

From: [Amy Hanna](#)
To: [Jacob Stock](#)
Subject: Attention Governing Board Members, please approve the Nine47Tahoe development code amendme
Date: Tuesday, May 9, 2023 3:57:11 PM

Attention TRPA Staff & Governing Board Members,

As a resident of Incline Village for 35 years, I strongly support approval of the Nine47Tahoe redevelopment project and code amendment for condo ownership.

This project has been carefully designed to address the housing shortage in our community while also providing economic benefits and environmental improvements.

One of the main concerns expressed by the community was about short-term rentals (STRs). I am pleased to see that the developer has addressed this by deed restricting the STRs, ensuring that the new owners will live here most of the year. Additionally, the majority of owners already live here but were unable to find suitable housing, and this development provides them with an opportunity to stay in the area. Furthermore, 40 new units will be created rather than existing homes being renovated, which helps to keep lower-priced homes in the area. It is worth noting that the developer is also planning affordable housing in Incline Village at Alder Ave.

The need for affordable and workforce housing is something that we all want, and opposing this project will not bring affordable housing to this location. The costs associated with this location make it infeasible for affordable housing, but the developer is addressing this need at another location. Furthermore, this project will contribute significantly to the local economy, with a \$45M contribution across two years from annual taxes, jobs created, and new economic activity. Additionally, \$1.8 million a year in recurring taxes can be used to fund services for the area, including affordable housing.

Another benefit of this development is that it will redevelop a blighted area with significantly less vehicle miles traveled (VMTs). This will end a 20-year stagnation and reduce traffic compared to prior uses of a gas station and restaurant. The environmental benefits to Lake Tahoe are significant, with less VMTs, stormwater upgrades, and increased walkability and bikability, which will help to get people out of cars.

Mixed-use developments require residential customers for businesses to thrive, and there is less than 1 acre in Special Area 1 left to develop, excluding 947 parcels and those owned by the county. There are only three small residential spaces in Special Area 1, so this development will help to address the housing shortage with 40 new living units.

In summary, this project aligns with the Community Plan, Area Plan, and Regional Plan, which aim to concentrate development in town centers and create walkable communities. It reduces dependence on autos and parking demand, significantly

reduces trip generation and VMTs, and brings critical investment to improve Lake clarity and the economy. The community is ready for economic infusion and growth, and this project will help to achieve this goal.

Thank you for your attention to this matter, and I urge you to support this important development.

Sincerely, Amy Hanna

From: Ann Nichols

Those eager for Greater Tahoe development need a wildfire reality check

Pamela Tsigdinos

This opinion column was submitted by Pamela Mahoney Tsigdinos, a Tahoe resident who volunteers with grassroots Tahoe Basin groups.

More buildings and more people may work in a place with ample roads and infrastructure, situated far from deeply forested wildfire territory and with easily accessible year-round public transportation safe from extreme weather. But endless development is not practical in the geographically constrained, high elevation, towering tree-filled Tahoe Basin.

Yet public officials, as if divorced from reality, continue to advance expansive new development proposals calling for greater building heights and increased population density across the Tahoe Basin. These proposals purport to address long-term affordable housing problems. Ironically, the housing issues have been exacerbated by shortsighted or long-deferred governmental policy decisions that prioritized tourism over the needs of local residents, businesses and the environment.

The lack of affordable Tahoe housing, the new cudgel used to justify large, unsustainable development, isn't new. Finger-pointing between jurisdictions is a long-standing, well-documented problem. In 2001, for example, the Washoe County Commission earned criticism for “not doing its fair share” to provide affordable housing.

Twenty-two years on, Tahoe affordable housing is still in short supply. The scapegoat used today by county officials, developers and the Tahoe Regional Planning Authority to explain the lack of Tahoe's affordable housing is “NIMBYs” —aka resident constituents. Yet, it is government officials who

From: Ann Nichols

set and enforce policies, investors who buy up properties to market to tourists, and developers who decide what and where the greatest return on investment lies. The majority of policy-setting officials, investors and developers live elsewhere.

Final decision on condo zoning looms June 28

Tahoe residents want safe and neighborly communities with thriving small businesses, schools, local health care and first responders. The desire for healthy communities drove more than decade of resident input and local planning starting around the time TRPA abdicated its responsibility to act as an independent bi-state Tahoe Basin environmental steward and natural resource conservator. One of six area plans, Washoe County's Tahoe Area Plan involves some 31 square miles located along the east and north shores of Lake Tahoe. Incline Village and Crystal Bay are the sole communities within it.

