



Amendments to the Tourist Core Area Plan

RPC

Agenda Item 4

November 20, 2024

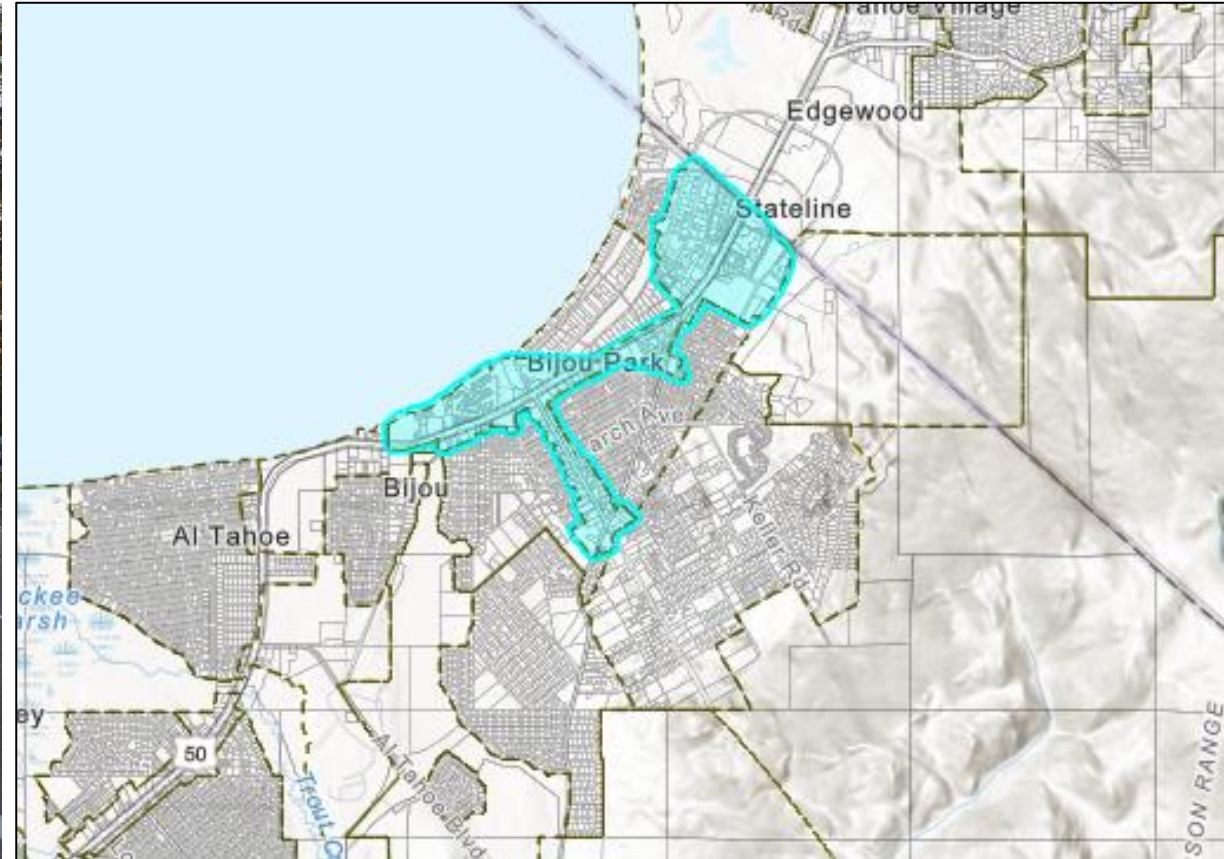
Tourist Core Area Plan

Linking Neighborhoods ■ Building Community ■ Promoting Recreation

October 15, 2013



Tourist Core Area Plan



Amendments include policies that...



- Promote housing, economic development, and transportation options
- Incorporate the Phase 2 Housing Amendments for density, height, coverage, and parking for 100% deed-restricted housing

*TRPA Regional Plan Committee
November 20, 2024*

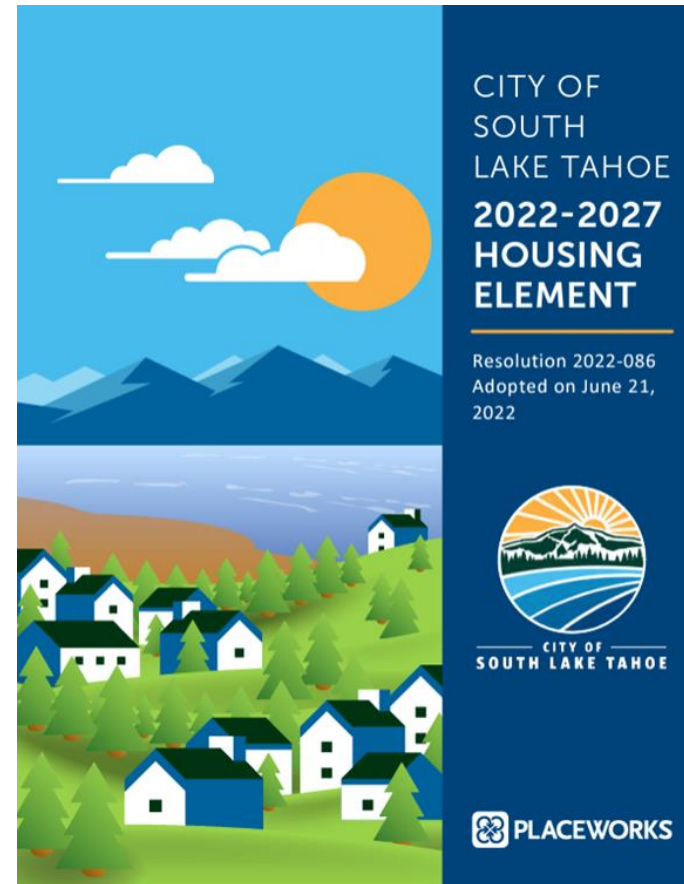
**City of South Lake Tahoe,
Tourist Core Area Plan Amendments**



