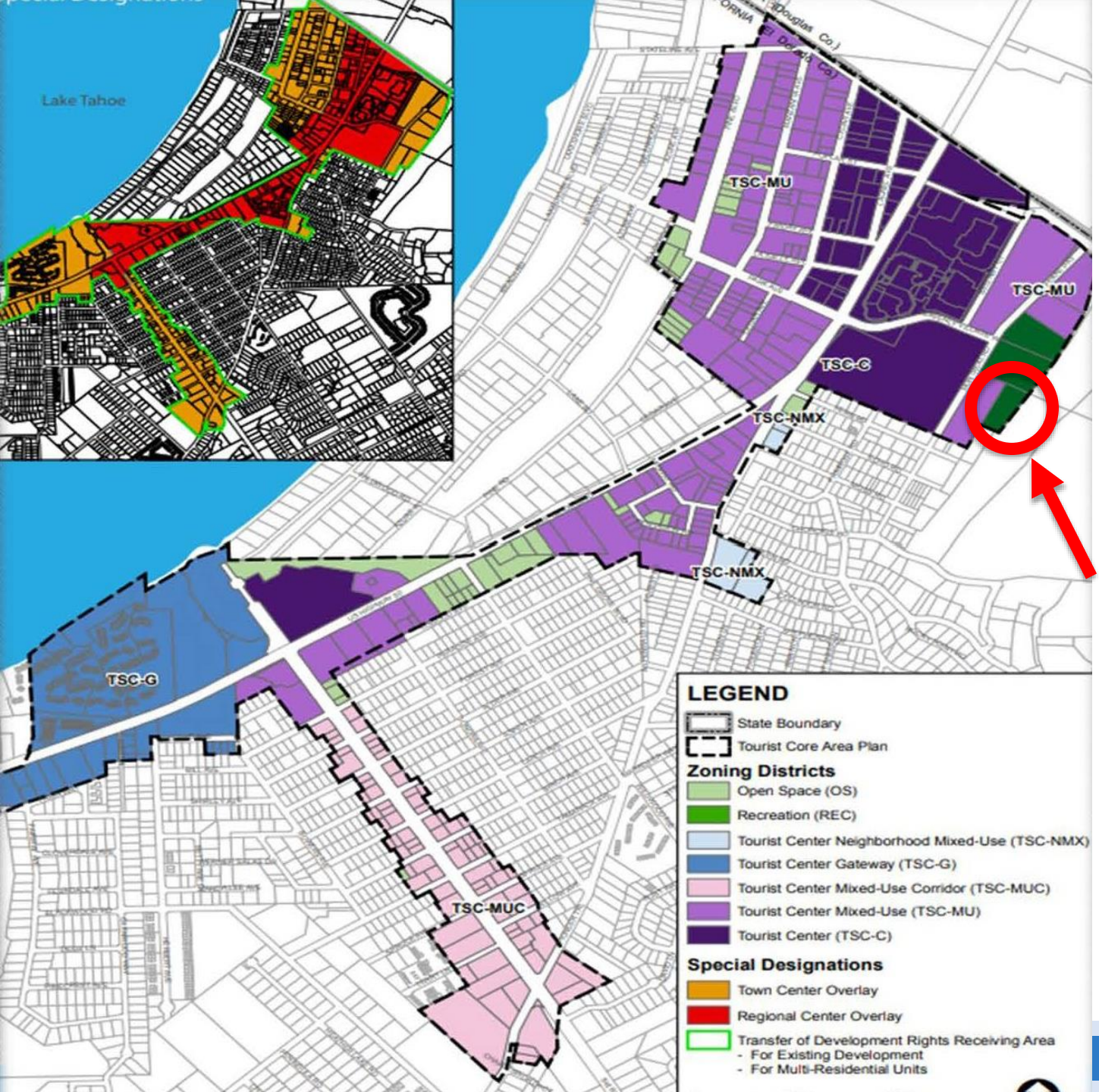
TAHOE REGIONAL PLANNING AGENCY

Regional Plan Implementation Committee Meeting

July 27, 2022

AGENDA ITEM No. 3

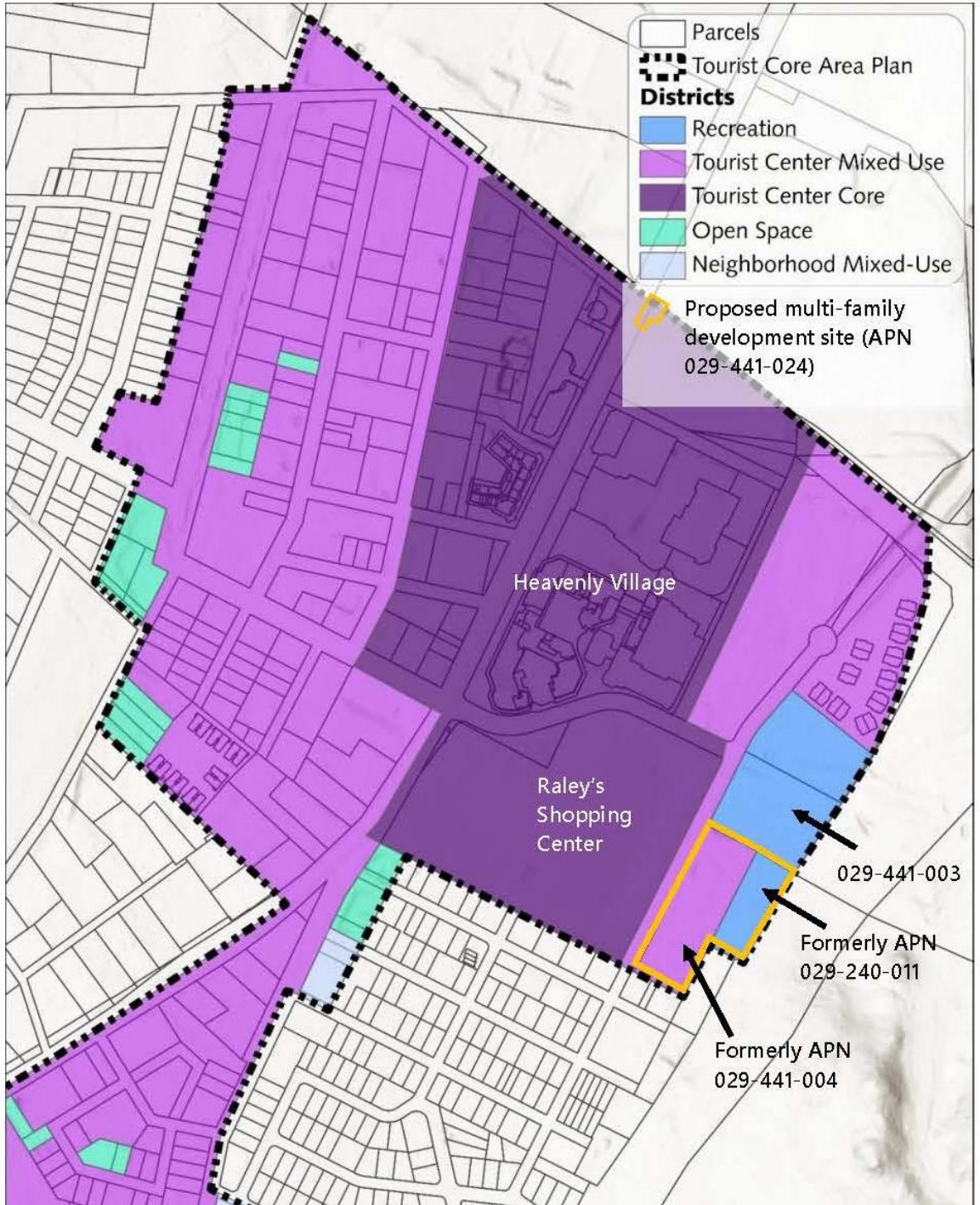
Discussion and possible action/recommendation for approval of Amendments to the Tourist Core Area Plan Mixed-Use District regarding Parcel 029-441-024, City of South Lake Tahoe



Proposal

- Private property owner initiated with application to the City
- City of South Lake Tahoe is the lead agency
- Land use amendments to local area plan with a proposed project underneath
- No proposed amendments to the Regional Plan, maps, boundaries, or Code of Ordinances
- City and TRPA staff have completed review of the proposal and the environmental analysis
- Discussion and comment:

  City Planning Commission and RPIC



Proposal

1. 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.

2. Add applicable policies to APN 029-441-024 that would limit the use to residential, linear public facilities, recreation, resource management, and open space (tourist, commercial, and most general public service land uses would be prohibited) and cap the maximum density of residential units on the parcel to 4 units per acre.

