.0%
Not Desirable	4	14.3%
<b>Total</b>	<b>28</b>	<b>100.0%</b>

Online Responses		
Answer	Count	Response
Very Desirable	84	33.3%
Somewhat Desirable	97	38.5%
Neutral	50	19.8%
Not Desirable	21	8.3%
<b>Total</b>	<b>252</b>	<b>100.0%</b>



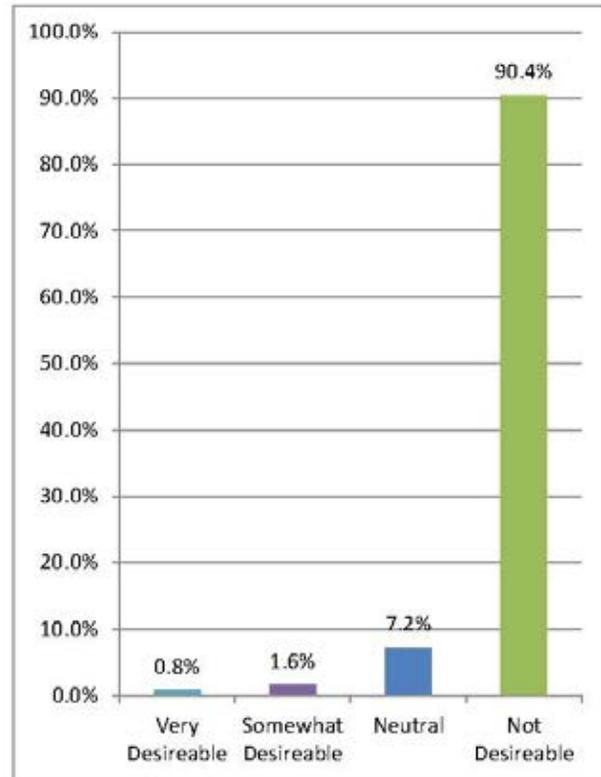
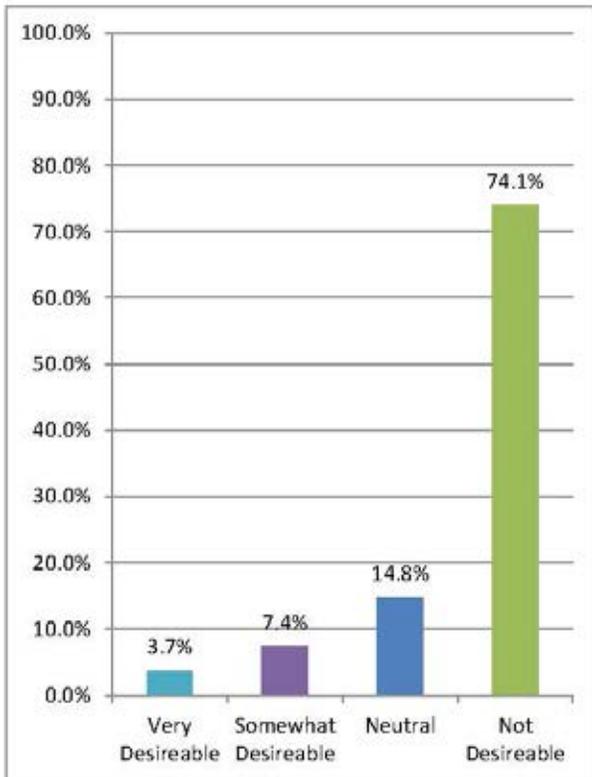
# VISUAL PREFERENCE - SIGNAGE



**QUESTION 25: HOW APPROPRIATE IS THE SIGNAGE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desirable	1	3.7%
Somewhat Desirable	2	7.4%
Neutral	4	14.8%
Not Desirable	20	74.1%
<b>Total</b>	<b>27</b>	<b>100.0%</b>

Online Responses		
Answer	Count	Response
Very Desirable	2	0.8%
Somewhat Desirable	4	1.6%
Neutral	18	7.2%
Not Desirable	227	90.4%
<b>Total</b>	<b>251</b>	<b>100.0%</b>



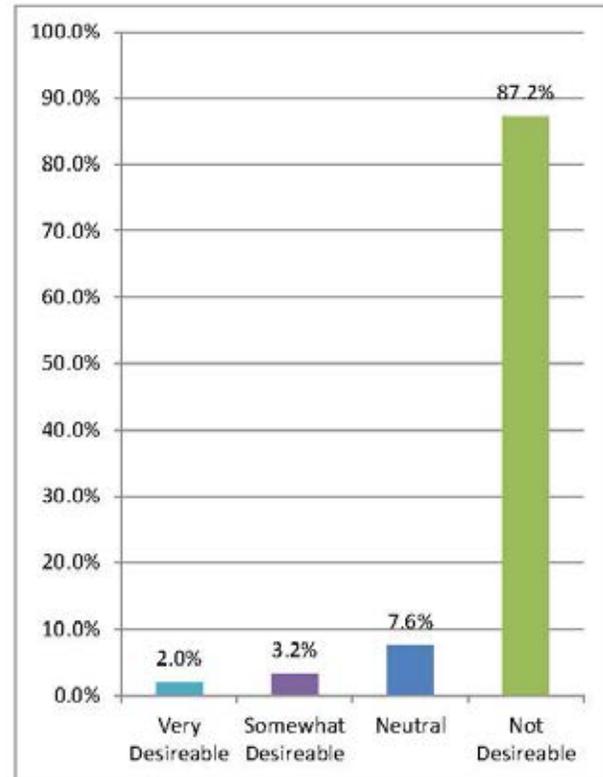
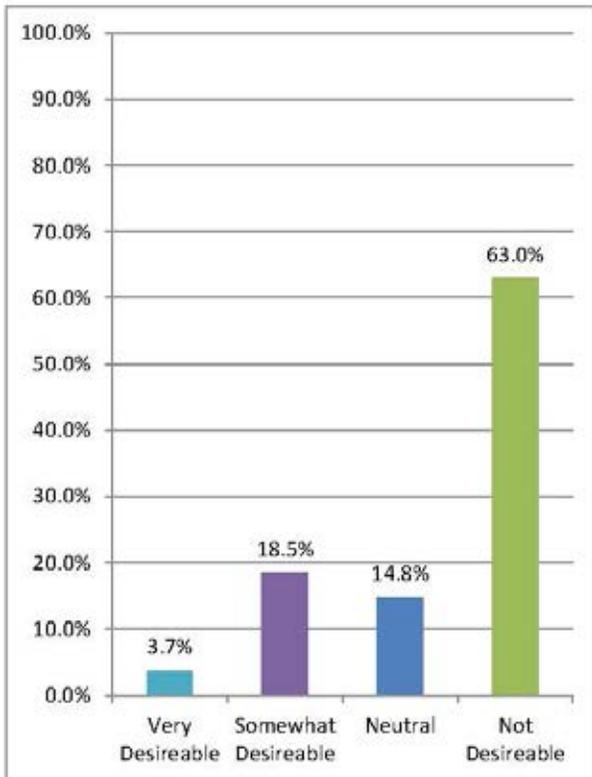
# VISUAL PREFERENCE - SIGNAGE



**QUESTION 26: HOW APPROPRIATE IS THE SIGNAGE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desirable	1	3.7%
Somewhat Desirable	5	18.5%
Neutral	4	14.8%
Not Desirable	17	63.0%
Total	27	100.0%

Online Responses		
Answer	Count	Response
Very Desirable	5	2.0%
Somewhat Desirable	8	3.2%
Neutral	19	7.6%
Not Desirable	218	87.2%
Total	250	100.0%



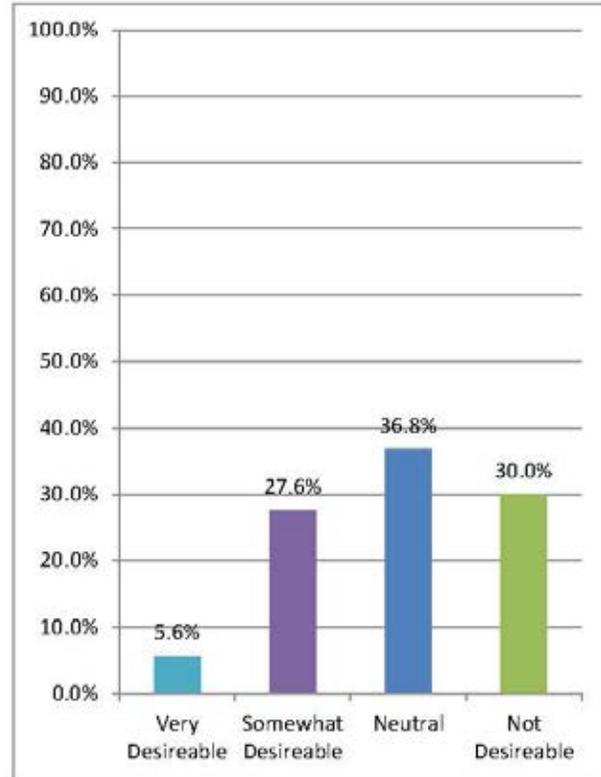
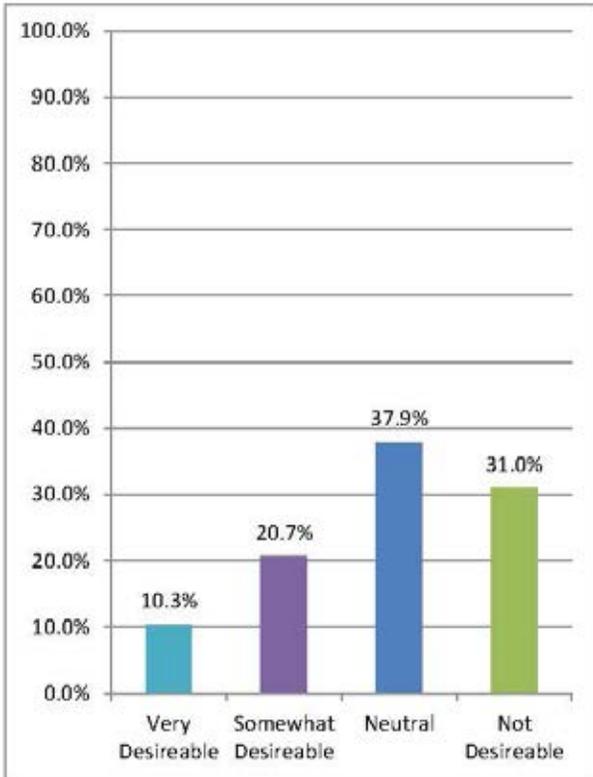
# VISUAL PREFERENCE - SIGNAGE



**QUESTION 27: HOW APPROPRIATE IS THE SIGNAGE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desirable	3	10.3%
Somewhat Desirable	6	20.7%
Neutral	11	37.9%
Not Desirable	9	31.0%
Total	29	100.0%

Online Responses		
Answer	Count	Response
Very Desirable	14	5.6%
Somewhat Desirable	69	27.6%
Neutral	92	36.8%
Not Desirable	75	30.0%
Total	250	100.0%



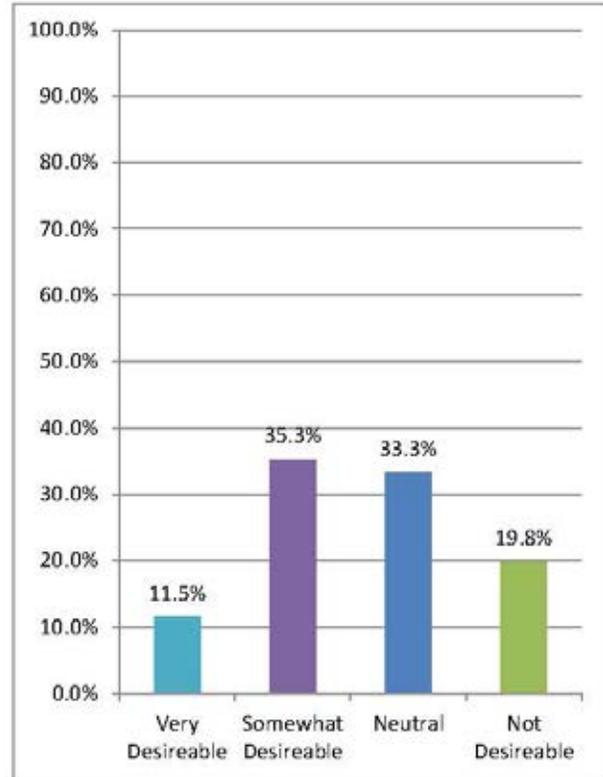
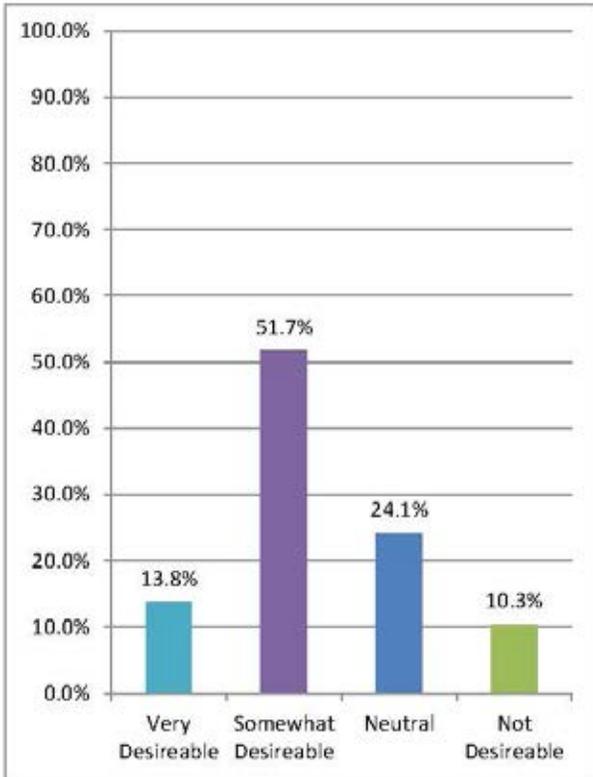
# VISUAL PREFERENCE - SIGNAGE