CITY OF
SOUTH LAKE TAHOE

Goals and Intent

- Implement Housing Element policies
- Implement and incentivize transportation and connectivity
- Increase consistency with State laws regarding housing and parking
- Increase consistency with TRPA Code changes
- Explore ways to activate town centers
- General improvements and code corrections



Density

Minimum Density

- 12 units per acre for multi-family and condominium conversion developments
- Exceptions apply
 - Existing multi-family dwelling properties and qualifying mixed-use projects

Maximum Density

- 65 units per acre
- No maximum density for 100% deed restricted (affordable, moderate, achievable)



Preservation of Long-Term Housing

No Net Loss

- Multi-family dwellings that are replaced by single family dwellings shall be prohibited from receiving vacation home rental permits
- Units not rebuilt onsite shall be rebuilt elsewhere in the plan area, and be of equivalent size



Parking

Commercial Parking Ratios

- 25% reduction (optional) when within ½ mile of a transit stop
- Further reductions allowed with parking demand analysis or mitigation
- Additional parking allowed for uses with unique demands or seasonality
 - Findings required

Multi-Family Parking Ratios

- One parking space allowed per unit
- 20% reduction when the property owner responsible for parking management
- No minimum parking for 100% deed restricted (affordable, moderate, achievable)

Bicycle Parking

- Based on use rather than number of automobile parking spaces; overall increase



Commercial Floor Area exemption for Outdoor Dining

Additional commercial floor area is not required for additions to, or expansions of, legally existing commercial floor area for outdoor dining areas that do not that exceed 300 square feet or 20 seats, whichever is less, provided:

- a. The existing structure and any subsequent additions or expansions physically exist and were completed at least one year prior to an application pursuant to this subparagraph.
- b. The exempt addition or expansion is not applied for or built in conjunction with any other addition or expansion that requires an allocation of commercial floor area.
- c. There is no change in use.
- d. The exempt addition or expansion generates no more than 650 vehicle miles travelled.
- e. The exempt addition or expansion does not occur within the same project more frequently than once every ten years.



Residential Open Space

Residential open space shall be accessible by all units.

Open space may be limited to 10% of the maximum allowable coverage should it be determined that it would result in a reduction of dwelling units



Signage for Accessory Uses

Allow accessory uses to advertise within the allotted signage area for the primary use.

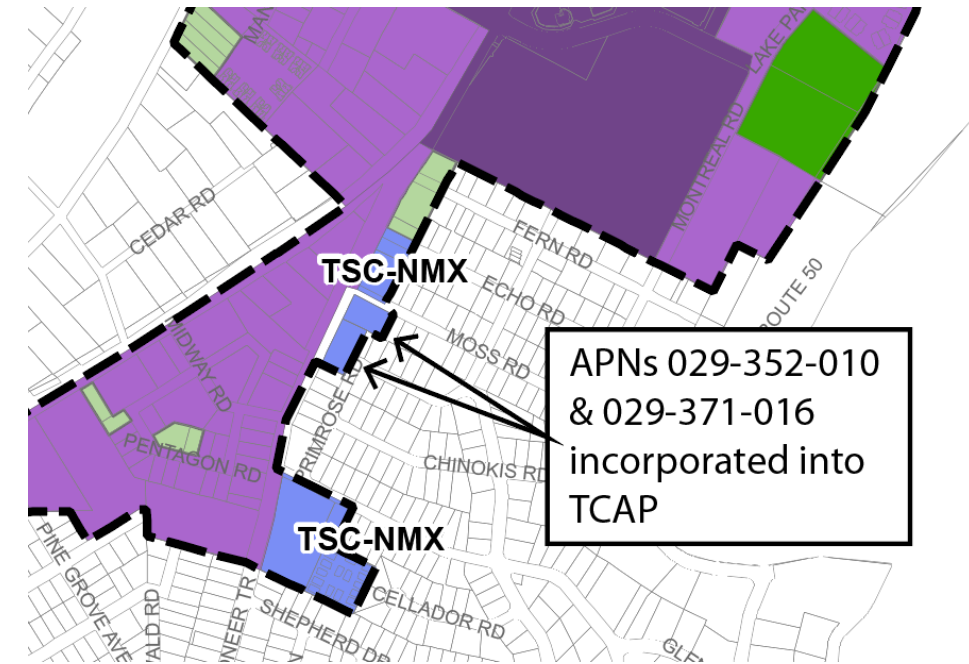
No changes are being made to the sign formula or number or size of allowed signage.



Expansions – Tourist Core Area Plan

Expansions of Town Center District:

- Two parcels developed with tourist accommodation uses
- Tourist Center Neighborhood Mixed-Use



QUESTIONS?



Public Comment

RPC

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Tourist Core Area Plan Amendments: Motions

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 and Pioneer/Ski Run Plan Area Statement amendments, as provided in Attachment D, provided the Governing Board can make the necessary amendments to Chapter 13 to allow higher density in Centers.
2. A motion to recommend TRPA Governing Board adoption of Ordinance 2024-___, amending Ordinance 2020-02, as previously amended, to amend the Tourist Core Area Plan and Pioneer/Ski Run Plan Area Statement to include the additions and revisions as provided in Attachment B, provided the Governing Board can make the necessary amendments to Chapter 13 to allow higher density in Centers.