TAHOE REGIONAL PLANNING AGENCY

Considerations

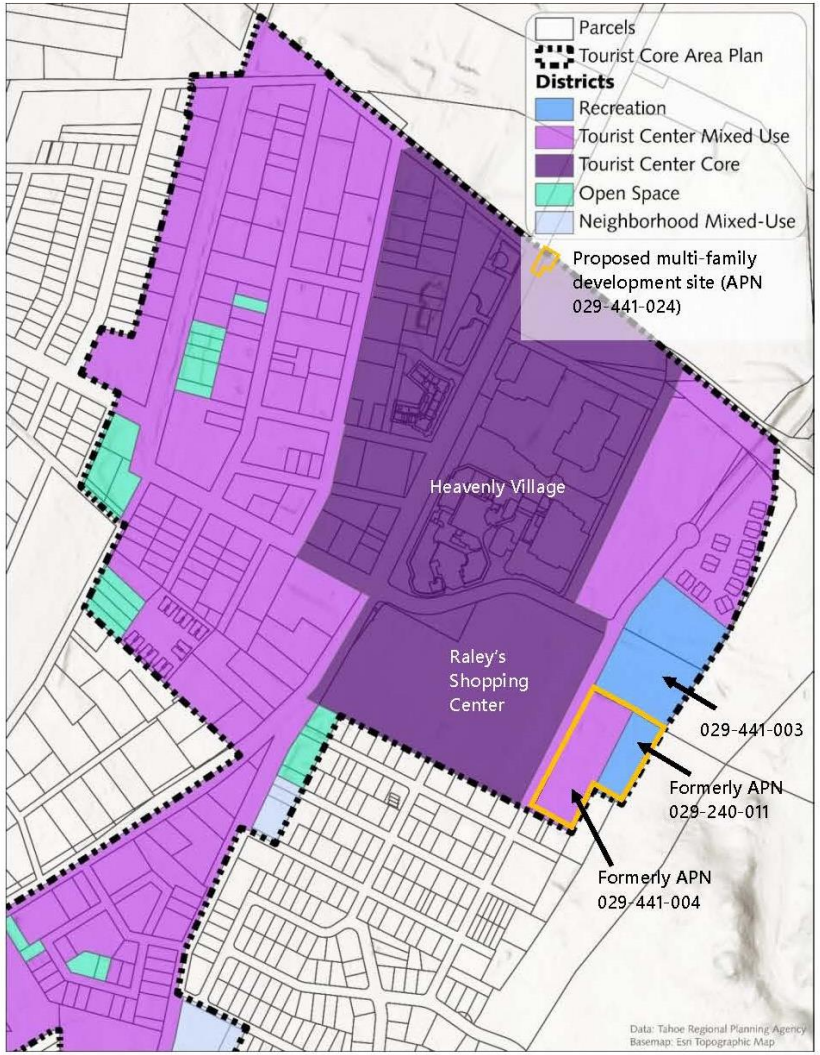
Local Plan Amendment

- Regional Plan conformance
- Land use designation and compatibility

Project/Site

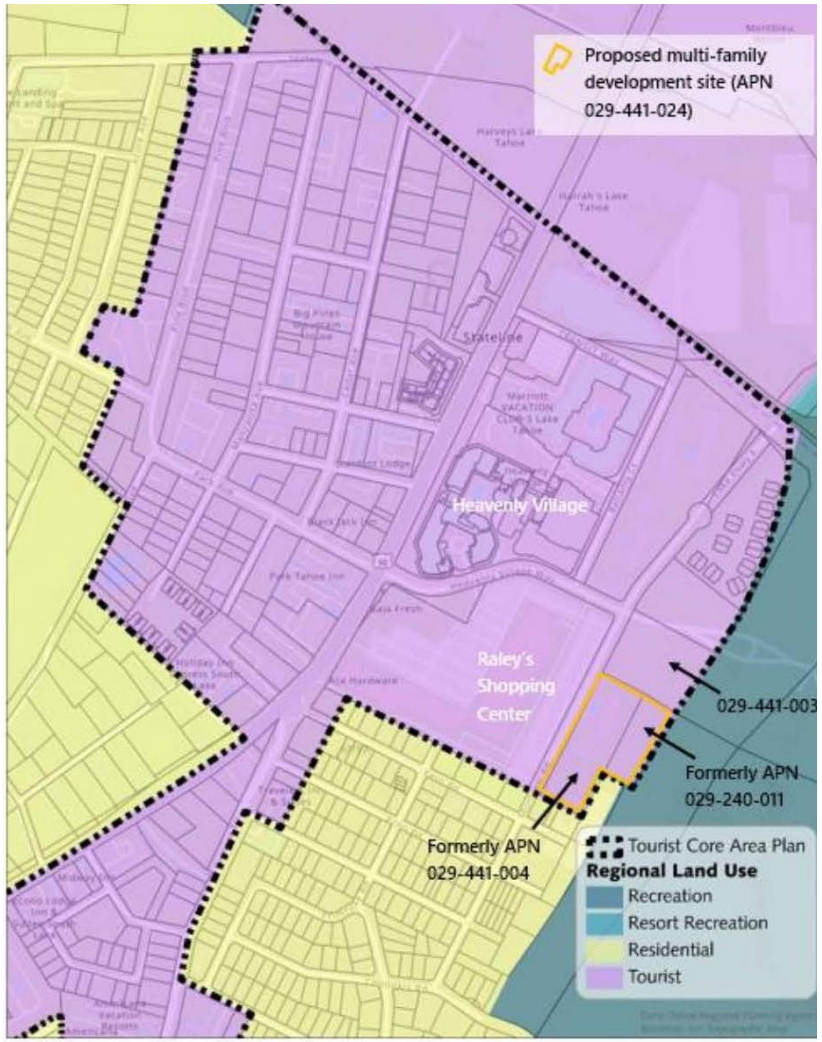
- Development potential of the site
- Stream environment zone (SEZ) restoration
- Aesthetic/character of future development
- Access along Montreal Boulevard
- Treatment of adjacent parcel