**QUESTION 28: HOW APPROPRIATE IS THE SIGNAGE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desirable	4	13.8%
Somewhat Desirable	15	51.7%
Neutral	7	24.1%
Not Desirable	3	10.3%
<b>Total</b>	<b>29</b>	<b>100.0%</b>

Online Responses		
Answer	Count	Response
Very Desirable	29	11.5%
Somewhat Desirable	89	35.3%
Neutral	84	33.3%
Not Desirable	50	19.8%
<b>Total</b>	<b>252</b>	<b>100.0%</b>



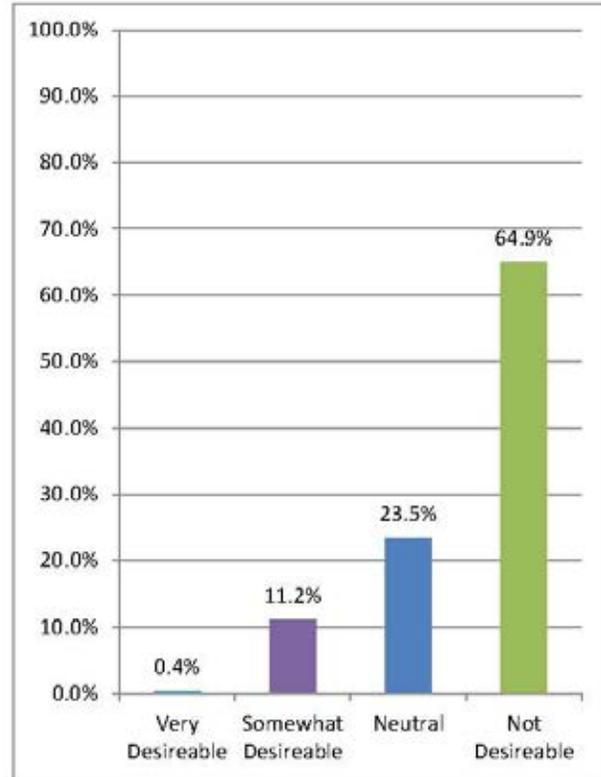
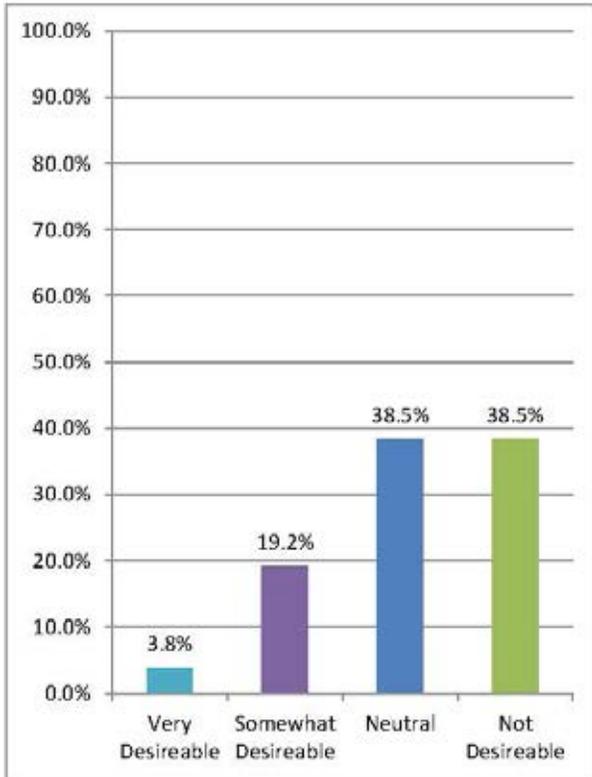
# VISUAL PREFERENCE - SIGNAGE



**QUESTION 29: HOW APPROPRIATE IS THE SIGNAGE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desireable	1	3.8%
Somewhat Desireable	5	19.2%
Neutral	10	38.5%
Not Desireable	10	38.5%
<b>Total</b>	<b>26</b>	<b>100.0%</b>

Online Responses		
Answer	Count	Response
Very Desireable	1	0.4%
Somewhat Desireable	28	11.2%
Neutral	59	23.5%
Not Desireable	163	64.9%
<b>Total</b>	<b>251</b>	<b>100.0%</b>



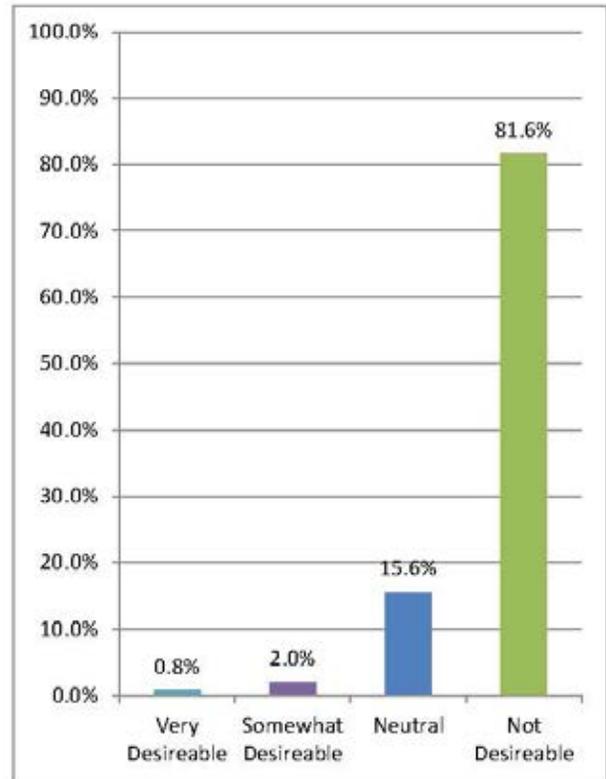
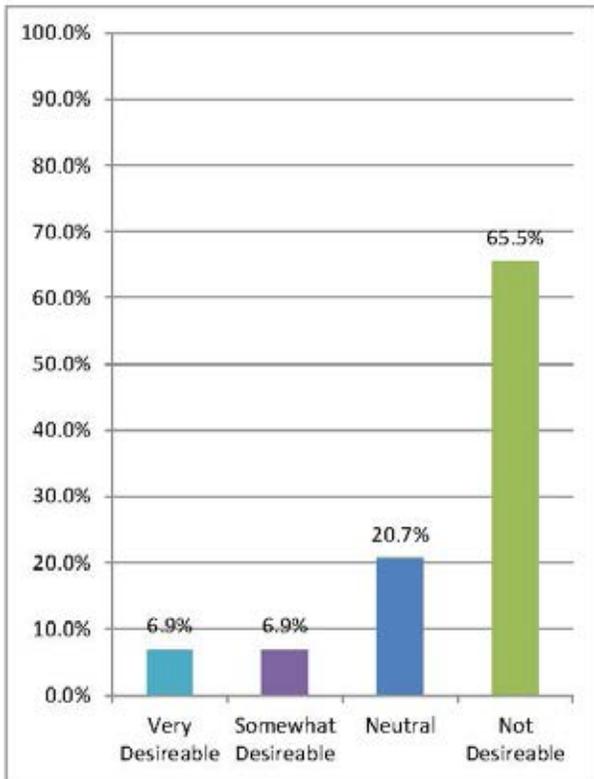
# VISUAL PREFERENCE - SIGNAGE



**QUESTION 30: HOW APPROPRIATE IS THE SIGNAGE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desirable	2	6.9%
Somewhat Desirable	2	6.9%
Neutral	6	20.7%
Not Desirable	19	65.5%
<b>Total</b>	<b>29</b>	<b>100.0%</b>

Online Responses		
Answer	Count	Response
Very Desirable	2	0.8%
Somewhat Desirable	5	2.0%
Neutral	39	15.6%
Not Desirable	204	81.6%
<b>Total</b>	<b>250</b>	<b>100.0%</b>



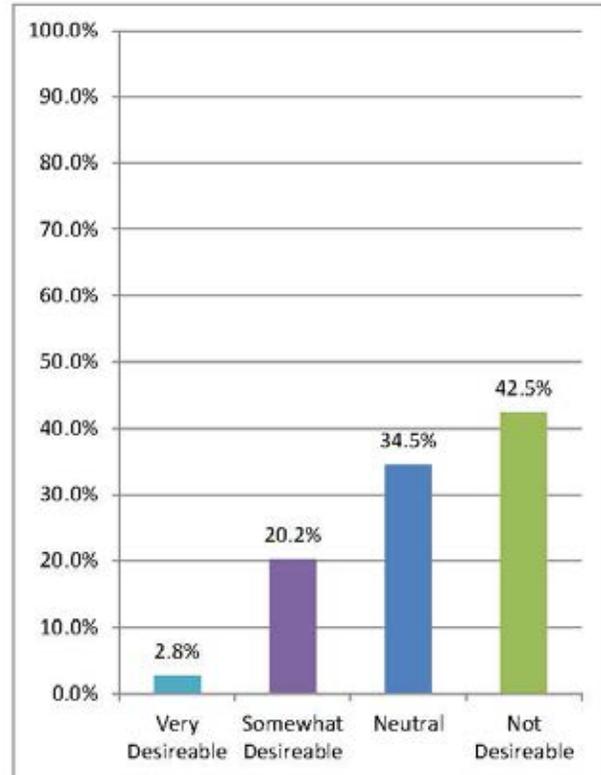
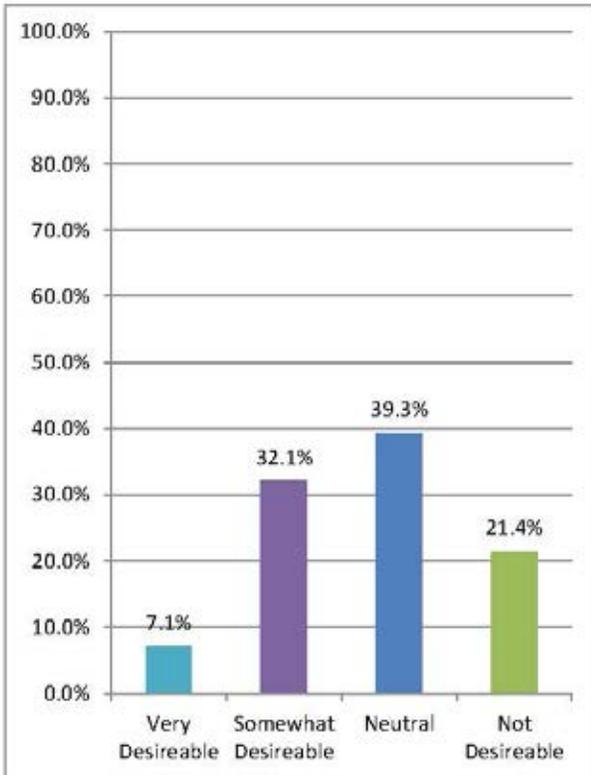
# VISUAL PREFERENCE - SIGNAGE



**QUESTION 31: HOW APPROPRIATE IS THE SIGNAGE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desirable	2	7.1%
Somewhat Desirable	9	32.1%
Neutral	11	39.3%
Not Desirable	6	21.4%
<b>Total</b>	<b>28</b>	<b>100.0%</b>

Online Responses		
Answer	Count	Response
Very Desirable	7	2.8%
Somewhat Desirable	51	20.2%
Neutral	87	34.5%
Not Desirable	107	42.5%
<b>Total</b>	<b>252</b>	<b>100.0%</b>



