

TAHOE REGIONAL PLANNING AGENCY  
REGIONAL PLAN IMPLEMENTATION COMMITTEE

GoToWebinar

December 15, 2021

**Meeting Minutes**

I. CALL TO ORDER AND DETERMINATION OF QUORUM

Chair Mr. Yeates called the meeting to order at 9:15 a.m.

Members present: Ms. Aldean, Mr. Bruce, Mr. Friedrich, Ms. Gustafson, Mr. Lawrence, Mr. Yeates

II. APPROVAL OF AGENDA

Mr. Yeates deemed the agenda approved as posted.

III. APPROVAL OF MINUTES

Ms. Aldean moved approval of the November 17, 2021 as presented.

**Motion carried.**

IV. Discussion and possible recommendation on Amendments to the City of South Lake Tahoe's Tourist Core Area Plan (TCAP) and updates on future local plan amendments within the City

TRPA staff member Ms. Self and Mr. Hitchcock, City of South Lake Tahoe provided the presentation.

Ms. Self said staff is asking the committee for a recommendation to the Governing Board to adopt amendments for the Tourist Score Area Plan. The City of South Lake Tahoe and the TRPA Governing Board adopted the Tourist Core Area Plan (TCAP) in 2013. The TCAP stretches through the City's major tourist corridor along Highway 50 from the Bijou Marketplace in the middle of town to the casino core and along Ski Run Boulevard. The area includes a mix of primarily commercial, retail, and tourist uses, and these cater to both residents and tourist. Procedurally, area plans and area plan amendments are typically first approved and adopted by the local jurisdiction, and then TRPA's Governing Board. Upon TRPA approval and adoption of the area plan, the plan will become a component of the Regional Plan, a blueprint for Tahoe's sustainable future. Local governments are required to demonstrate that the plan is in keeping with the Regional Plan. TRPA then does annual reviews with the local jurisdictions just to ensure that the area plans are meeting TRPA's Goals and Policies.

Local jurisdictions engage with TRPA staff early and often throughout the planning process. The City Planning Commission, and the City Council have reviewed and approved these amendments. The City Council adopted the amendments on November 16, 2021. If RPIC recommends TRPA adoption they anticipate bringing the amendments to APC on January 18 and the Governing Board for consideration on January 26.

Mr. Hitchcock said this is the proposed amendment to the Tourist Core Area Plan Gateway District Special Area Number One.

The Tourist Core Area Plan was adopted by TRPA and the City in 2013 and it provides land use guidance for this area of the Gateway District. The vision for this gateway is to provide an attractive mixed use commercial and tourist accommodation district with an array of uses for visitors and residents such as tourist accommodations, residential, commercial, retail, and recreation uses. The district currently has a mix of these uses that cater to visitors and locals. To continue to promote expansion of tourist related uses, the amendment would add small scale manufacturing, industrial services, wholesale distribution, and special uses to allow retail uses to manufacture products on site for retail sale distribution. The definition is uses would also be amended to only allow these uses in connection with the primary commercial service setups.

Examples of what they would like to see in this district are confectionary shops, leather goods, metal works, woodworking shops, handcrafted goods, chocolatiers, and coffee shops. They're promoting retail uses that manufacture products on site for retail sale as well as for distribution. There's a trend that they're seeing now with individuals that are interested in the retail experience, not simply going into a retail store and buying products but are interested in the experience on how the products are made and where they are coming from.

The proposed amendment would only be in connection with the primary retail commercial use. It wouldn't allow a primary industrial use, primary wholesale distribution, or primary small scale manufacturing, it has to be connected to a retail use. The space allocated to the use would be limited to 30 percent of the primary retail commercial use. These would be a special use that would require additional permitting and approval by the Planning Commission to ensure that whatever use is proposed as part of the retail experience is desirable in that location, and any potential impacts are fully mitigated. There are no changes to design and development standards and any proposed use would have to meet the design development standards of the Tourist Core Area Plan.

The purpose of the amendment is to continue to facilitate implementation of the TCAP. Objectives are to create new retail experiences for visitors and for locals, continue to encourage tourists' related retail commercial uses on site and product development of community made goods, and further enhance the retail experience. The City of South Lake Tahoe adopted a new policy regarding amendments to area plans in which they only allow applicants to submit applications between the month of October and December for consideration by the City Council and the TRPA Governing Board.

The City will also be bringing forward an amendment for the Bijou/Al Tahoe Community Plan next month that relates to the 56 acre Master Plan as well as the proposed City of South Lake Tahoe new Recreation Center.

Presentation can be found at: [RPIC-Committee-Agenda-Item-No.-3-TCAP-Amendments.pdf](#)

#### Committee Comments & Questions

Mr. Yeates said there was also an errata sheet regarding very minor changes to the template for the threshold indicators and compliance measures that will be incorporated in the motion today.

Ms. Aldean said this is a creative approach for visitors and the community to get involved in these industries in a more personal manner. She asked if this also permits apprenticeships onsite.

Mr. Hitchcock said that can be a possibility. It would be up to the retail use if they offer those apprenticeships.

Ms. Aldean referred to page 285. What precipitated this was the fact that the Tahoe Wellness Center engaged in these light industry small scale manufacturing practices and they were deemed to be non-conforming. Were these uses established before the TCAP was adopted in 2013?

Mr. Hitchcock said yes, that is correct.

#### Public Comments & Questions

Molly Armanino supported this amendment. It's a great opportunity for businesses to increase their manufacturing. It will be good for reducing vehicle miles traveled and greenhouse gas emissions. They're also hoping with this amendment is that there's a sustainability education component for new businesses that want to manufacture more in house will be required to display to their customers, what there producing, and how they're producing it.

Nick Exline echoed Ms. Armanino's comments. What's exciting about this is an opportunity for the sustainable education component that's included within the approval process. It's a first of its kind. It was interesting when the second reading for the unanimous adoption took place at the City South Lake Tahoe Council meeting, TRPA was also giving a presentation regarding sustainable tourism. They would like to see this kind of education component included within project approvals for the Tahoe basin.

#### Committee Comments & Questions

Mr. Friedrich said this had unanimous support at the City Council. They liked supporting local businesses in creative endeavors, and as well as the sustainability education which could set a trend for other similar situations. He encouraged the committee to support this.

Mr. Friedrich made 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 B.

Ayes: Ms. Aldean, Mr. Bruce, Mr. Friedrich, Ms. Gustafson, Mr. Lawrence, Mr. Yeates

#### **Motion carried.**

Mr. Friedrich made a motion to recommend TRPA Governing Board adoption of Ordinance 2022-\_\_\_, amending Ordinance 2020-06, as previously amended, to amend the Tourist Core Area Plan to include the additions and revisions as provided in Attachment B, and the errata sheet in Attachment F.

Ayes: Ms. Aldean, Mr. Bruce, Mr. Friedrich, Ms. Gustafson, Mr. Lawrence, Mr. Yeates

#### **Motion carried.**

#### V. COMMITTEE MEMBER COMMENTS

None.

#### VI. PUBLIC INTEREST COMMENTS

None.

VII. ADJOURNMENT

Ms. Aldean moved to adjourn.

Chair Mr. Yeates adjourned the meeting at 9:40 a.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Marja Ambler". The signature is written in black ink and is centered on the page.

Marja Ambler  
Clerk to the Board