Existing Local Plan Land Use Zoning



Location Map: Tourist Core Area Plan Showing the Zoning Districts, including the subject Tourist Center Mixed Use District (TSC-MU) and amendment area

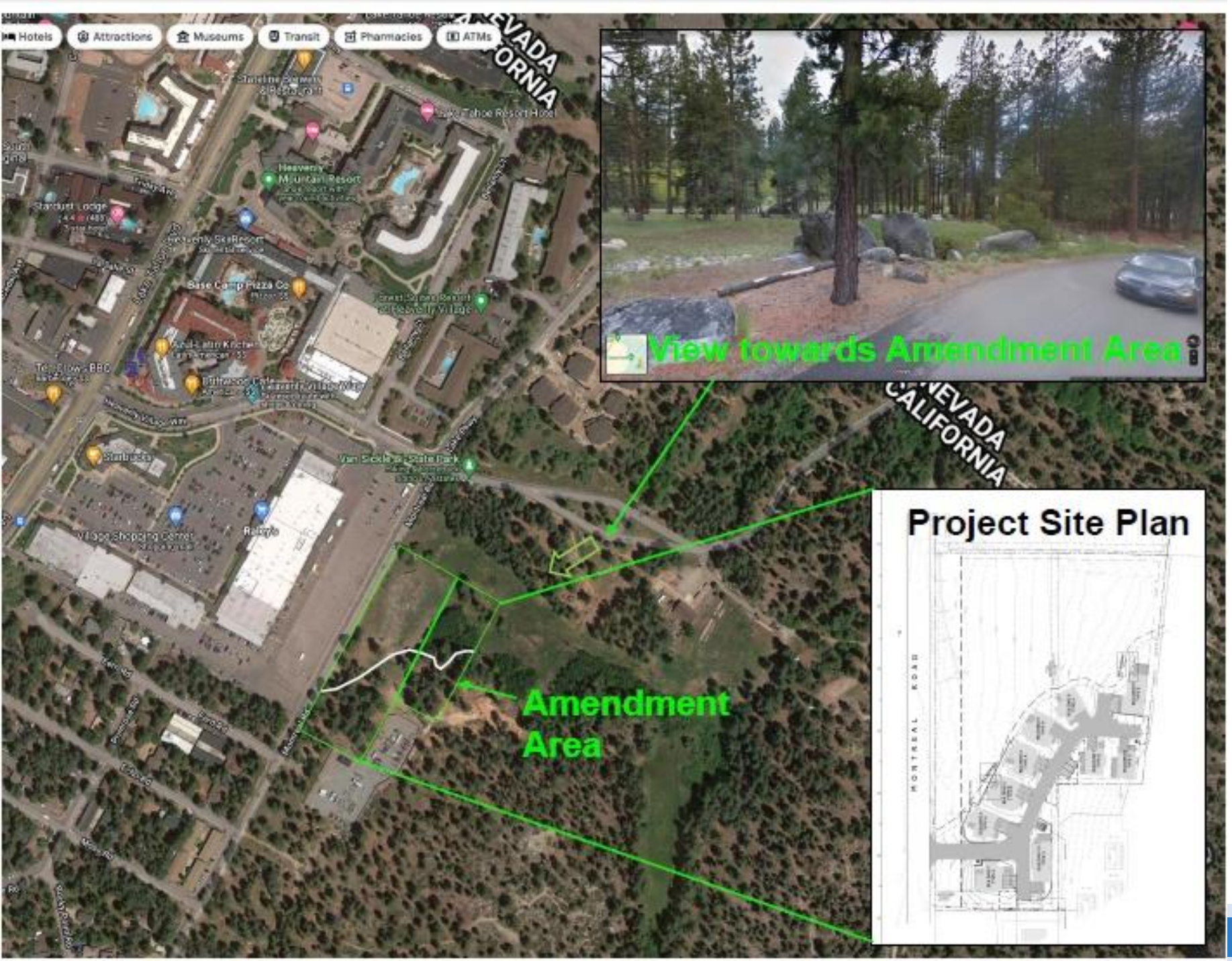
Existing Regional Land Use Designation



ocation Map: Regional Plan Land Use Designations and Town Center Boundaries

Local Plan Amendment

- Regional Plan conformance
- Land use designation and compatibility



Project/Site

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Tourist Core Area Plan/Specific Plan Amendments Initial Study/Mitigated Negative Declaration

