



Advisory Planning Commission

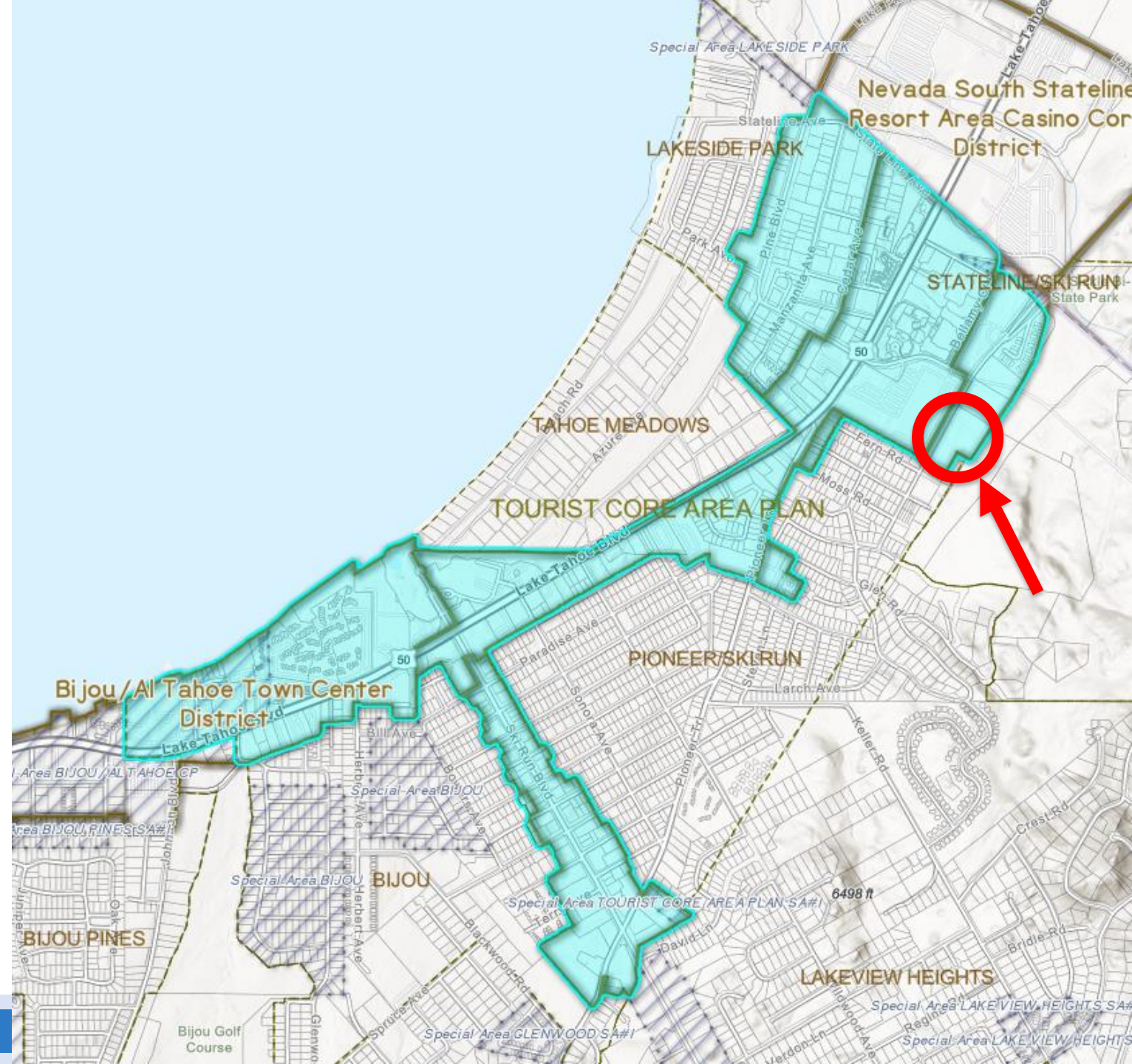
May 8, 2024

AGENDA ITEM No.

