

## **Ordinance 2021-1158**

### **Adopted by the City of South Lake Tahoe City Council**

**November 16, 2021**

### **Amending the Tourist Core Area Plan/Specific Plan**

#### **BACKGROUND**

- A. The Tourist Core Area Plan/Specific Plan was adopted by the City of South Lake Tahoe City Council on October 15, 2013 (Ordinance 2013-1060).
- B. Pursuant to California Government Code Section 65453, a specific plan may be prepared and adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body.
- C. City Code Section 6.10.020 requires any amendments to the Tourist Core Area Plan to be adopted by ordinance.
- D. The proposed amendment would modify the existing TCAP land use definition of “industrial services,” add a definition for “wholesale and distribution,” and add these uses along with “small-scale manufacturing” as a special use in the Tourist Core Area Plan Gateway District Special Area #1.
- E. The purpose of the proposed amendment is to facilitate implementation of the TCAP objective to develop and redevelop a wide range of tourist-related commercial uses (i.e., light industrial demonstration workshops and product production) that are related to a primary retail commercial use and enhance the tourist destination goals of the Tourist Core Area Plan.
- F. The City held an online public workshop on February 17, 2021 to solicit public input on the proposed amendments.
- G. In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15070, the City of South Lake Tahoe has prepared and circulated an Initial Study/Negative Declaration (IS/ND) for the Tourist Core Area Plan/Specific Plan Amendments.

- H. On October 14, 2021, the Planning Commission held a duly noticed public hearing, took public comments on the proposed amendment, considered all the evidence in the record, and adopted Resolution 2021-14 recommending that the City Council adopt the IS/ND pursuant to CEQA, determine that the Project would not have a significant effect on the environment and that the City Council adopt the Tourist Core Area Plan/Specific Plan Amendments.
- I. The City of South Lake Tahoe, as the lead agency, has determined that there is no substantial evidence that the adoption of the Tourist Core Area Plan/Specific Plan Amendments would result in a significant effect on the environment.

**Now, Therefore, the City Council of the City of South Lake Tahoe does ordain as follows:**

**SECTION 1** The Tourist Core Area Plan/Specific Plan is hereby amended as designated in Exhibit 1 attached hereto and incorporated by reference.

**SECTION 2** If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction; such decision will not affect the validity of the remaining portions of this ordinance. The City Council declares that it would have passed this ordinance and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

**SECTION 3** The City Clerk is directed to certify this ordinance and cause it to be published in the manner required by law.

**SECTION 4** This ordinance shall become effective thirty (30) days after the date of its adoption.

Adopted by the City of South Lake Tahoe City Council on November 16, 2021 by the following vote:

Yes: Creegan, Friedrich, Middlebrook and Wallace

Recused: Bass



Tamara Wallace, Mayor

Date: 11/18/2021

Attest:



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Susan Blankenship, City Clerk

*The presence of electronic signature certifies that the foregoing is true and correct copy as approved by the South Lake Tahoe City Council.*

First Reading: November 2, 2021

Published: November 5, 2021

Effective: December 16, 2021