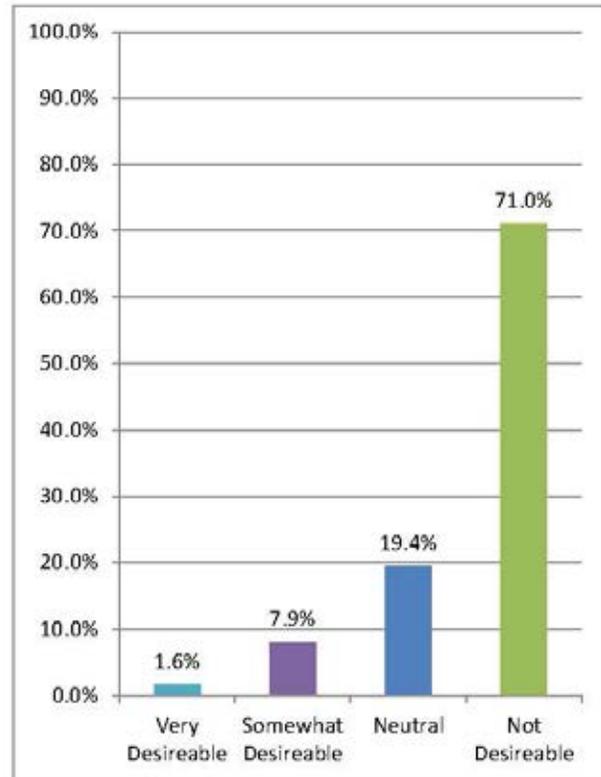
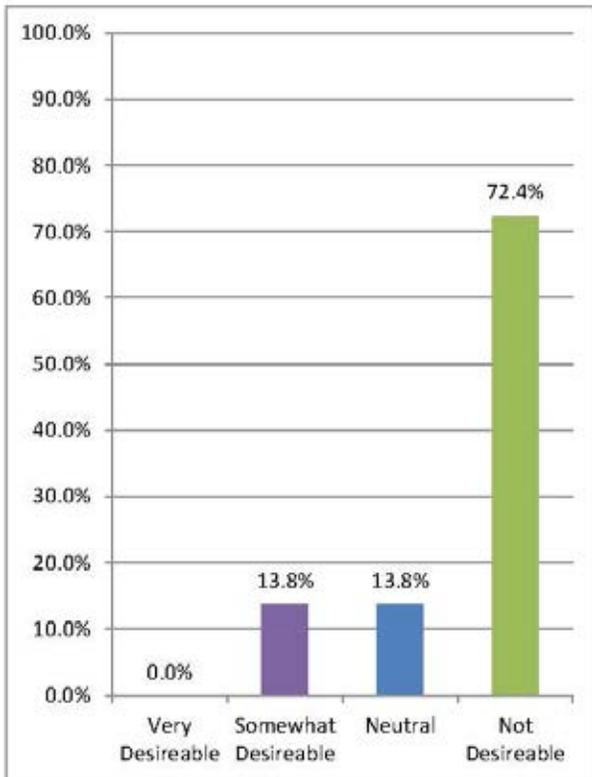
# VISUAL PREFERENCE - SIGNAGE



**QUESTION 32: HOW APPROPRIATE IS THE SIGNAGE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desirable	0	0.0%
Somewhat Desirable	4	13.8%
Neutral	4	13.8%
Not Desirable	21	72.4%
<b>Total</b>	<b>29</b>	<b>100.0%</b>

Online Responses		
Answer	Count	Response
Very Desirable	4	1.6%
Somewhat Desirable	20	7.9%
Neutral	49	19.4%
Not Desirable	179	71.0%
<b>Total</b>	<b>252</b>	<b>100.0%</b>



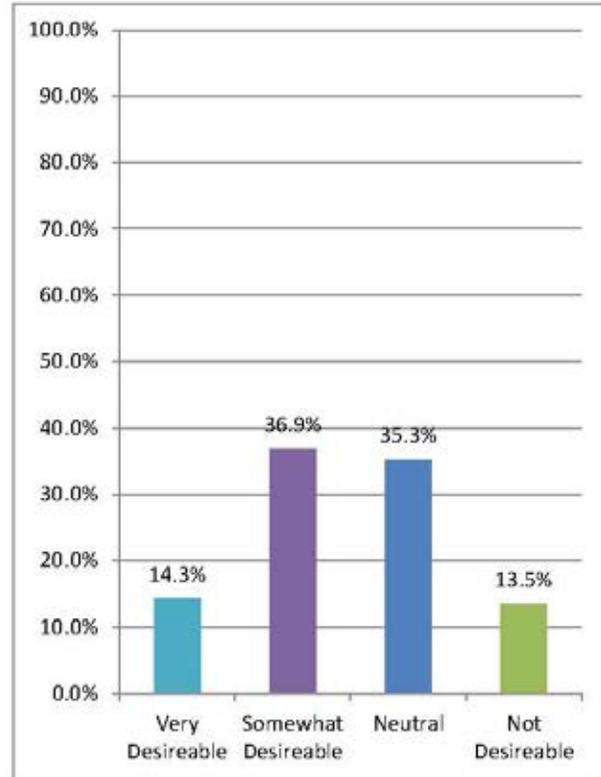
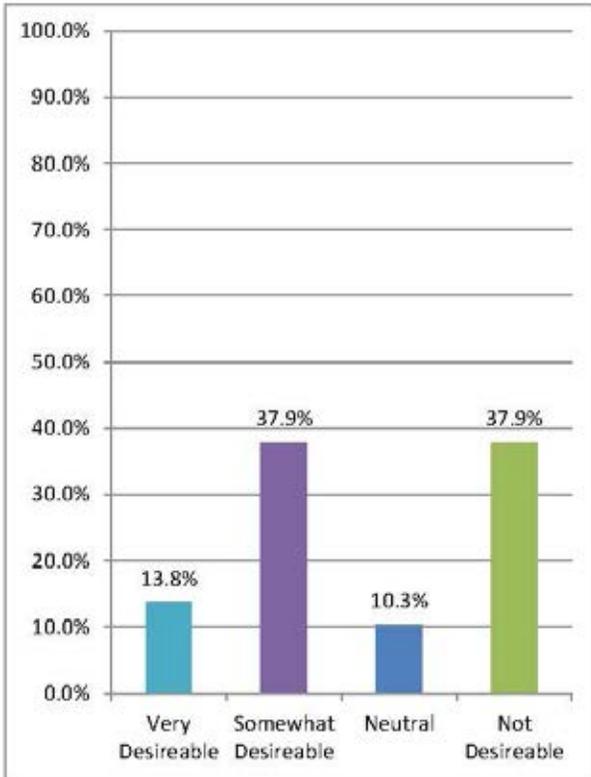
# VISUAL PREFERENCE - SIGNAGE



**QUESTION 33: HOW APPROPRIATE IS THE SIGNAGE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desirable	4	13.8%
Somewhat Desirable	11	37.9%
Neutral	3	10.3%
Not Desirable	11	37.9%
Total	29	100.0%

Online Responses		
Answer	Count	Response
Very Desirable	36	14.3%
Somewhat Desirable	93	36.9%
Neutral	89	35.3%
Not Desirable	34	13.5%
Total	252	100.0%



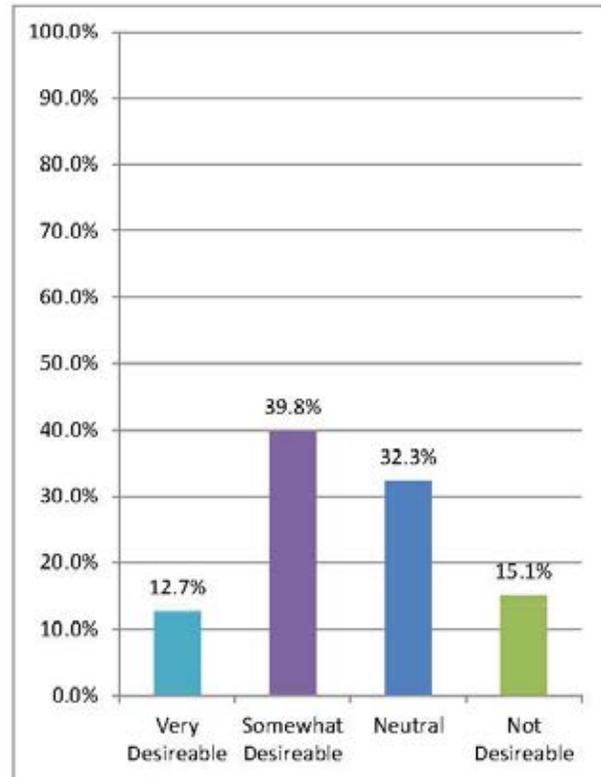
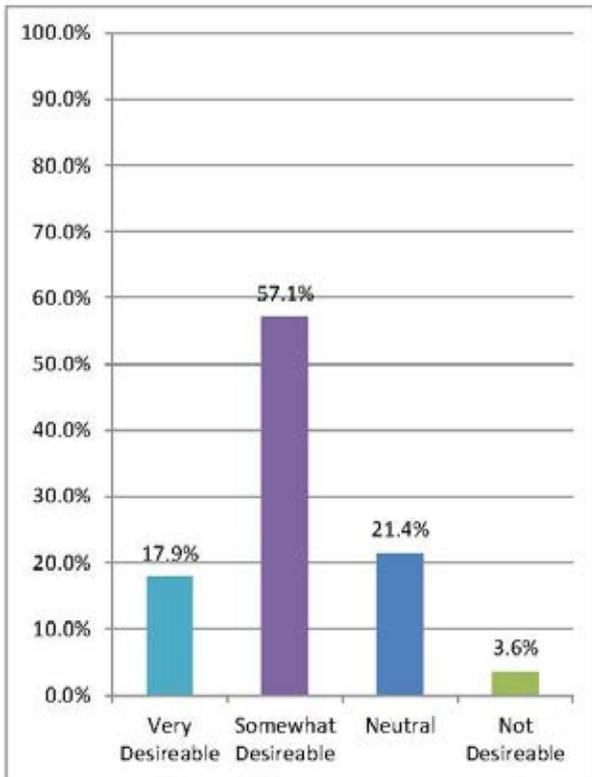
# VISUAL PREFERENCE - SIGNAGE



**QUESTION 34: HOW APPROPRIATE IS THE SIGNAGE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desirable	5	17.9%
Somewhat Desirable	16	57.1%
Neutral	6	21.4%
Not Desirable	1	3.6%
<b>Total</b>	<b>28</b>	<b>100.0%</b>

Online Responses		
Answer	Count	Response
Very Desirable	32	12.7%
Somewhat Desirable	100	39.8%
Neutral	81	32.3%
Not Desirable	38	15.1%
<b>Total</b>	<b>251</b>	<b>100.0%</b>



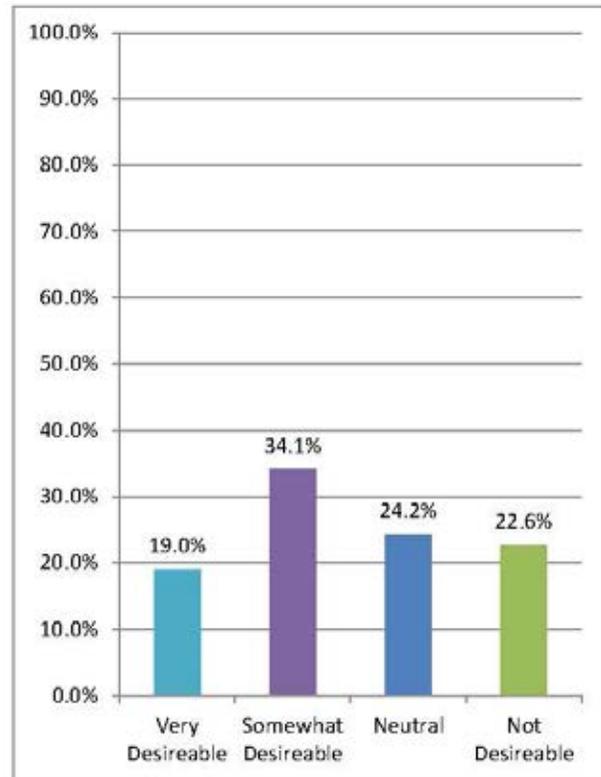
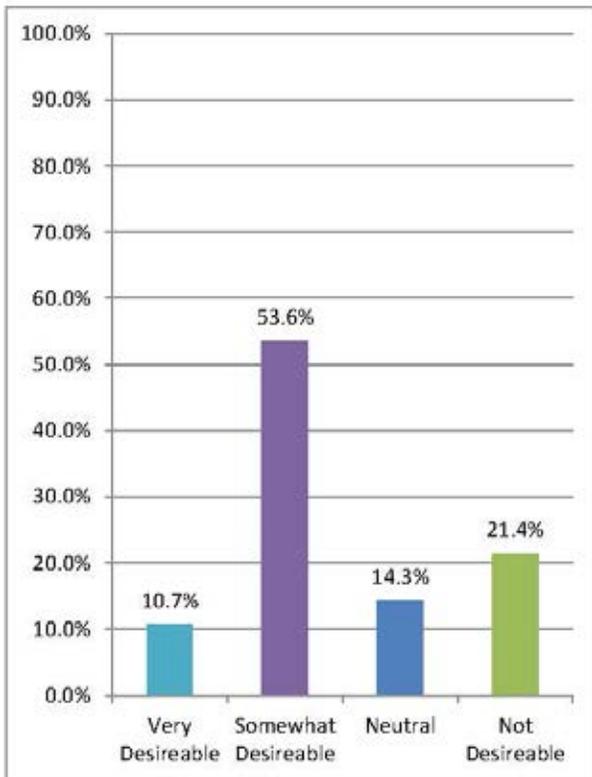
# VISUAL PREFERENCE - SIGNAGE



**QUESTION 35: HOW APPROPRIATE IS THE SIGNAGE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desirable	3	10.7%
Somewhat Desirable	15	53.6%
Neutral	4	14.3%
Not Desirable	6	21.4%
Total	28	100.0%

Online Responses		
Answer	Count	Response
Very Desirable	48	19.0%
Somewhat Desirable	86	34.1%
Neutral	61	24.2%
Not Desirable	57	22.6%
Total	252	100.0%