Discussion and possible recommendation for approval
of amendment to the Tourist Core Area Plan
Mixed-Use District,
Parcel 029-441-024, City of South Lake Tahoe

Proposal

- Private property owner-initiated amendment to the City's TCAP
- City Council approval on April 23, 2024
- Land use amendments to local area plan with a proposed project underneath

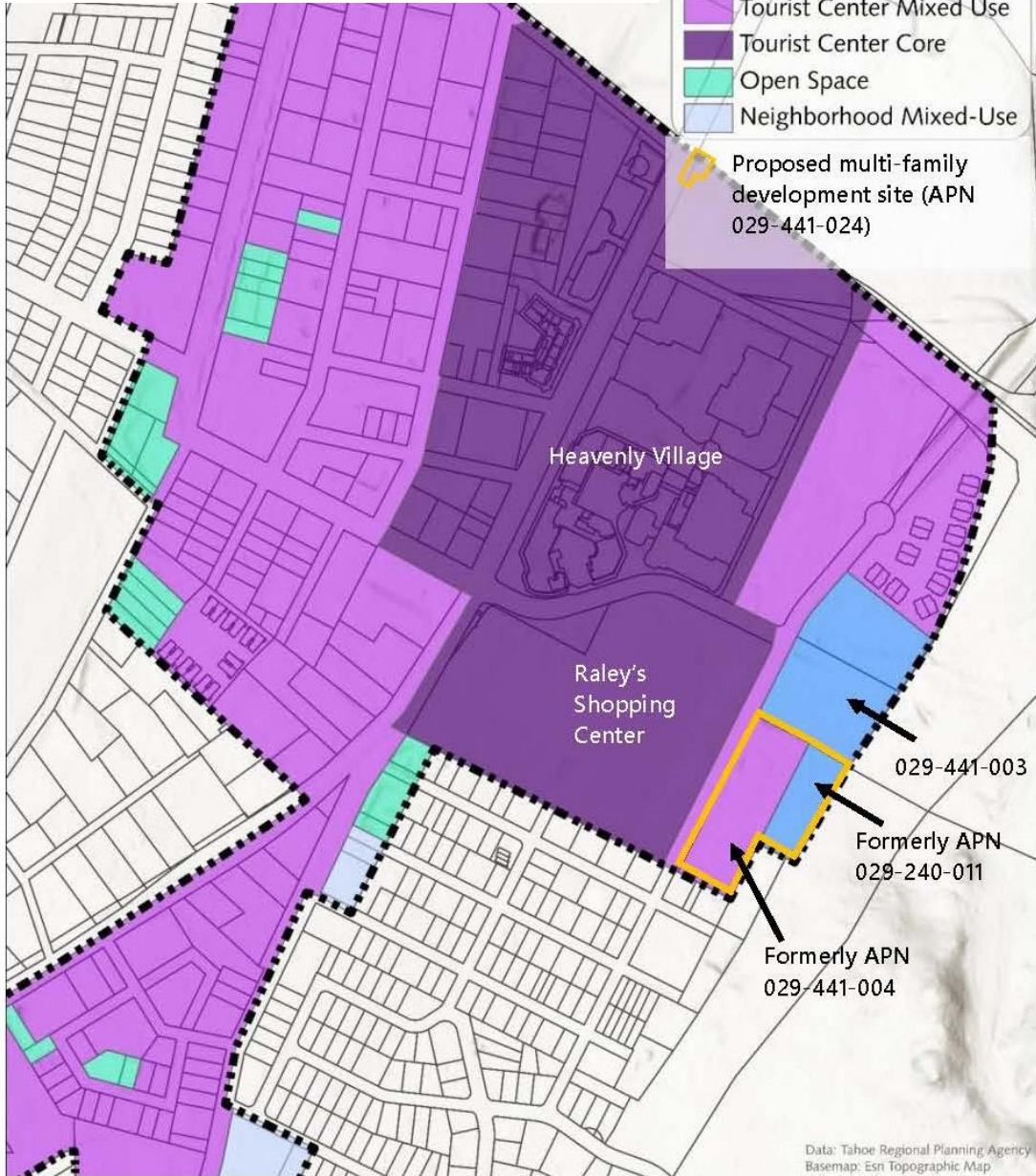