CITY OF SOUTH LAKE TAHOE

Regional Plan Implementation Committee
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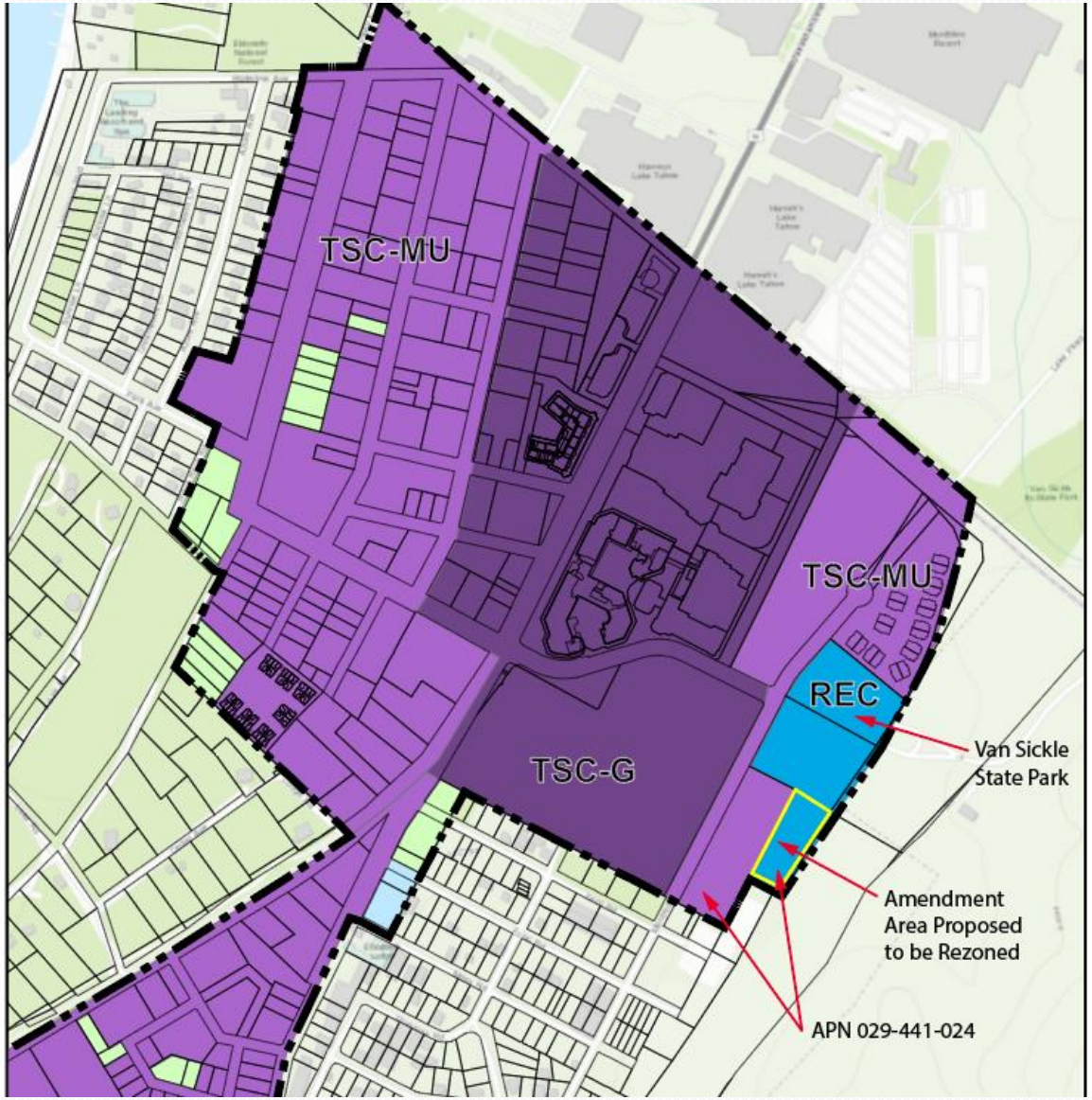
Proposed Amendment

- HVR Acquisitions LLC (HVR)
- Rezone a portion of APN 029-441-024 from Recreation to Tourist Center Mixed-use (TSC-MUC)*
- Limit uses to those that currently are permissible in in the Recreation District and add residential as a permitted uses.
- Limit density to four unit per acre
- Amendment would allow for the potential development of a multi-residential condominium project on the rezoned portion