Adopted in 2021, the plan (Community Character pp. 1-3) states "Washoe County worked with the Incline Village and Crystal Bay community for fourteen years to develop this plan." That's thousands of volunteered residents' hours and days. Among the conclusions: single-family condominiums in Special Area 1 of the Incline Village Town Center would only be permitted if part of a mixed-use development, or if they were affordable housing.

At the end of 2022, with little warning, a significant proposed change surfaced. Alarmed that land earmarked for affordable housing now advertised condos starting at \$2.5 million, more than 40 residents participated on Jan. 3 at the Incline Village/ Crystal Bay Citizens Advisory Board meeting (note: The Tahoe Area Plan item begins at minute 45.05). Not a single resident at the meeting expressed support to amend the plan. Still, on Jan. 17, Washoe County Commissioners blindly followed Commissioner Alexis Hill's recommendation to amend Special Area 1 zoning to allow for luxury condo development.

From: Ann Nichols

The TRPA governing board Regional Plan Implementation Committee, on which Hill also sits, heard many resident concerns in March 2023. The final TRPA governing board decision is due June 28. If approved, this plan amendment will set a precedent for more building height and increased density throughout the Tahoe Basin. The most enthusiastic support comes from, yes, developers.

Tahoe in a 'double hazard zone'

Residents of rural Kings Beach, Tahoe City and Tahoe Vista first voiced their disapproval of more congestion and high price points at a Placer County meeting. Rather than reverse problematic policies involving short-term rentals, which contributed to housing shortages, TRPA is on the precipice of doubling down on bad decision-making. It's considering an urban planning approach devised by a consulting firm with past projects in San Antonio, Austin and Sacramento. None of those cities lie within a pine forest or rely on an already-overburdened two-lane roadway that doubles as a lifeline evacuation path for tens of thousands of visitors and residents. Gridlock already exists.

Nightmarish wildfires are occurring with more frequency in the American West and in forested areas north across Canada. In 2022 a Stanford study made headlines when it called out the dangers of development into wildland "double hazard zones."

The authors noted, "people provide the vast majority of ignitions for fires that then torch the abundant vegetation and threaten human lives and structures. Simply having more people and homes nestled among flammable trees, chaparral and grasses add to wildfire risks." This transition zone is referred to as the wildland-urban interface.

Tahoe is uniquely at risk. It is home to some 57,000 people. Another 15 to 20 million visit each year, many unfamiliar with fire prevention and safety

From: Ann Nichols

practices. Resort operator Alterra Mountain Company, in a revised draft environmental impact report, concedes it would take 11 hours to escape three miles from Palisades Tahoe to Highway 89. Those stuck in the valley would be told to “shelter in place” in a parking lot or on a golf course. Sierra Watch reports it is again fighting expansion plans first attempted in 2011.

Looking ahead, policymakers also must consider the fire risk associated with the proliferation of electric vehicles, including e-bikes, that rely on fire-prone lithium-ion batteries. This week AP reported there have been more than 100 fires and 13 deaths linked to battery explosions in New York City alone. Lithium-ion battery fires burn in a different way than a traditional gas fire, according to Autoweek, “with the blaze lasting longer and burning hotter than a gas fire.”

Evacuation plans needed before next wildfire strikes

At some point officials making policy for Tahoe must think about a comprehensive strategy to get people out, not just pack them in.

This public safety issue has been raised countless times by residents throughout the Tahoe Basin. Many have pleaded with county and TRPA officials for an updated comprehensive environmental impact analysis of the new development projects approved and in the pipeline, and asked for a comprehensive fire evacuation plan.

For example, at the May 2023 Incline Village/ Crystal Bay Citizen’s Advisory Board (38.34 minutes) Ryan Sommers of North Lake Tahoe Fire Protection District and TRPA’s Jeff Cowen took questions from community members concerned about wildfire evacuation and ill-conceived development proposals. There was little in the way of specifics about how various government agencies are coordinating to ensure safe passage. Residents continue to push for answers only to get stiff-armed.

From: Ann Nichols

Common sense dictates that officials establish, ahead of the next wildfire and before more development, a reality-based plan to evacuate tens of thousands of visitors, residents and workers who live out of the Tahoe Basin. Consider that the horrific Camp Fire in Paradise, fire moved 100 yards —the entire length of a football field —every second. Since smoke also kills, “sheltering in place” is not an option.

Concerns about greater density and new development in wildfire prone areas have led to lawsuits in California. Several have successfully halted development as there was no safe and expedient way to evacuate inhabitants.