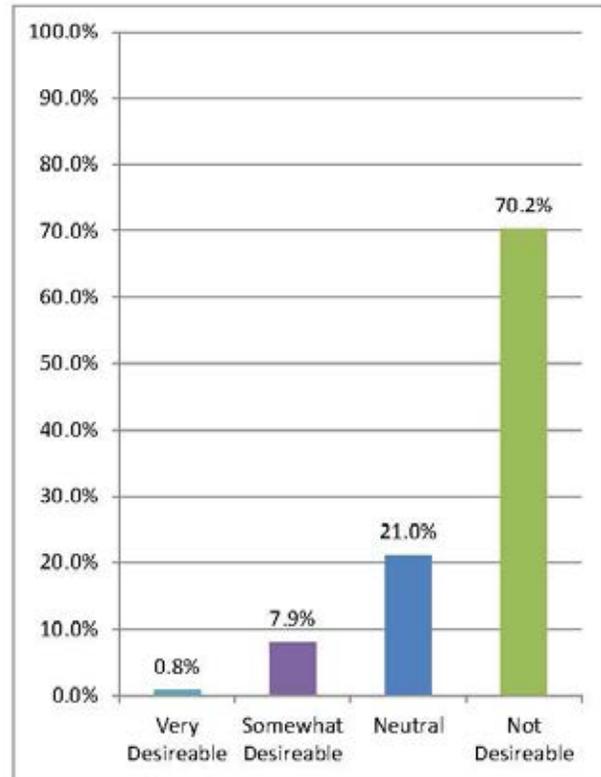
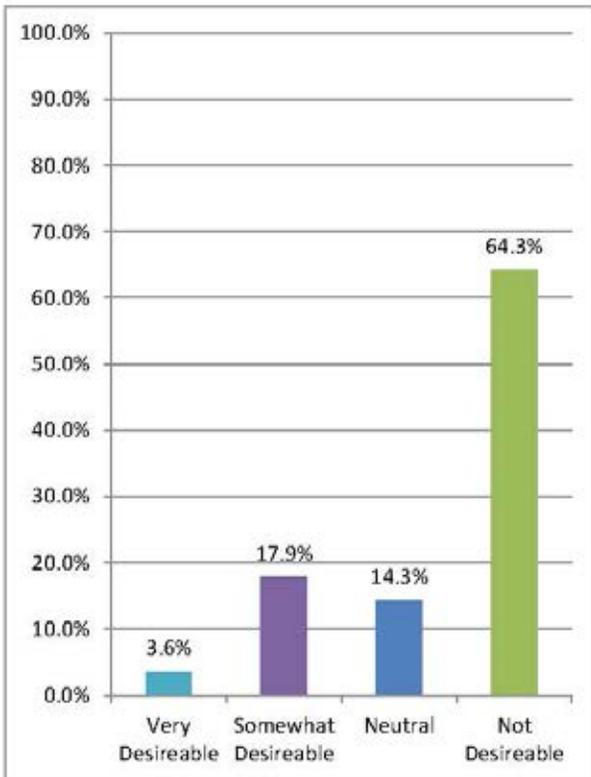
# VISUAL PREFERENCE - SIGNAGE



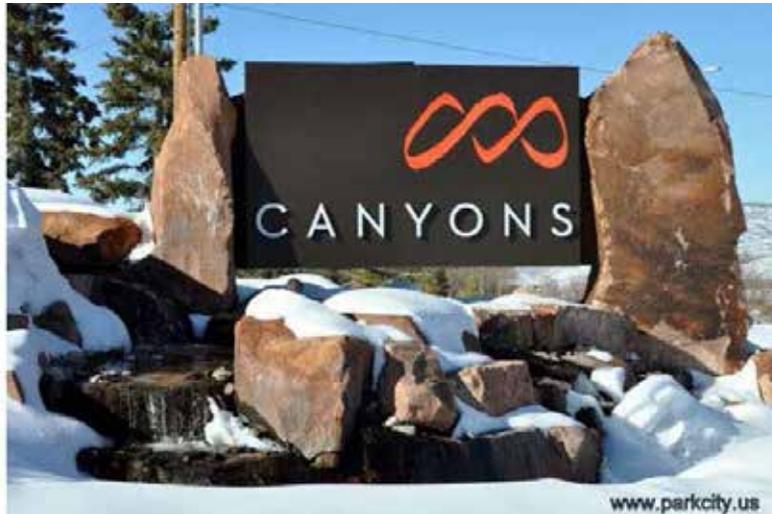
**QUESTION 36: HOW APPROPRIATE IS THE SIGNAGE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desirable	1	3.6%
Somewhat Desirable	5	17.9%
Neutral	4	14.3%
Not Desirable	18	64.3%
<b>Total</b>	<b>28</b>	<b>100.0%</b>

Online Responses		
Answer	Count	Response
Very Desirable	2	0.8%
Somewhat Desirable	20	7.9%
Neutral	53	21.0%
Not Desirable	177	70.2%
<b>Total</b>	<b>252</b>	<b>100.0%</b>



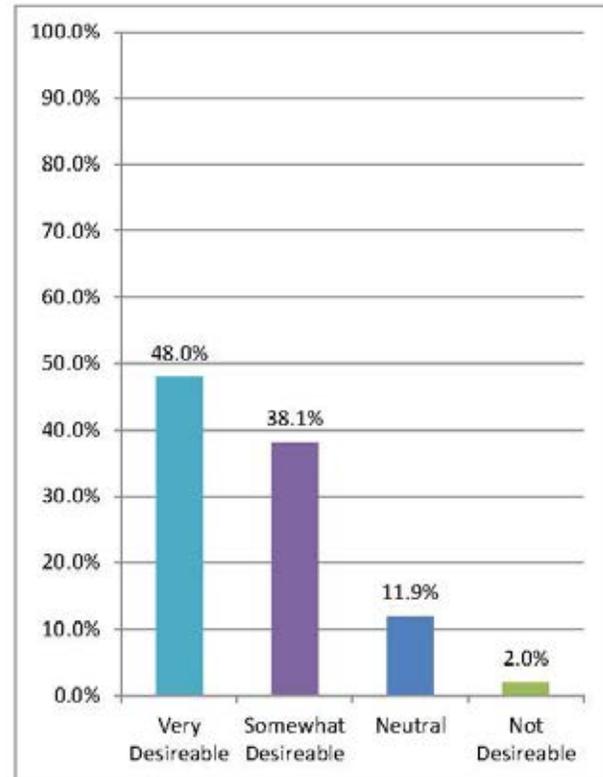
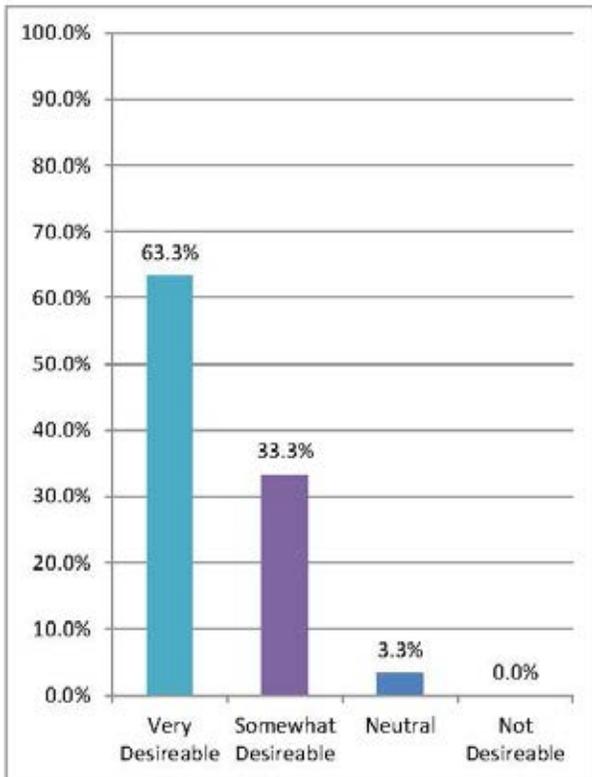
# VISUAL PREFERENCE - SIGNAGE



**QUESTION 37: HOW APPROPRIATE IS THE SIGNAGE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desirable	19	63.3%
Somewhat Desirable	10	33.3%
Neutral	1	3.3%
Not Desirable	0	0.0%
<b>Total</b>	<b>30</b>	<b>100.0%</b>

Online Responses		
Answer	Count	Response
Very Desirable	121	48.0%
Somewhat Desirable	96	38.1%
Neutral	30	11.9%
Not Desirable	5	2.0%
	<b>252</b>	<b>100.0%</b>



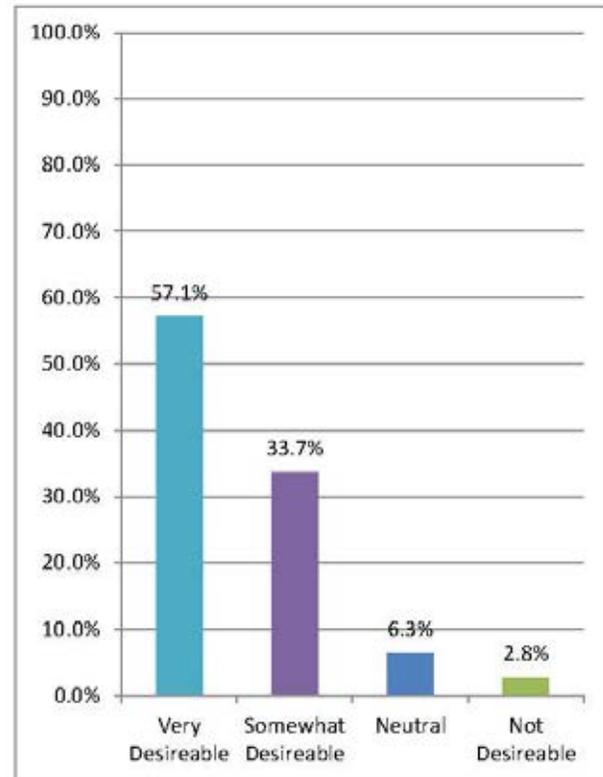
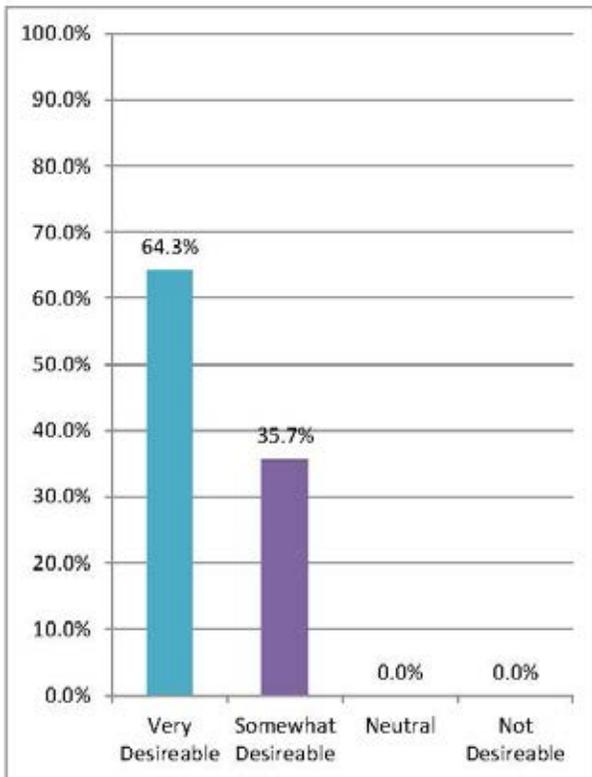
# VISUAL PREFERENCE - SIGNAGE



**QUESTION 38: HOW APPROPRIATE IS THE SIGNAGE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desirable	18	64.3%
Somewhat Desirable	10	35.7%
Neutral	0	0.0%
Not Desirable	0	0.0%
Total	28	100.0%

Online Responses		
Answer	Count	Response
Very Desirable	144	57.1%
Somewhat Desirable	85	33.7%
Neutral	16	6.3%
Not Desirable	7	2.8%
Total	252	100.0%