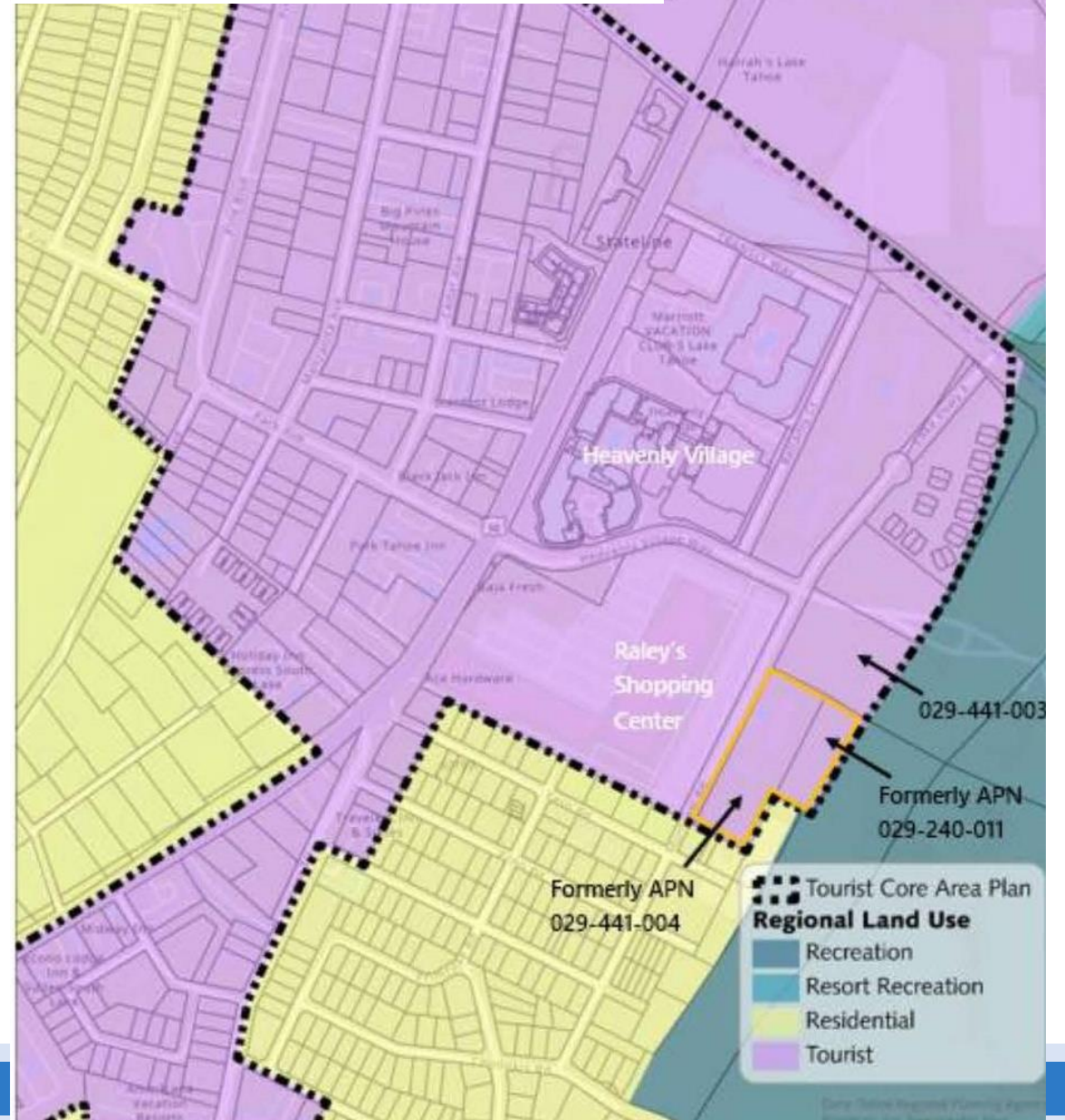
Proposal

- Amend the existing zoning for a portion of APN 029-441-024 (formerly recognized as APN 029-240-011) from Recreation to Tourist Center Mixed-Use to allow additional residential uses
- Resulting project proposes 30 multi-family units

Existing Local Plan Land Use Zoning



Existing Regional Land Use Designation



Regional Plan Committee Review

RPC July 2022 Input:

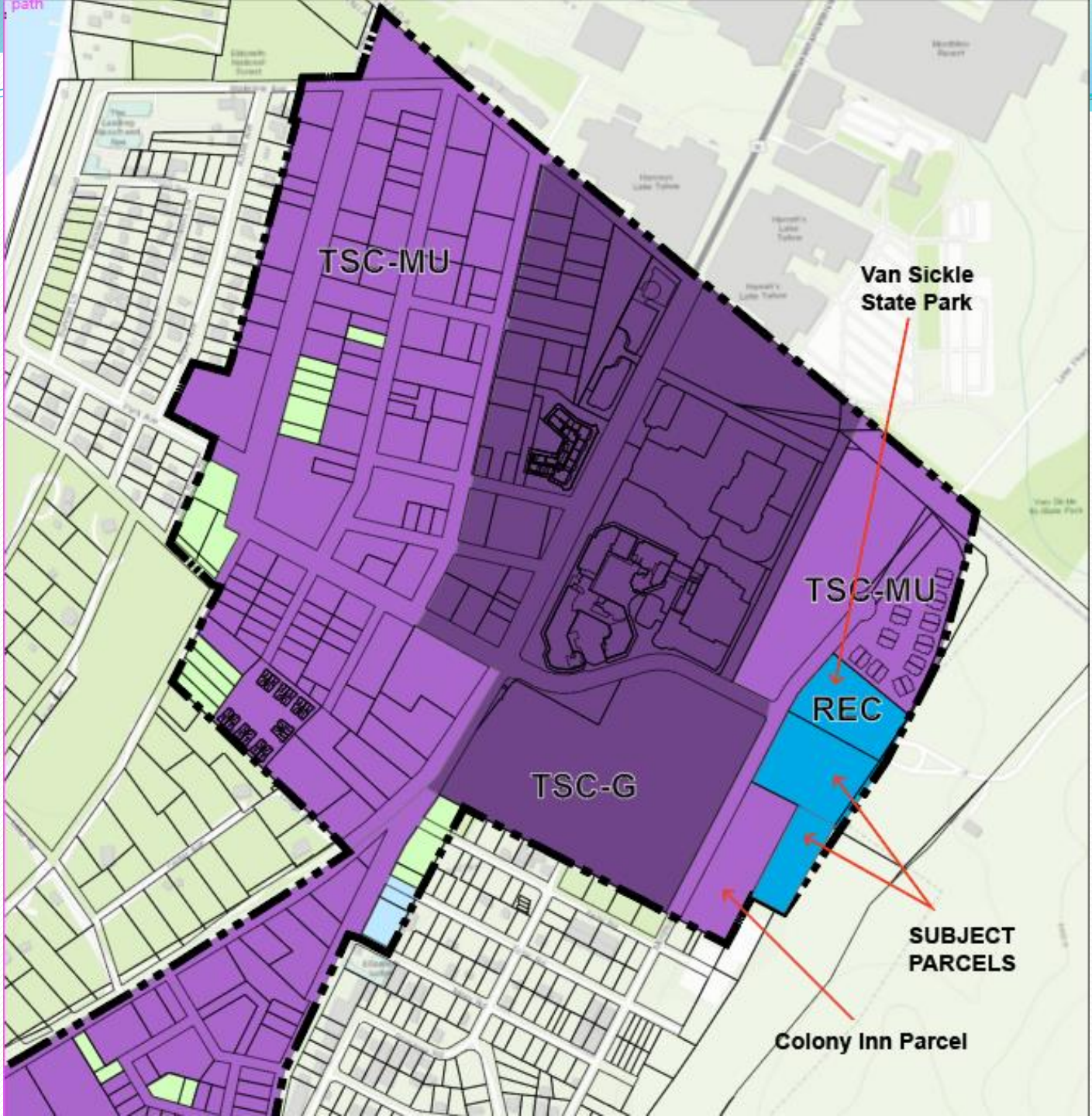
- Low residential density
- Stream environment zone (SEZ) restoration & protection
- Affordable housing should be included

Tourist Core Area Plan/Specific Plan Amendments

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Proposed Amendment

- HVR Acquisitions LLC (HVR)
- Rezone two Recreation Parcels to Tourist Center Mixed-Use
- The intent is to develop a multi-residential condominium project for the subject parcels



