

TRPA Governing Board 12-14-22 Request Removal of Consent Item # 5 for Discussion as well as scheduling a future public hearing. Ellie Waller for the Record

Why is this on the Consent Calendar? Were any public hearings held?

I am requesting REMOVAL of Consent Item # 5 for discussion as well as requesting TRPA schedule a future public hearing.

The sheer volume and uses detailed in the Building and Design and Height section alone gives one pause and should require a public hearing.

TRPA CONSENT CALENDAR

Latitude 39 Mixed-Use Residential and Commercial Project, 110 Approval Page 331 Lake Parkway, Douglas County, Nevada, Assessor's Parcel Number (APN) 1318-27-001-010, TRPA File Number ERSP2022-0119

Governing Board Review:

The South Shore Area Plan requires Governing Board review of the project because it involves greater than 50,000 square feet of new building floor area, per Section 20.703.320. **My Opinion: Consent item #5 isn't being reviewed.**

Project Description:

The proposed project is a mixed use, residential and commercial, structure. The project includes the construction of **40 new residential units, rooftop access, two levels of parking, entry-level amenities, and a 3,688 square-foot public commercial restaurant and bar space.** The project is located within the South Shore Area Plan boundary and is considered part of the high-density tourist district. This project will demolish the existing building and parking lot to construct the project.

Building Design and Height:

The structure will be 95 feet tall, including 7 levels plus rooftop footprint will be 41,523 square feet, and the total floor area is approximately 230,145 square feet. Code section 20.703.080 of the South Shore Area Plan development standards allows for a height of up to 95 feet in the high-density tourist district. This project, as proposed, will be constructed to 95 feet. Within 100 feet of the right of way from highway 50, the max allowable height of 80% of the structure is 56 feet. As proposed, the max height of the structure within 100 feet of the right of way is 49'6". The exterior of the structure will be constructed with natural stone siding, aluminum panels, low-reflectivity glass, and steel. The materials will be similar to the new events center, blending with the architecture of the area. **The first level is only accessible by the driveway from Lake Parkway, and it includes parking spaces, a dog wash, mechanical equipment, storage lockers, a small lobby, elevators, and stairs.**

The second level is a continuation of the underground parking and includes additional storage lockers, mechanical equipment, elevators, and stairs.

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The third level is ground level with highway 50 and **includes pedestrian access to and from the building. This level also includes a public restaurant and bar, and private amenities for owners, including a private outfitter, theater, kids zone, lobby, clubroom, offices, outdoor spaces, and a fitness center.**

Floors four through seven are identical, with six four-bedroom units and four three-bedroom units. The rooftop will include lounge areas, swimming pools, hot tubs, gas fire pits, and pickleball courts. The project incorporates an array of sustainable components, including solar power, high-efficiency heating, heat recovery, vehicle-to-grid integration, and energy storage/resiliency.

Area Plan and Zoning:

The project is located in the South Shore Area Plan. The Land Use Classification for the project area is High-Density Tourist. The High-Density Tourist District contains a concentration of hotel/casino towers and is targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern, **and provides economic opportunities for residents.**

Please provide criteria and explain what economic opportunities for residents is.

This project adds housing in the town center, contributing to park and walk opportunities, redevelopment of the aging built environment, and creates mixed-use development, all consistent with the South Shore Area Plan and the Lake Tahoe Regional Plan. The High-Density Tourist District is the appropriate location for the Region's highest-intensity development. The proposed residential and commercial use is listed as an allowed use.

Please provide price-points for this proposed housing in the town center. TRPA and most local jurisdictions are approving high-end condos. Yes, there has been one affordable complex approved and in construction: Sugar Pine Village in South Lake Tahoe, California. Proposed Development: 248 units (91% less than 60% AMI, 22 units at 80%) **Vertical construction of 68 affordable housing units will take place once building season commences in May 2023.**

How many affordable units is this project responsible for?

Development Rights:

Based on the prior use of a bank, 13,296 square feet of commercial floor area (CFA) has been verified on-site. The project proposes to construct 40 residential units and a 3,688 square foot restaurant and bar. Per TRPA code section 51.4, conversion between commercial floor area, tourist accommodation units, and residential units of use is allowed.

This project is reviewed as if being constructed as multi-family, at a later time, the applicants may come in for a two-step subdivision to make the residential units individual condos.

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As proposed, multi-family and CFA, the project requires 11,688 square feet of CFA. If the applicant proceeds with a subdivision creating individual units, the project will require 15,688 square feet of CFA, which would require a transfer of CFA

Scenic Quality:

The proposed project will be visible from TRPA-designated scenic roadway travel routes (unit 31 Meadow and Unit 32 Casino Area), recreation area 36 (El Dorado Beach), and shoreline unit 30 (Edgewood). **Based on the existing built environment and tree canopy, the new structure will have minimal effect and mostly include screening from the designated scenic corridors. The project is in an urban corridor where the dominant features are the built environment, including casino towers and the new event center.**

Prior to the new event center being erected, there was an open parking area. Change to the built environment brings new ways to minimize scenic analysis.

Public Noticing: TRPA provided **property owners within 300 feet of the project area** notice that the Governing Board would be reviewing and considering approval of this project.

Who exactly is within 300 ft of this proposed project?

South Lake Tahoe Area Plan

Does this proposed project trigger a South Lake Tahoe Area Plan Map change and other amendments?

When was the last cumulative impacts analysis completed? Have traffic counts been assessed with the event center ready to open in 2023 ? Any other projects since the last cumulative impacts report was completed must be added and analyzed for correct traffic counts/impacts.