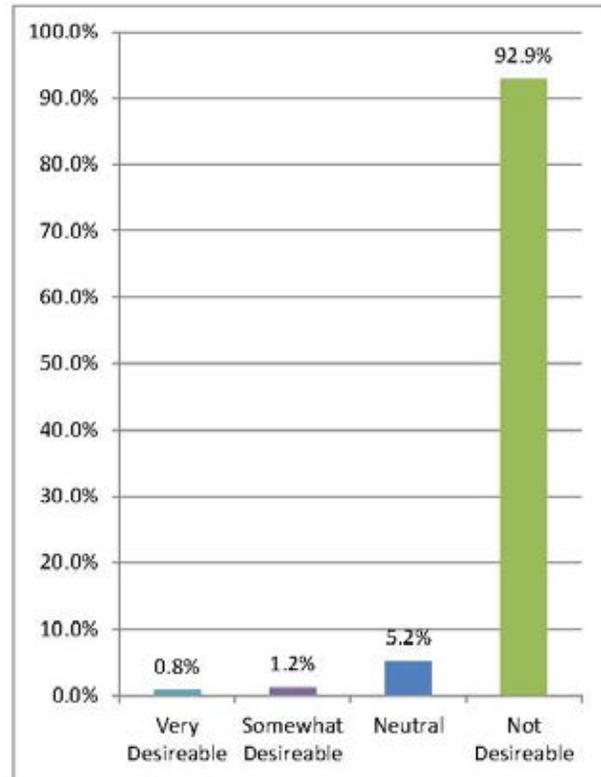
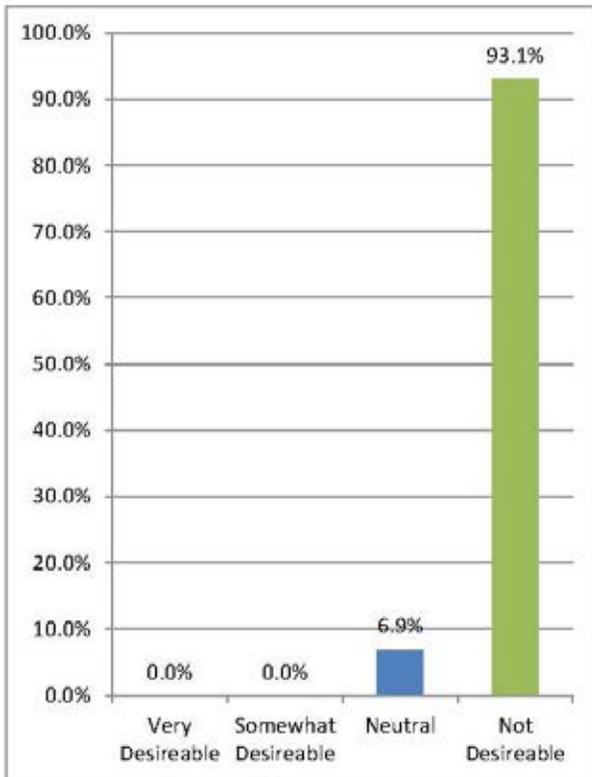
# VISUAL PREFERENCE - SIGNAGE



**QUESTION 39: HOW APPROPRIATE IS THE SIGNAGE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desirable	0	0.0%
Somewhat Desirable	0	0.0%
Neutral	2	6.9%
Not Desirable	27	93.1%
<b>Total</b>	<b>29</b>	<b>100.0%</b>

Online Responses		
Answer	Count	Response
Very Desirable	2	0.8%
Somewhat Desirable	3	1.2%
Neutral	13	5.2%
Not Desirable	234	92.9%
<b>Total</b>	<b>252</b>	<b>100.0%</b>



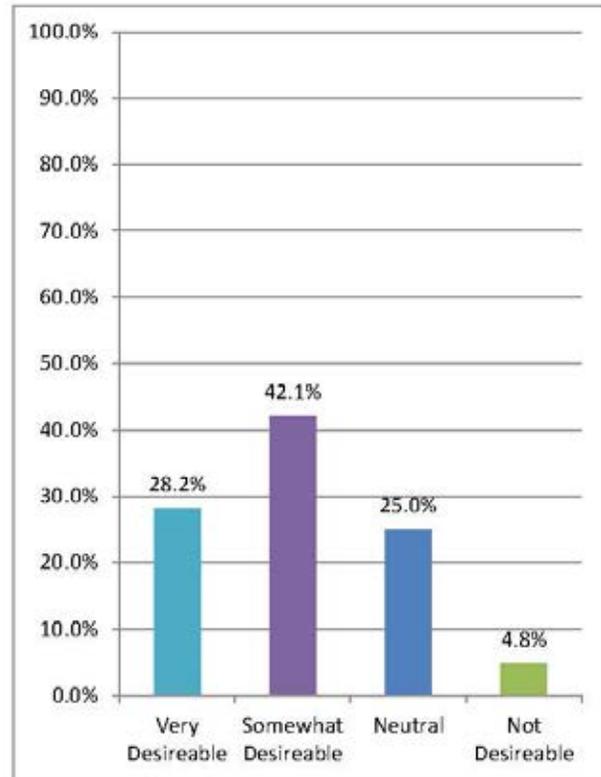
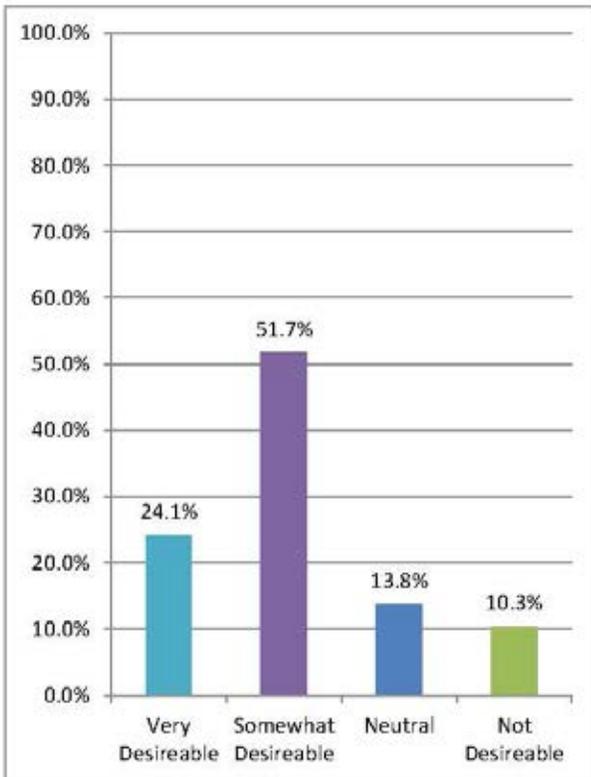
# VISUAL PREFERENCE - SIGNAGE



**QUESTION 40: HOW APPROPRIATE IS THE SIGNAGE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desirable	7	24.1%
Somewhat Desirable	15	51.7%
Neutral	4	13.8%
Not Desirable	3	10.3%
<b>Total</b>	<b>29</b>	<b>100.0%</b>

Online Responses		
Answer	Count	Response
Very Desirable	71	28.2%
Somewhat Desirable	106	42.1%
Neutral	63	25.0%
Not Desirable	12	4.8%
<b>Total</b>	<b>252</b>	<b>100.0%</b>



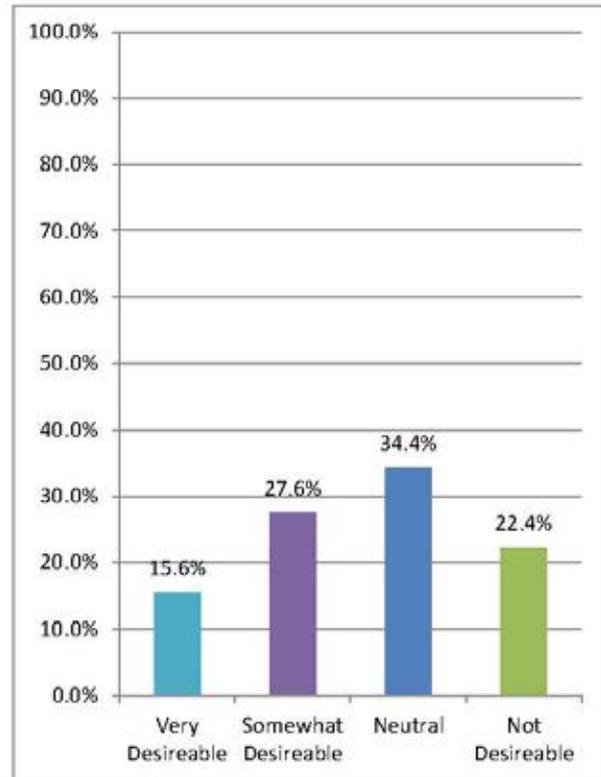
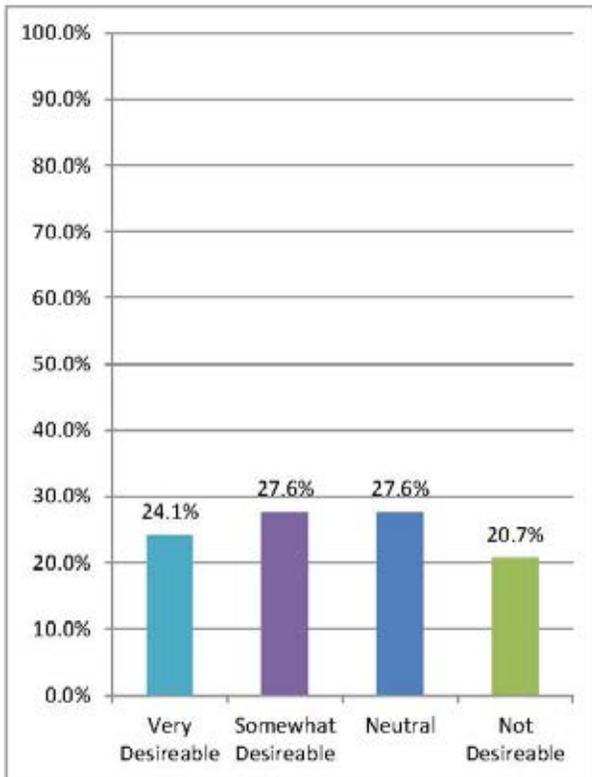
# VISUAL PREFERENCE - SIGNAGE



**QUESTION 41: HOW APPROPRIATE IS THE SIGNAGE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desirable	7	24.1%
Somewhat Desirable	8	27.6%
Neutral	8	27.6%
Not Desirable	6	20.7%
<b>Total</b>	<b>29</b>	<b>100.0%</b>

Online Responses		
Answer	Count	Response
Very Desirable	39	15.6%
Somewhat Desirable	69	27.6%
Neutral	86	34.4%
Not Desirable	56	22.4%
<b>Total</b>	<b>250</b>	<b>100.0%</b>



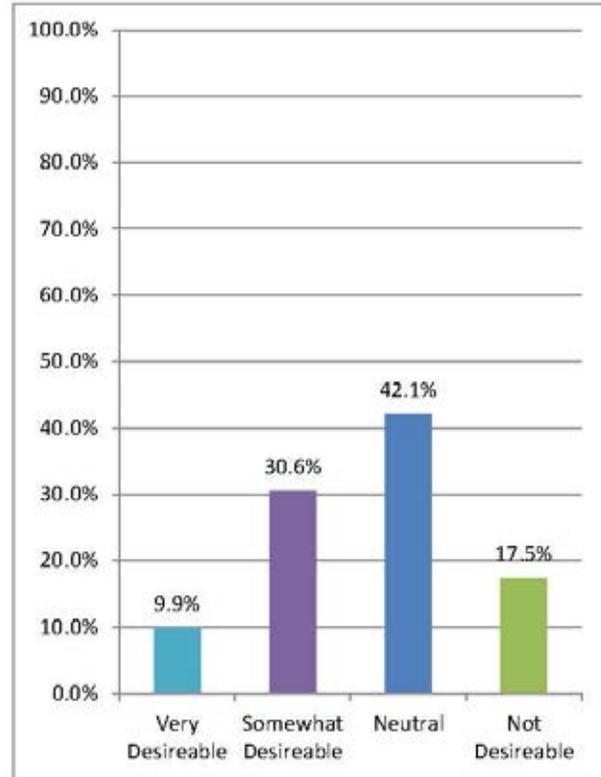
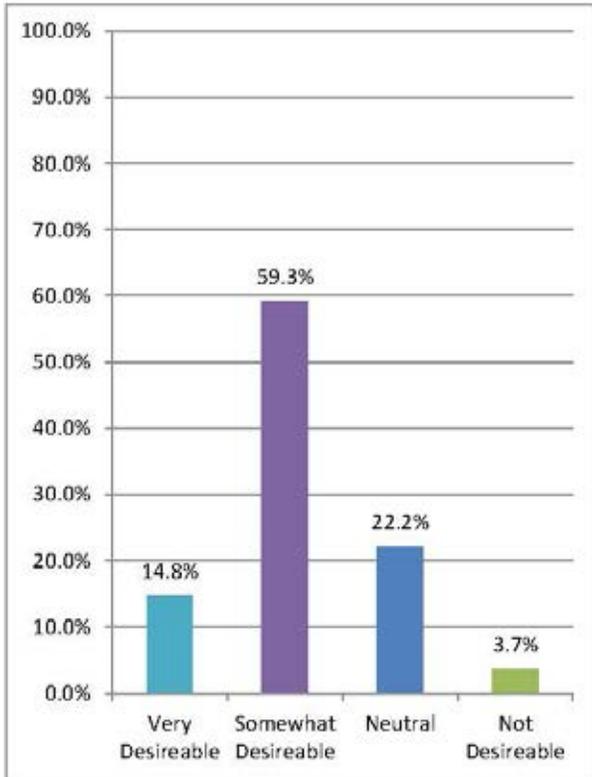
# VISUAL PREFERENCE - SIGNAGE



**QUESTION 42: HOW APPROPRIATE IS THE SIGNAGE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desirable	4	14.8%
Somewhat Desirable	16	59.3%
Neutral	6	22.2%
Not Desirable	1	3.7%
Total	27	100.0%

Online Responses		
Answer	Count	Response
Very Desirable	25	9.9%
Somewhat Desirable	77	30.6%
Neutral	106	42.1%
Not Desirable	44	17.5%
Total	252	100.0%