* Portion to be rezoned was previously a separate APN

Location Map

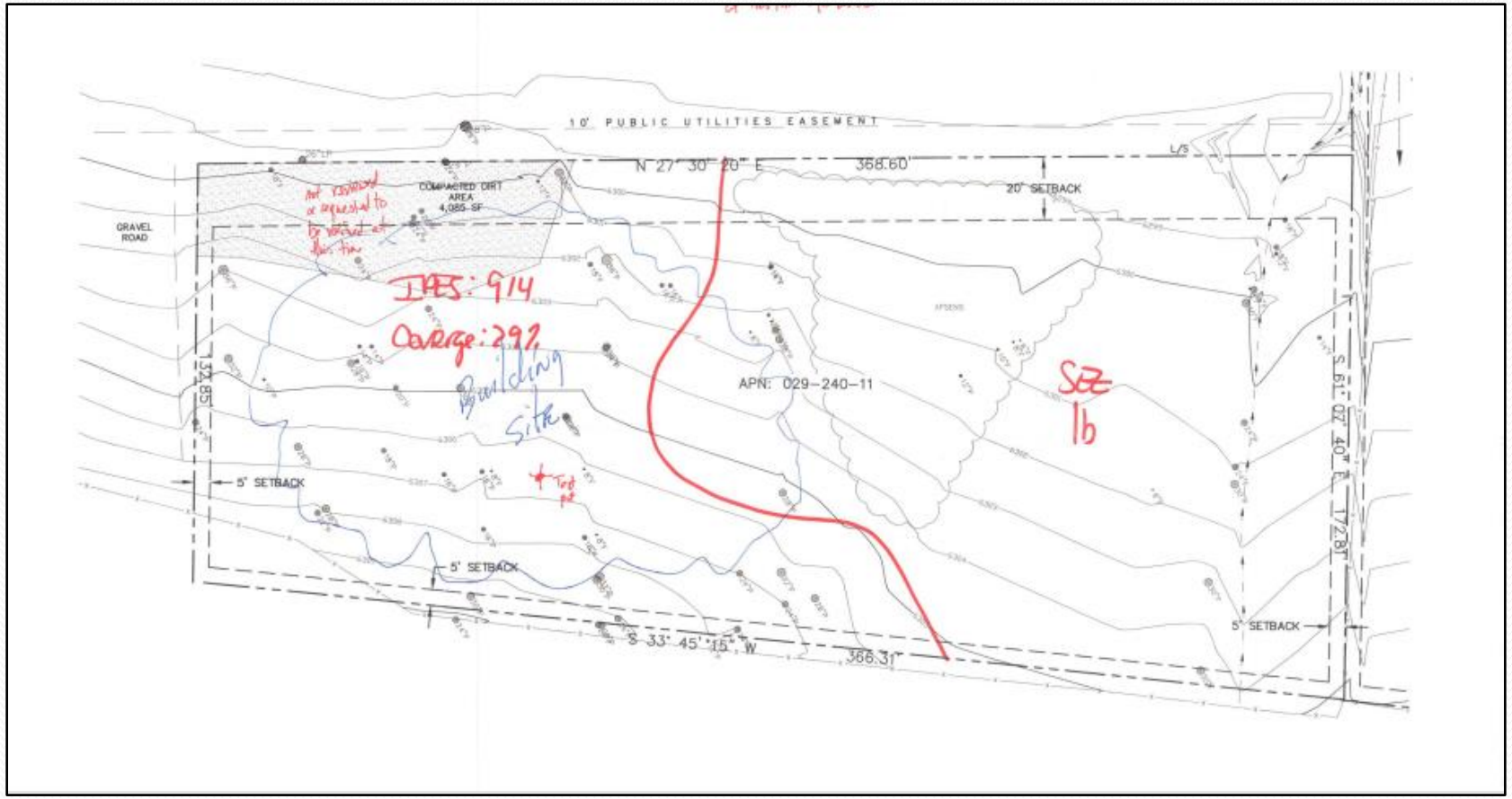


Recreation District

- Cross-country ski courses, day-use areas, group facilities, riding and hiking trails, rural sports, snowmobile courses, employee housing, and single-family dwelling (caretaker residence)
- The parcels were previously zoned tourist accommodation, which permitted multi-family and single-family residential uses
- Rezoned to Recreation with adoption of Stateline/Ski Run Community Plan and was maintained in the Tourist Core Area Plan
- No proposals were received to develop the parcel as a recreational use