TSC-MU

Van Sickle
State Park

TSC-MU

REC

TSC-G

SUBJECT
PARCELS

Colony Inn Parcel

Recreation Zoning

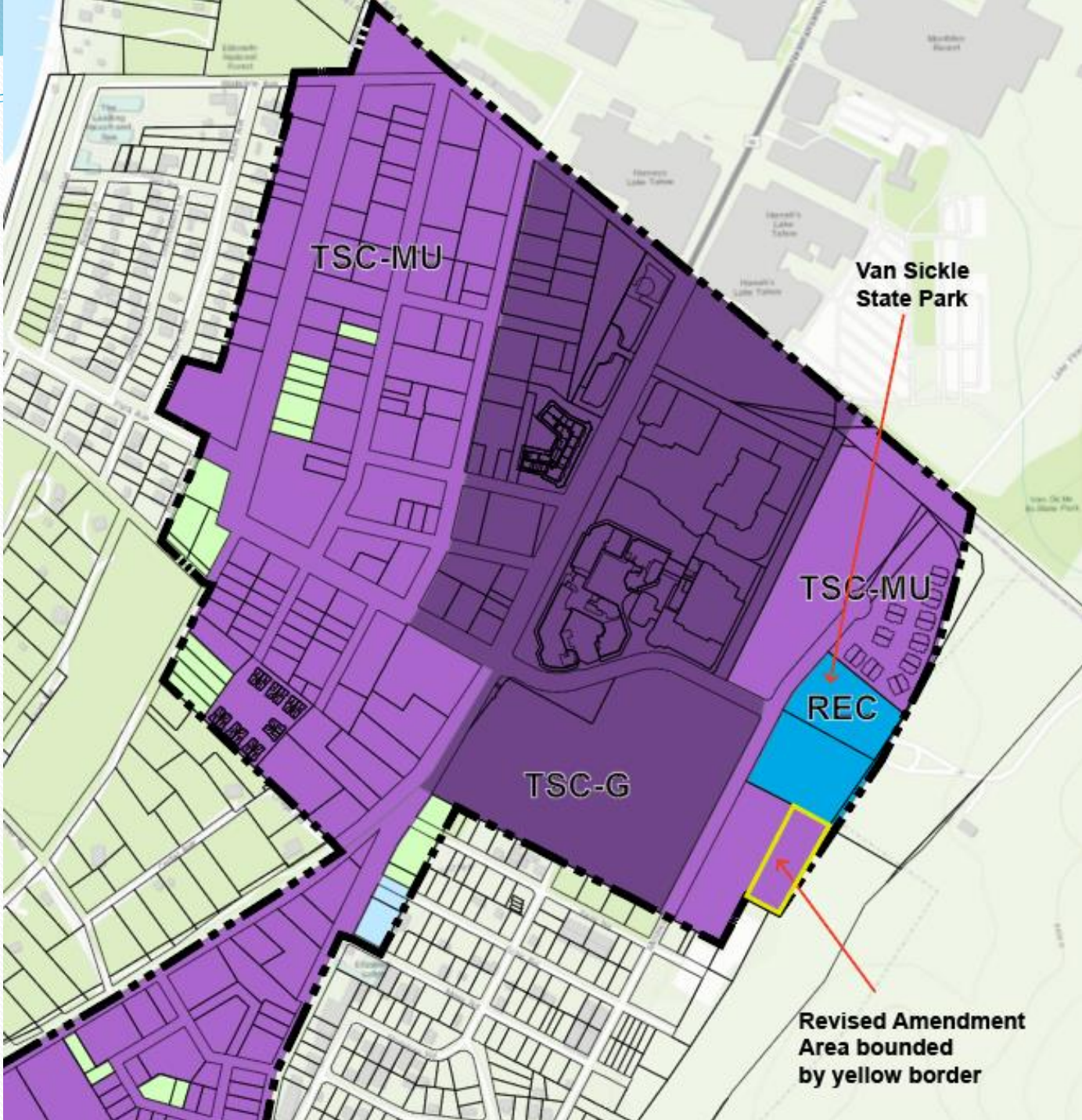
- Employee housing
- Single-family dwelling (caretaker residence)
- Publicly-owned assembly and entertainment >300 persons
- Outdoor amusement (e.g., mini golf, go kart track)
- Local public health and safety facilities
- Cross-country ski courses
- Day-use areas
- Group facilities
- Snowmobile courses

Scoping Workshop

- Comments
 - Public
 - League to Save Lake Tahoe
 - California Tahoe Conservancy
 - NV State Parks
- Issues and concerns
 - Scenic Impacts
 - Impacts to adjacent restored SEZ
 - Encroachment on public lands
 - Parking impacts

Revised Project Description

- Removed the parcel adjacent to Van-Sickle State Park
- Limit the type of uses to residential, linear public facilities, recreation, and resource management uses
- Reduced maximum to 4-units per acre
- The amendment was also incorporated into the City initiated TCAP amendment to streamline the amendment process



TSC-MU

Van Sickle
State Park

TSC-MU

REC

TSC-G

Revised Amendment
Area bounded
by yellow border

Revised Project Description

- Presented the city-initiated TCAP amendments on June 6, 2023, to the City Council
- The Council expressed concerns with the reduction in density in a designated Town Center and supported a higher density at this location
- Directed staff to remove the amendment and proceed on its own merits
- Applicant revised description a third time to remove the density limitation

Initial Study

- Completed Tribal Consultation
- Prepared Initial Study/Negative Declaration
 - 1/19 – 2/26 comment period
 - Concluded one impact on parking demand
 - Mitigation Measure TRAN-1
 - Develop off-site parking or submit a parking analysis that supports a reduction in parking

[PLACEHOLDER FOR CITY SLIDES]



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APC Comments

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Public Comments



TCAP Amendments: Motions

Agenda Item No. 3

1. A motion to recommend TRPA Governing Board approval of the required findings, including a finding of no significant effect, for adoption of proposed Tourist Core Area Plan amendments and as provided in Attachment D.
2. A motion to recommend TRPA Governing Board adoption of Ordinance 2024-__, amending Ordinance 2022-02, as previously amended, to amend the Tourist Core Area Plan to include the additions and revisions as provided in Attachment B.