# VISUAL PREFERENCE - LANDSCAPE

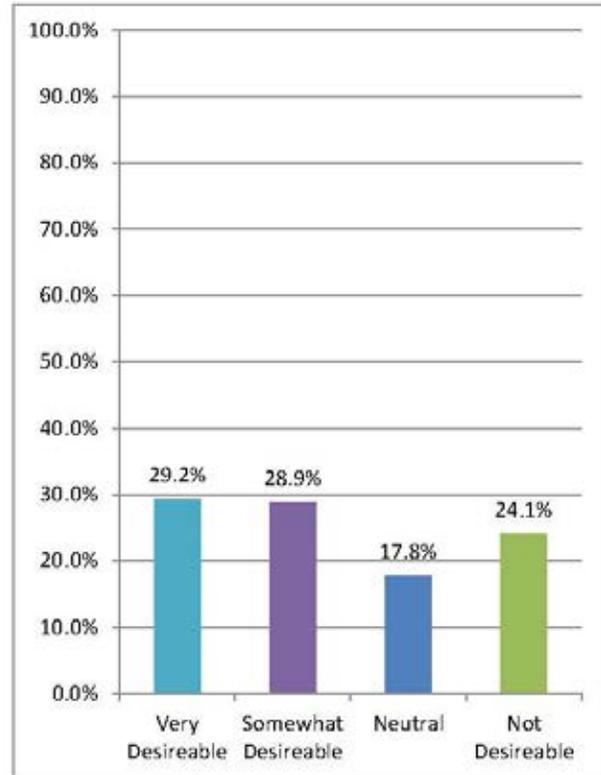
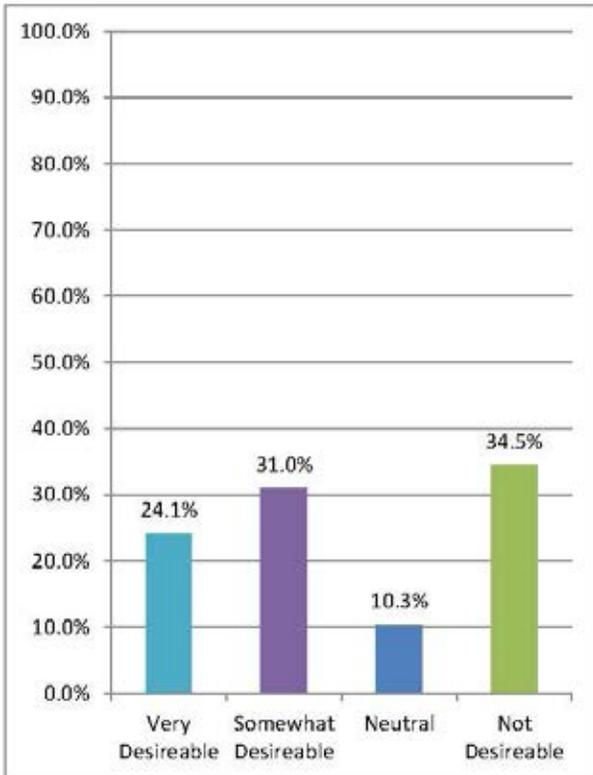
The survey included is four images showing of differing landscape approaches from manicured to native. Respondents indicated how appropriate they think the look and feel of the landscape is for South Lake Tahoe.



## QUESTION 43: HOW APPROPRIATE IS A MANICURED LANDSCAPE (ADAPTED NATIVE AND ORNAMENTAL PLANTS THAT RECEIVE MEDIUM TO HIGH MAINTENANCE), NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?

Public Meeting Responses		
Answer	Count	Response
Very Desirable	7	24.1%
Somewhat Desirable	9	31.0%
Neutral	3	10.3%
Not Desirable	10	34.5%
Total	29	100.0%

Online Responses		
Answer	Count	Response
Very Desirable	74	29.2%
Somewhat Desirable	73	28.9%
Neutral	45	17.8%
Not Desirable	61	24.1%
Total	253	100.0%



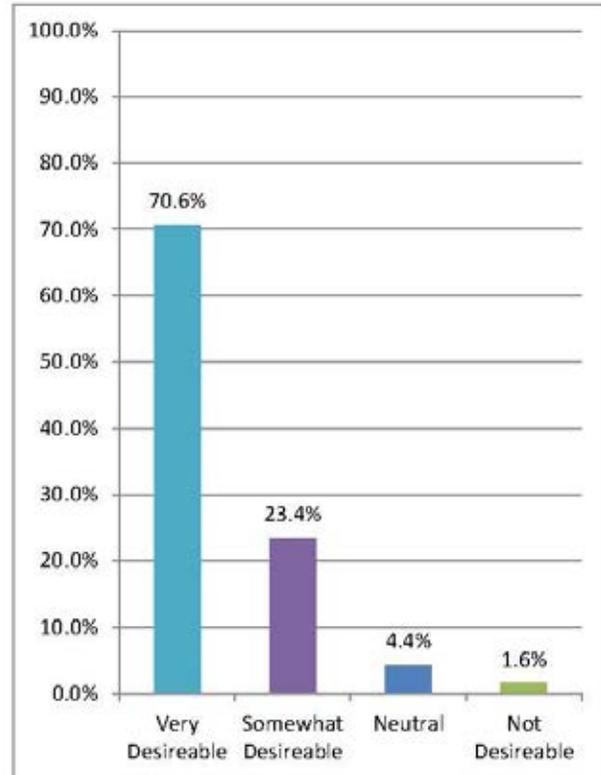
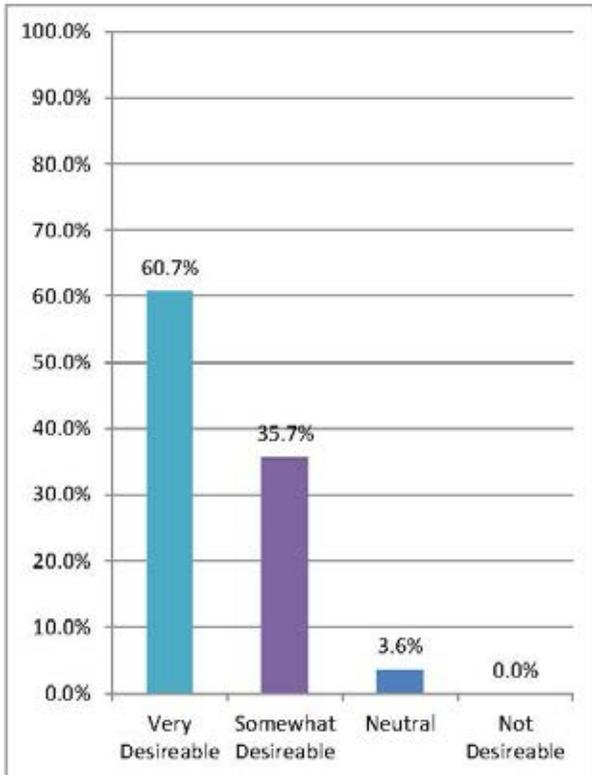
# VISUAL PREFERENCE - LANDSCAPE



**QUESTION 44: HOW APPROPRIATE IS AN ORNAMENTAL LANDSCAPE (USE OF NATIVE, ADAPTED AND ORNAMENTAL PLANTS IN FORMAL AND INFORMAL PLANTINGS), NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desirable	17	60.7%
Somewhat Desirable	10	35.7%
Neutral	1	3.6%
Not Desirable	0	0.0%
Total	28	100.0%

Online Responses		
Answer	Count	Response
Very Desirable	178	70.6%
Somewhat Desirable	59	23.4%
Neutral	11	4.4%
Not Desirable	4	1.6%
Total	252	100.0%



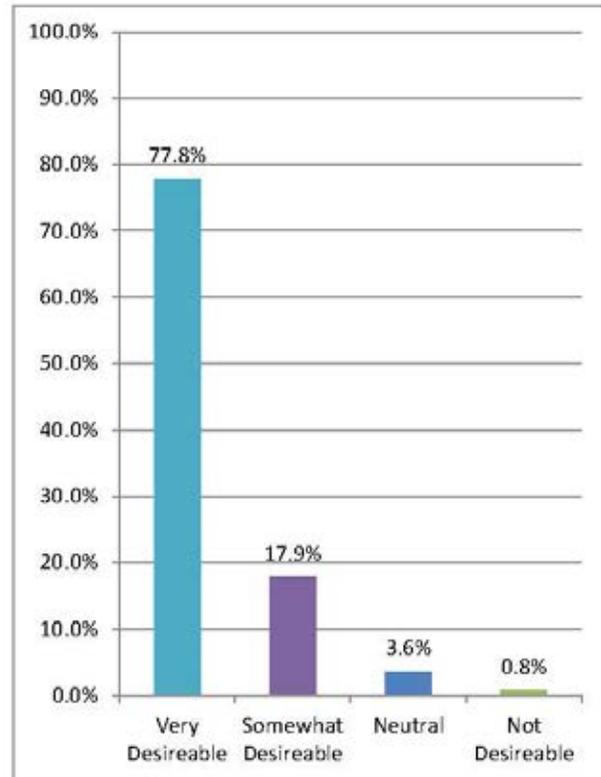
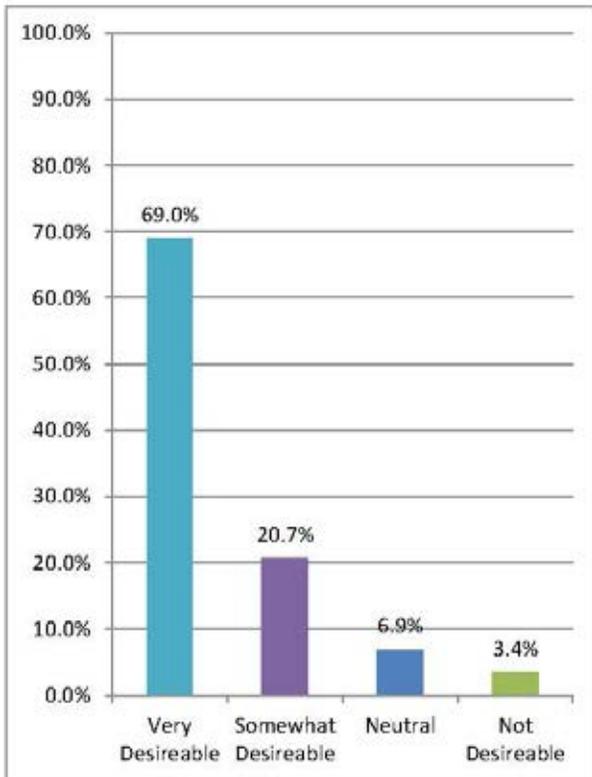
# VISUAL PREFERENCE - LANDSCAPE



**QUESTION 45: HOW APPROPRIATE IS AN ENHANCED NATIVE LANDSCAPE (USE OF NATIVE AND ADAPTED NATIVE PLANTS IN INFORMAL PLANTINGS), NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?**

Public Meeting Responses		
Answer	Count	Response
Very Desirable	20	69.0%
Somewhat Desirable	6	20.7%
Neutral	2	6.9%
Not Desirable	1	3.4%
<b>Total</b>	<b>29</b>	<b>100.0%</b>

Online Responses		
Answer	Count	Response
Very Desirable	196	77.8%
Somewhat Desirable	45	17.9%
Neutral	9	3.6%
Not Desirable	2	0.8%
<b>Total</b>	<b>252</b>	<b>100.0%</b>



# VISUAL PREFERENCE - LANDSCAPE

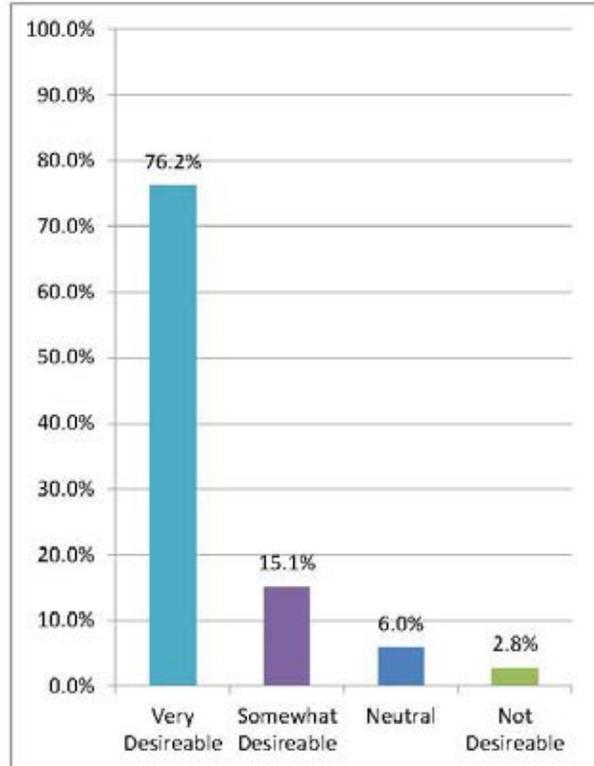
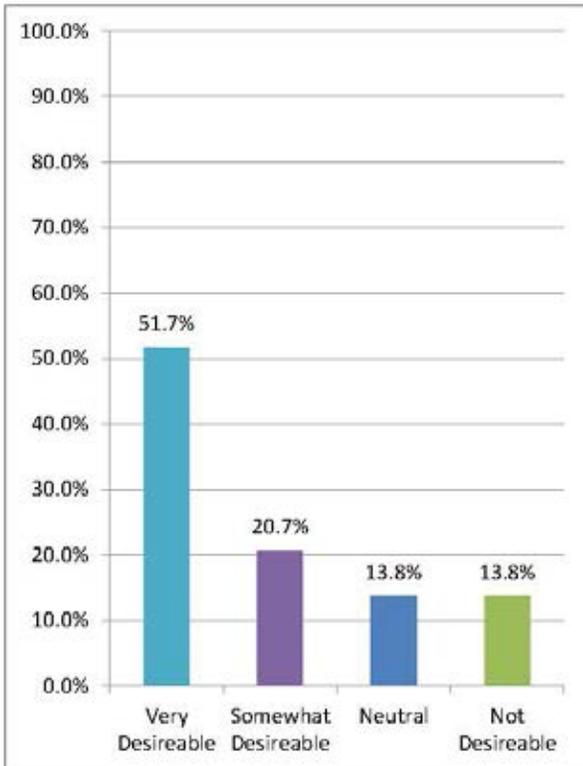


NOTE: IMAGE ADDED FOR ONLINE SURVEY AFTER PUBLIC MEETING FOR THE PURPOSE OF CLARIFICATION

## QUESTION 46: HOW APPROPRIATE IS A NATIVE LANDSCAPE (USE OF NATIVE PLANTS, TEMPORARY IRRIGATION), NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?