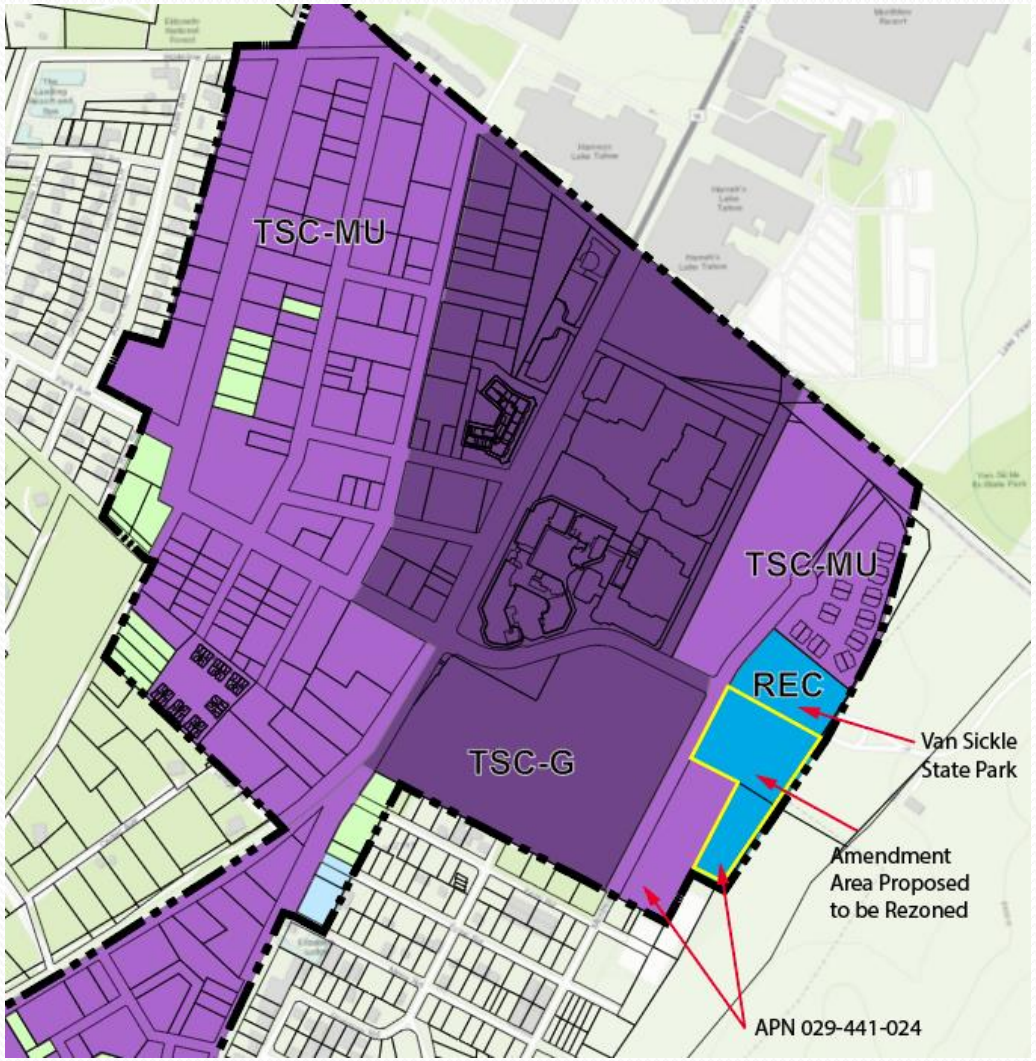
Recreation District

- Site constraints and parcel size
- TRPA verified Stream Environment Zone (43%)



Previous Proposal

- Amend TCAP to rezone a portion of APN 029-240-011 and APN 029-441-003 (Adjacent to Van Sickle State Park)



Scoping Meeting/Workshop

- Conducted an online scoping meeting to take public comments on the proposed amendment
- Comments received
  - California Tahoe Conservancy
  - Nevada Division of Parks and Recreation
  - League to Save Lake Tahoe
  - Public
- Issues and concerns
  - Impacts to adjacent restored SEZ/habitat
  - Management conflicts with public lands
  - Encroachment and storage of equipment on public lands
  - Scenic/character impacts
  - Change in recreation character to Van Sickle Bi-State Park
  - Parking impacts to Van Sickle Bi-State Park