Public Meeting Responses		
Answer	Count	Response
Very Desirable	15	51.7%
Somewhat Desirable	6	20.7%
Neutral	4	13.8%
Not Desirable	4	13.8%
Total	29	100.0%

Online Responses		
Answer	Count	Response
Very Desirable	192	76.2%
Somewhat Desirable	38	15.1%
Neutral	15	6.0%
Not Desirable	7	2.8%
Total	252	100.0%



# PUBLIC MEETING - OPEN HOUSE

The following boards and Design Workshop staff were available following the presentation for public comment.

**SOUTH LAKE TAHOE IS...** *Write In/Post-it Note Your Ideas Below!*

*Example: Mountain Views and Beautiful Lake Tahoe*

*Rustic and Modern*

**SOUTH LAKE TAHOE IS NOT...** *Write In/Post-it Note Your Ideas Below!*

*Example: 'Disney'-style/ Manufactured*

**THE CITY OF SOUTH LAKE TAHOE DESIGN GUIDELINES PUBLIC MEETING #1**  
SOUTH LAKE TAHOE, CA • THE CITY OF SOUTH LAKE TAHOE  
The website for the City of South Lake Tahoe is located at: www.southlake-tahoe.gov

**DESIGNWORKSHOP**  
JANUARY 2016

## PROJECT PURPOSE

Design Guidelines

Provide graphical representations to support and clarify the intent of the existing South Lake Tahoe Design Standards and provide support to guide the visual character/appearance of South Lake Tahoe.

Potential Design Guideline Sections

### SITE DESIGN

- Building placement & orientation
- Public spaces
- Designing for views & minimizing disturbance
- Pedestrian circulation

### BUILDING DESIGN

- General aesthetic qualities
- Building character & articulation
- Building height, mass & form
- Roofs
- Pedestrian level design

### LANDSCAPE

- General aesthetic qualities

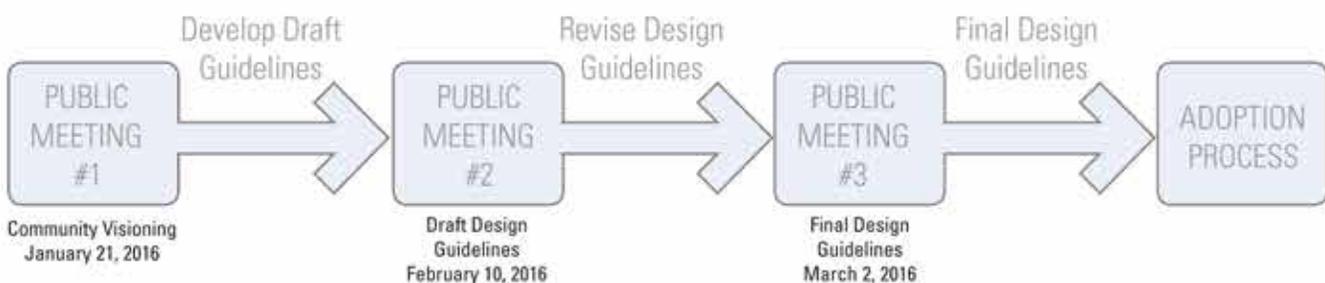
### EXTERIOR LIGHTING

- General aesthetic qualities
- Protection of night sky
- Enhance qualities of public spaces & architectural highlights

### SIGNAGE

- General aesthetic qualities

## PROCESS & SCHEDULE

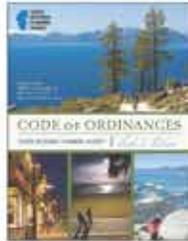


THE CITY OF SOUTH LAKE TAHOE DESIGN GUIDELINES PUBLIC MEETING #1

SOUTH LAKE TAHOE, CA • THE CITY OF SOUTH LAKE TAHOE  
The work upon which this publication is based was funded in whole or in part through a grant awarded by the Strategic Growth Council.

DESIGNWORKSHOP  
JANUARY 2016

## EXISTING DESIGN STANDARDS



City Code: City Wide Design Standards

Tahoe Valley Area Plan Design Standards



Tourist Core Area Plan Design Standards

Community Plan Design Standards

TRPA Code of Ordinances

### SITE DESIGN

- Retain natural features
- Designing for views
- Grading and drainage
- Visual screening
- Building placement
- Public open space
- Parking
- Pedestrian circulation & bicycle parking

### BUILDING DESIGN

- Compatible with environment
- Roof treatments (pitched)
- Building form
- Massing and scale
- Materials and color
- Heights
- Green building

### LANDSCAPING

- Proper planning and design
- Efficient irrigation
- TRPA recommended plant species

### EXTERIOR LIGHTING

- Protection of night sky
- Safe and comfortable use
- Enhance qualities of civic space/ architectural highlights

### SIGNAGE

- Copy
- Lighting
- Landscaping
- Construction
- Color
- Location
- Height
- General sign design

### OTHER SECTIONS

- Snow storage
- Water conservation
- Scenic highway corridors
- Shorezone
- Fences and walls



**THE CITY OF SOUTH LAKE TAHOE DESIGN GUIDELINES PUBLIC MEETING #1**

SOUTH LAKE TAHOE, CA • THE CITY OF SOUTH LAKE TAHOE  
The work upon which this publication is based was funded in whole or in part through a grant awarded by the Strategic Growth Council.

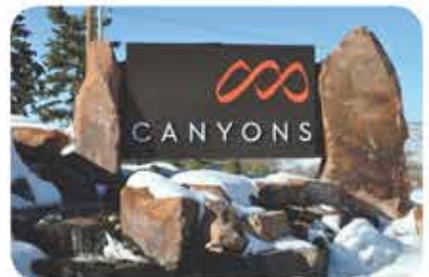
**DESIGNWORKSHOP**  
JANUARY 2016

## CHARACTER IMAGERY

### Architecture



### Signage



**THE CITY OF SOUTH LAKE TAHOE DESIGN GUIDELINES PUBLIC MEETING #1**

SOUTH LAKE TAHOE, CA • THE CITY OF SOUTH LAKE TAHOE  
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DESIGNWORKSHOP  
 JANUARY 2016

# PUBLIC MEETING - GENERAL COMMENTS

Below is a summary of comments received during the open house portion of the public meeting from attendees (Comments are a summary based on discussion with the public, City representatives, Planning Commission and Design Workshop facilitators):

1. Concern was expressed for sight distance visibility and small trees or landscape, specifically at intersections. Harrison Avenue was noted as a specific example that the grasses at the corner make it hard to see. The sight distance triangle is noted in the existing design standards. It was noted that sight triangles should apply to signage as well.
2. Concern was noted for the lack of longevity of newly planted landscapes. Newly planted trees at the Y were noted as a specific example.
3. Concern was noted that a number of trees were removed along the campground along highway 50 when the highway improvements were constructed. It was also noted that the new landscape in this area is nice but the grass is higher maintenance and higher water use. It was noted that Caltrans owns the ROW in this area. The City understands concerns, however, there are limitations of what they can control in Caltrans owned ROW.
4. A suggestion was made that the City or a group of people look at landscape and check the quality after planting. The City noted that there are inspections to finalize building permits through development services. However, sometimes there are limited resources to address all concerns.
5. Concern was noted regarding the sign ordinance and monuments vs. poles. There are issues with visibility and snow loading. In addition, landscape is required, but the sign height limitations make it challenging to see the sign in front of the landscape. In addition, when there is a significant snow, the plows pile up snow in front of the signs making it difficult or impossible to see the sign.
6. Concern was noted that snow/snow plows also blocks and ruins sidewalks and the landscape along the ROW. It was noted that the design standards suggest that sidewalks should be curvilinear where possible. However, Caltrans has installed an attached 4' walk in many places. It was encouraged to keep meet the standard.
7. It was noted that rolled curbs perform better than square curb to withstand plow traffic.
8. Concern was noted that the design standards will cause the whole City to look the same. There should be different community standards based on different parts of town. Not cookie cutter. The City noted that this is the intent of the area plans.
9. It was noted that lighting can be very obnoxious and should be considered as integral to signage. New signage at Harrah's was noted as an example.
10. It was noted that the guidelines should not stifle creativity in architecture.

# ONLINE SURVEY - GENERAL COMMENTS

Online Survey respondents provided general comments as follows (Comments are provided verbatim with no modifications):

## BUILDING CHARACTER

1. I feel that a Rustic-Mountain design ambience is a must to maintain the Alpine atmosphere to SLT. The mishmash of non-control architecture the past 50 years has not been to the benefit of SLT's image as a mountain community. Only a handful of SLT commercial buildings / complexes architecture represent what a mountain / resort community should look and feel like. As for current signage, the majority is eye pollution, and a total disaster. As for building design & landscaping, there should be a requirement for public art with all new buildings and major remodels. 1% of building cost over \$50,000. If project does not have the adequate space for public art, then the 1% fee is to go to a public art fund.
2. While doing the survey I discovered that I think a more contemporary look would actually improve the City's appearance. Signage is better when informative and legible, but not large, cluttered, or obnoxiously brightly lit. Simplicity and clean design really look best.
3. Building design should strive to mimic the classic lodge look. For example Old Faithful Lodge Yellowstone NP. The should have a timeless classic appearance.
4. Rustic, use of wood and rock
5. The ultra modern building designs are out of place in our lovely mountain town. Classic alpine mountain designs are "timeless". Ultra modern dates itself rapidly.
6. Lets keep with the "mountain" theme. If we as a community wanted the "city" look; we'd all move back to the city. :(
7. I'm horrified that AutoZone and BevMo! had their designs approved! This was a step backward into ugliness for our city. I personally prefer mountain-contemporary or mountain-rustic with conservative, not gaudy, signs. One of my favorite buildings, and one which won an award, is Alpine Animal Hospital. There are other great examples of pleasing architecture throughout town (escrow companies, medical offices, etc.) but they are too few and far between. I honestly question the need to tear down and rebuild when, in many instances, a face lift for an old building would make a world of difference.
8. Love the modern and rustic mountain theme that many resort towns have. Tahoe should be cutting edge--at the helm with green design and construction given our surroundings. Very excited about all the progress that has been made lately.

## SIGNAGE & LIGHTING

9. Lighting should be kept to a minimum so we can still see the stars.
10. Really like the new lighting and holiday decorations along Pioneer Trail approaching Hwy 50 near the Raley's shopping center
11. Most of the signs would fare much better if they were just cleaned up. The buildings that have numerous business tenants also have numerous signage out front and that only adds to the clutter. Other than reducing the tenants which reduce the signage I do not have a solution. Most of the landscaping that would look nice also has trees that block the view of the storefronts. From a visitor's perspective it looks real nice but from a business perspective you are blocking my storefront. All the BMP retention ponds that have been installed look just like what they are, a retention pond that collects garbage and standing water. Trees and bushes like the ones at the Children's Park are low maintenance and grow to a certain level and can hide everything. Maybe we can do an Adopt a Park or BMP pond program like we do with the Beaches.
12. Signage is a subtle but important thing for the overall look and feel of quality and consistency. It should not all be identical, but having a relatively coordinated and consistent look is important. It can be odd to provide a great new sign with a non-refinished building exterior though, so coordinating the two within a reasonable cost is important. Run down, overly large and/or garish signs right next to Lake Tahoe Blvd. are one of the most aesthetically disturbing things in this town. I have noticed some improvement in the past 3 years, but completing the job will help improve the city's image to the first time and return visitors.
13. Thanks for even asking the questions. South shore is headed in the right direction, emphasize the miracle around us. Mountain modern is, can be, a timeless architectural style and can legitimize our community as a place to come for a fresh start, a welcome change from the rat race below. Give me a community to match my mountains!
14. Lighting and landscape standards need to be more integrated. Lighting should be considered a part of landscaping and vice versa. Incentives for architectural character are critical. Same for signage that is mountain/alpine in style. Allowing a business to have a larger sign that is more natural/mountain in look should be considered.
15. Less signage please
16. From a sign perspective, limiting the colors to neutral/natural and materials to natural is most important. We have GPS now, we don't need garish beacons.

# ONLINE SURVEY - GENERAL COMMENTS

17. I like the Mountain look - think the SLT Safeway is great looking. Lots of rock & timbers... And more natural signage (no neon signs). We are a mountain town, and should look like one.
18. The sign portion of the survey does not represent what most of the signs in South Lake Tahoe are; vinyl back light signs using a primary red, green, yellow ect. color. The sign of the motel in the survey is a vinyl sign but there is historical significance with that sign. It would be nice if the survey had some representation of what the majority of SLT signs are. Thanks for your work on the survey; looking forward to the next meeting.
19. The recent addition of the bright digital marquees at the casinos (Monteleu, Hard Rock, Harrahs) are not a pleasant addition. This isn't Vegas.
20. Keeping to natural elements in sign design, architecture and landscaping we will achieve the TAHOE look.
21. Any building on the scenic corridor should be limited to 2 stories for the first 200 feet back, which affords car tourists and pedestrians a sight line to the mountain horizon that defines our location. Sign picture 36 is a perfect example of signs gone wild. If you removed the "office space for lease" add-on and the "register now" banner, you might have a sign that would be tolerable. But all the stick-ons in addition to the basic sign (which is already busy) create an instant eyesore. This is happening all over town. Look at Whiskey Dick's for one example, and there the advertisements are individually not that bad, but the abundance is a visual onslaught. Sign picture 37 is a great example of something that probably falls within set parameters for size and height and materials, but the design is so bad it has to be a no. The survey is well thought-out as far as it goes, but some of the examples combine undesirable elements (too much hard-scaping, for example) with desirable ones, so the over-all desirability is less.

## LANDSCAPE

22. Use of turf grass should be limited to places where people actively recreate. The new grass along Hwy 50 and Linear Park was excessive and resulted in over-irrigation spraying onto the hwy when we were supposed to reduce water use during times of drought. Use of fertilizer and equipment to maintain grass also results in nutrient runoff and air pollution - turf should be used sparingly. We can achieve our mountain aesthetic in other ways that keep weeds down and require no irrigation like wood chip mulch and native plants. People visit tahoe and the mountains to get away from the suburbs so our look should be distinct and reflect the native flora found here.
23. Clean, modern, mountain look and native and adaptive vegetation are desirable - including native Jeffrey and sugar pines!
24. Like to see much more passive solar heating of buildings and deicing of pathways.
25. landscaping should be low maint. cost for city or at the cost of the adjacent business.
26. PLEASE allow residents and businesses and developers to cut down some pine trees. Pine trees drop a hellacious amount of debris (cones, pollen, sap, needles, branches) and provide little benefit. I recommend a TRPA moratorium for 3-4 years, allowing all lots to cut up to 50% of the pine trees on each lot without the TRPA's idiotic restrictions.
27. Please use native plants over lawns. A modern makeover seems most appropriate instead of trying to imitate older architecture.

## SIDEWALKS, BIKE LANES AND MOBILITY

28. Improved flow, availability, and consistency of non motorized transportation options in SLT (bike and pedestrian paths with improved signage and lighting).
29. I think the most important thing South Lake Tahoe can do and something they should make a priority is to create and improve the bike and pedestrian infrastructure along Highway 50 - including well-painted bike lines, improved sidewalks, landscaped buffers between the highway and sidewalks etc. Start with making it a walkable area whether downtown or in town, and then focus on redevelopment & infrastructure. We need sidewalks & painted bike-lanes all the way down hwy 50.
30. I think a sidewalk system linking the Y to Stateline is very import. With integrated landscaping it would create uniformity.
31. sidewalks are still quite an issue, people walk on the side of the highway very often. More street lights would make Tahoe brighter in the nights.
32. I believe we also need to improve pedestrian and bike access along with the building and landscape designs.
33. I think the Highway 50 Corridor could also be improved by adding enhancement to the bike lanes, bike paths, lighting, and adding contiguous native/adaptive landscaping.
34. Basic infrastructure of sidewalks and lighting need to be addressed in city where they don't exist before patching up other areas. old nasty motels need to go away or be completely rebuilt it is ruining the city.
35. human powered transportation infrastructure is very import to me. please design with bicycles in mind. please design with usefulness in mind, i.e. make sure that the snow sheds off the building in a logical location, that maintenance, HVAC costs in mind.

# ONLINE SURVEY - GENERAL COMMENTS

36. Though not an explicit part of public guidelines - I think the look and feel of our city would be most enhanced by improvements to the bicycle and pedestrian infrastructure along highway 50 - including well painted bike lanes, sidewalks, sidewalk and streetscape landscaping, on-street parking and/or more buffer zones between sidewalks and the highway.
37. More bike parking and sidewalks. Less car parking would be great, at least locating it behind buildings (like at Stateline) is preferable. Quality standards for signs and building exteriors (to reduce rundown look). More common spaces and open space. Site buildings to highlight natural scenery. Maybe create building standards for chain stores - the drug stores, fast food, and AutoZone detract from the beauty of South Lake.
38. Bus stops are starting to look good...need shelter at every single bus stop.
39. Better parking, better snow storage design, the old neon signage for old motels is fine. Snow shedding over entries should be better accounted for. More exterior art, better covered bus stops,
40. Parking for visitors, tenants, employees is one of biggest issue facing community. Cutting edge design/success still relies on income from locals/visitors - ease and availability of easy access to businesses and recreation.
41. For me, it is the feeling I have when I walk down the street. Honky-Tonk areas, crowds with little space to walk is not fun. Broader streets to stroll with ice cream cones- fun restaurants off a main side street, ability to sit on benches in park like settings, all on the way to down the beach (where u may find a starbucks for a delicious ice coffee in summer time makes me feel good
42. The south end of the city needs improved sidewalks. Neighborhoods need streetlights. Major parking lots and shopping centers like raleys at the Y needs to be reengineered. The parking lot layout is dangerous for pedestrians.

## GENERAL CITY CHARACTER

43. I, and others, will miss the 'funk' of the old South Shore.....SLT used to have some personality.
44. Encourage redevelopment that results in substantial change in building and site character. Give incentives to encourage large scale redevelopment. The City should consider purchasing properties and then reselling to developers with development agreements that specify the type of development that will occur on site. The reliance on zoning and "design guidelines" is not changing the character of the town which is badly needed. I have heard too many visitors and friends criticize the appearance of our town and question why it looks the way it does.
45. I think it's important to keep things looking clean and upscale so that it attracts those kinds of people. I also like our older buildings with character and the small town feel as long as it's not run down
46. Our city was built on affordable, kitschy locations. It's what made Tahoe cool. We were never going to be Vail or Jackson Hole, so why did we try? All we accomplished by changing is to ruin our city. Now we have large and expensive business locations that are empty instead of the smaller and way more affordable locations we had in the past. Stop trying to cater to some developer and cater to the people that matter, the people of the City of South Lake Tahoe!
47. Tahoe would be nice if it looks like it's up the forest as it used to...NOT LIKE EVERY OTHER CITY IN CALIFORNIA!!!!? thank you ??
48. At the risk of endorsing Nehru shirt commonality, I believe we need a more uniform, consistent and tasteful look to our city.
49. Need to avoid cookie-cutter everything looks the same.
50. You will never make SLT something it isn't no matter how you try or how much money you spend. Fix up what is here where and when you can and think more about auto movement within the corridors and city.
51. important to consider the historical context for City of South Lake Tahoe, what is the desired sense of place, massing and scale are incredible important in CSLT, more informal mountain architectural influences are more appropriate than large-scale resort architecture
52. There has to be a way for the property owner as well as the business to interact through reasonable guidelines as found in many resort communities. Ask those resorts to share their design guidelines.
53. Have lived in SLT about 25 years. Most of the retail businesses appearance wise are a mess. Classy resorts require standards and do not allow signage, etc., to detract instead of attract. You are right on in terms of planning for the future, but throughout the years I have seen little to nothing ever done...sadly. And then we wonder while tourists are not attracted!
54. South Lake Tahoe must be the destination resort that it IS. What does that mean? It means that the visual character of this town needs to be at least as nice or nicer than the tourists OWN town. Spending money to come to a mountain town that doesn't look like a mountain town will often be a one time proposition. Tourists simply won't come back if they feel like they have vacationed in a blighted area. What do we need? SIDEWALKS - that are cleared of snow TASTEFUL LIGHTING MOUNTAIN ARCHITECTURE- with pitched roofs SIGNAGE - that is reasonable but enforced LESS TRASHY MOTELS- too many beds lowers the average nightly room price. Less, moderate to higher priced accommodation. SOLVE this problem. It's THE problem in this town. WE CANNOT

# ONLINE SURVEY - GENERAL COMMENTS

BE EVERYTHING TO EVERYBODY - we are a destination mountain resort. We must improve our product to stay competitive. Plus, I'm tired of driving through town and seeing junk.

## OTHER CITY COMPARISONS

55. South Lake Tahoe needs to develop aesthetically into what the other great ski/recreation towns in Colorado and Utah have accomplished but with a decidedly Lake Tahoe feel.
56. Think Breckenridge or Vail CO.....towns that were built to resemble older mountain communities like Aspen. That's the look and feel we should be going for overall.
57. In doing a Google research on South Lake Tahoe, also building a data base on the town, with all the natural beauty it need to shift infests meandering collection of building to something more of a place in the Alps without going to Europe.
58. SLT has tremendous potential to look so much nicer than it does now. The Hwy 50 stretch looks very tired and run-down. No one is ompressed by what they see when driving thru SLT. SLT should look nicer than Vail, Aspen and Telluride. The City should be the sole overseer of what needs to be done (NOT TRPA) abd simplt require all construction to follow specific design plans that include keeping all water on their existing site.
59. I would like to see the town take on a cohesive personality, something like Leavenworth WA or Park City. The place needs to look nice and have great places to go and activities to draw the tourists. This is a resort town after all.
60. Craving a major facelift for this town. Depressing buildings and lack or public spaces. Hoping we continue to add beauty through design here. Truckee seems like a great inspiration.

## LOCAL BUILDING EXAMPLES

61. get rid of old motels and box buildings
62. Get rid of the old hotels. They breed non working scum!
63. Landscaping, sidewalks and lighting need to be cohesive and attractive from the Y to Stateline. This is one small town with one main road and the county end is an eyesore. Too many shops, restaurants, etc are an eyesore w no design standards filthy carpets, ugly furniture, poor signage. The chains are often nicer e.g. BevMo, Beach Hut Deli, etc. Sad to see the lovely shops, bakeries and restaurants at most other mtn resort towns that we don't have. We need restaurant inspections for hygiene. Meyers is the south gateway to Tahoe as Truckee is to the north. would love to see a great outdoor ice skating rink, a world class cross country ski center, and a walkable town stretch similar to Truckee or Tahoe City. SLT has so much potential!
64. The new buildings in South Lake Tahoe (i.e. heavenly vilage, ski run center, etc.) are an improvement over the old crappy buildings in South Lake. However, we should be careful not to be a cookie cutter resort that looks like all the others. Use wood and granite, but keep it small town and not mega-resort like.
65. the newer shops & developments near the Stateline seem to be too large & look out of place altho the timber / natural theme & design are nice ..
66. I feel the property that needs the most attention/updating is the Bijou Center (CVS Pharmacy) especially since it's on the main highway and right in the middle of town.
67. Keep the big national franchises out. It's just gotten worse over last 40 years, slowly lost the character of the town. Mom and pop biz is better. If you want world class service and products invest in world class business training for locals so people don't feel they need the franchises. The franchises bring the bad asthetic, why don't we insist on having our own identity again instead of the cliché mountain town creep that has happened?

## GENERAL DESIGN GUIDELINES FEEDBACK

68. I encourage focus to be on architecture and signage as it is what people see and appreciate in all seasons. The landscaping is pertinent to summer only (a different set of tourism than winter). The signage is so cluttered, confusing, bright, and a hodge-podge when driving down hwy 50 and it's important in the winter when it gets dark early. Perhaps fade out signs that are lit from within.
69. do not take away an individuals freedom to live as they choose
70. Question 2 was very confusing. Understood what you were looking for, just did not understand how your rating scale worked.
71. A lot of these examples were difficult to measure, as it is not known what the 'design intent' was, in the context of better community planning. . .
72. This has probably already been thought of (and is likely already available), but offering businesses a "design update" package that includes signage, lighting, siding, and landscape in varying degrees of cost would help make updating easy for businesses with a run-down/dated public appearance.
73. The local problem does not lie in identifying what is, or is not, desirable. It lies in the city actually taking positive action - which would be a new concept to the waffling, do nothing city council.

# ONLINE SURVEY - GENERAL COMMENTS

74. Please consider North/South aspects when setting guidelines for buildings, especially multi-storied. Think of how snow and ice build-up can be minimized with proper roof design. This is from both safety and maintenance aspect. Also, you might consider including more members of the community in this process. I received notice through my email. I did not see any advertisement in the local paper.
75. Design should encourage innovation within the natural environment. There should not be standards set in such a way that buildings look the same. We do not want a cookie cutter approach. Likewise buildings can be harmonious without having to follow a "theme". I think the classic "mountain resort" look has been overdone. We want our area to look unique as well as inviting.
76. it does not matter the good ol boys are going to do what they want anyways
77. It would be nice to resolve these issues instead of just talking and talking and talking about them.
78. What happened to all the questions regarding building architecture and signage?? This survey starts with question #43.

## POSITIVE FEEDBACK

79. thank you for asking our opinion!
80. Thank you for giving careful thought to future development and engaging the community!
81. Thank you very much for seeking input from the community
82. I thought this was a well done survey.
83. Good Job!
84. It would be great to have generally accepted design guidelines for the city.
85. I hope these are put to use in all future plans for the city.
86. Thank you for sharing this survey and gathering input from the community!