Initial Study

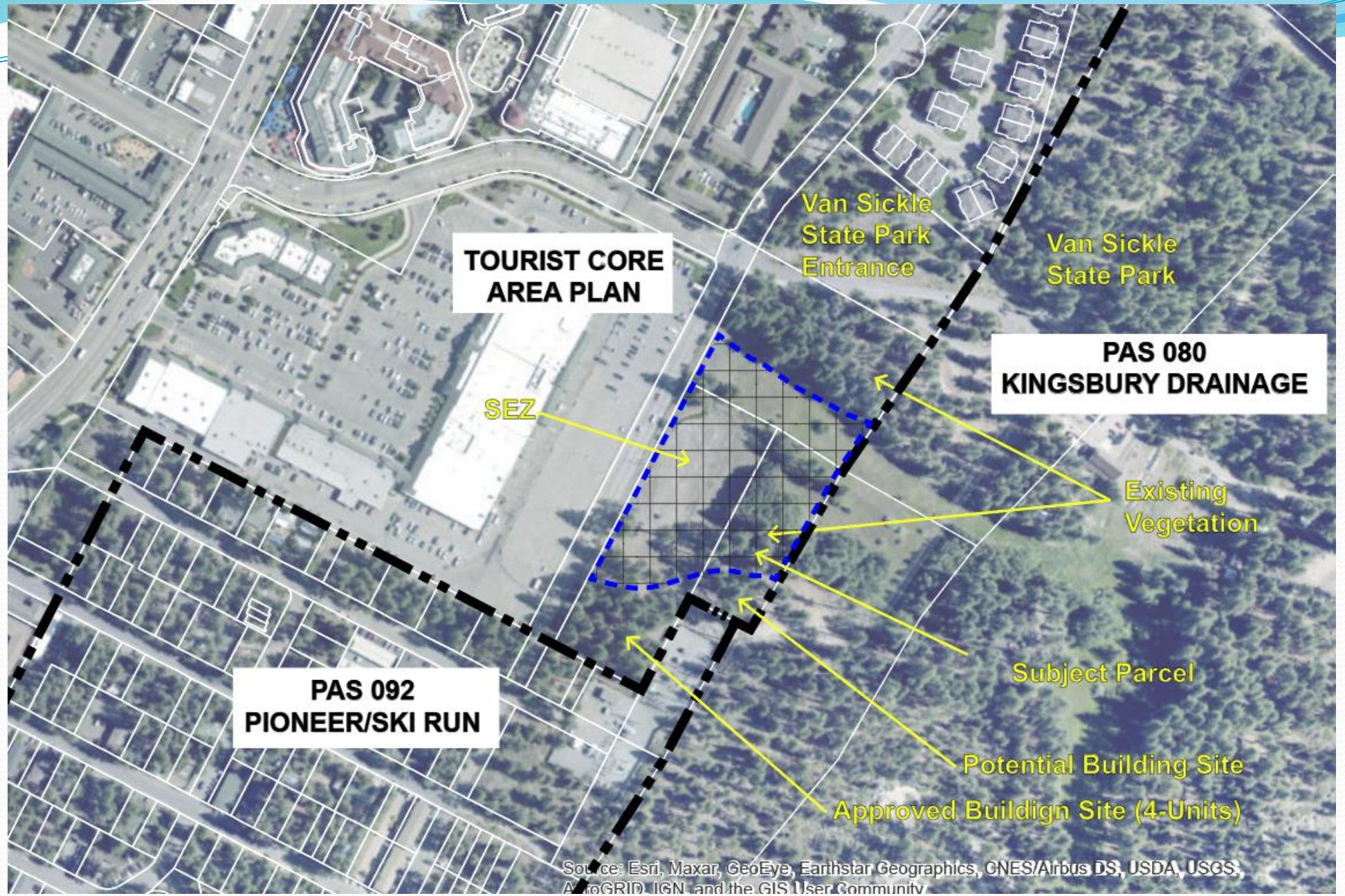
- Completed Tribal Consultation
- Prepared Initial Study/Negative Declaration
  - NOI/NOA mailed to affected properties (4/6/2022)
  - April 1, 2022 through May 19, 2022
  - Concluded two potential significant impacts to Public Service and Recreation
    - Encroachment on public lands
    - Creation of informal trails on restored SEZ and/or public land
  - Mitigation Measure PS-1
    - Project level condition to install a 6-foot tall wrought iron fence around the project site.

Mitigation Measures and Response to Comment

- Mitigation measure to construct a fence around the subject parcel and the parcel adjacent to Van Sickle (APN 029-441-011)
- Mitigation measure requiring the SEZ to be restored to a functioning state, monitored, and maintained
- Mitigation measure designating APN 029-441-011 as recreation or open space
- Mitigation measure for the applicant to relinquish the “Lane Access Easement”, and for CTC to acquire APN 029-441-011 or the portion containing Park improvements for appraised market value

Mitigation Measures and Response to Comment

- Colony Inn site retirement/SEZ restoration
- Parcel identified as conservation in City General Plan
- Failed to consider aesthetic/character impacts to Van Sickle
- Failed to consider impacts to SEZ/habitat


TOURIST CORE AREA PLAN
Van Sickle State Park Entrance
Van Sickle State Park
PAS 080 KINGSBURY DRAINAGE
SEZ
Existing Vegetation
Subject Parcel
PAS 092 PIONEER/SKI RUN
Potential Building Site
Approved Buildign Site (4-Units)
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Committee Member Comments

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Public Comments

TAHOE REGIONAL PLANNING AGENCY

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 2022-___, 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.