In Colorado, a 55-page after action fire report noted: “Among the challenges ... were problems with public notification systems, including gaps in cellphone alerts and siren system coverage, miscommunication between various first responder agencies because of confusion over radio channels, lack of adequate personal protective equipment for fire and police personnel who were actively working the blaze and no defined strategy for the evacuation, including a plan for hordes of vehicles fleeing oncoming flames.”

So, what is the unified Tahoe evacuation plan? Seems like TRPA, which receives hundreds of millions of dollars in federal and state funding is a good place to ask this question.

In sum, public officials and their allies are pushing a development concept that the fragile Tahoe environment, limited local infrastructure and public safety cannot support. Please make your voices heard to TRPA on June 28, 2023 or email public comments to mambler@trpa.gov.

Pamela Mahoney Tsigdinos is a Tahoe resident who volunteers with grassroots Tahoe Basin groups.

From: [Bryce Holman](#)
To: [Jacob Stock](#)
Subject: 947 Tahoe Redevelopment
Date: Wednesday, May 10, 2023 9:18:47 AM
Attachments: [image001.png](#)

I strongly support approval of the Nine47Tahoe redevelopment project and code amendment for condo ownership – we have a housing shortage which is driving up prices.



Bryce Holman, Principal
Bayspring Real Estate Partners
611 Gateway Blvd, Suite 120, South San Francisco, CA 94080
m: (831) 277-7757 | e: bryce@bayspringre.com | www.bayspringre.com

Item B Possible Action: Amendments to Washoe County's Tahoe Area Plan to Allow Single Family Condominium Uses in Special Area 1 of the Incline Village Commercial Regulatory Zone

Governing Board members, allowing the proposal before you today to be approved is the wrong decision. **Deny today and revisit your own code of ordinances that require updating. The 2012 Regional Plan is over 10 years old and not achieving the desired changes.** You must ask yourselves does the past analysis cover these newly proposed changes of height, density, use of floor area space FAR (many have no clue what that means or its intent) and the mixed-use structure(s) shall have a maximum floor area ratio (FAR) **not subject to density limits**???? And affordable housing requirements as mitigation (mitigation that benefits what?), etc?

Page 87 "When a regional definition and standards are adopted, the proposed mitigation measures for Special Area 1 will be repealed and replaced by those standards. The Governing board is asked to make a final determination on whether to approve the proposed area plan amendment."

This proposal can and will possibly set precedent for other Area Plans. And the proposed height, density etc. changes that have not been analyzed adequately in the Placer Tahoe Basin Area Plan yet more precedent setting.

Washoe County approved code changes should not trigger approval. Their code changes do not demonstrate compliance with TRPA code as I believe TRPA code has not been drafted and doesn't exist. This is the cart before the horse allowing local jurisdictions to drive regional changes. You can't have it both ways. As stated during approval of the 2012 Regional Plan Update: TRPA will take on regional issues while local jurisdictions will have Area Plans. Affordable housing issues and requirements, Vacation Home Rentals/Shore-Term Rentals just to name a couple have fallen off your radar that are regional issues that must be adequately analyzed before project approvals can go forward.

The following statements made after the approval of Latitude 39 South Lake project should be considered !!!! "We've made great progress, but we still have many challenges in front of us, and I think this project really illustrates some of them," said TRPA Executive Director Julie Regan. "As you will hear in the presentation ... it's time for TRPA to really take a hard look at our land use policies ... and looking forward at the next 50 years, how can we adjust our land use policies to incentivize the type of projects we want to see."

"It's also an example of how a project can meet TRPA standards, but not necessarily advance all of the goals of the Regional Plan such as affordable housing," said Regan.

I digress, but important, as this is another problem with your approval today. A compelling issue: the Latitude 39, South Lake project was proposed for approval on consent calendar. The reason that project was put on the consent calendar is Mr. Hester stated the **Nine 947 Tahoe project**, 40 mountain modern luxury condominiums located in Incline had been approved on consent as a similar project.

STOP RIGHT THERE. Neither project rose to the level of NON-CONTROVERSIAL!

What's really going on here? Consent items: Who determines non-controversial status?

The consent calendar items are expected to be routine and non-controversial.

They will be acted upon by the Board at one time without discussion. The special use determinations will be removed from the calendar at the request of any member of the public and taken up separately. If any Board member or noticed affected property owner requests that an item be removed from the calendar, it will be taken up separately in the appropriate agenda category.

Item X. makes no sense: PUBLIC INTEREST COMMENTS Any member of the public wishing to address the Governing Board on any item listed or not listed on the agenda including items on the Consent Calendar may do so at this time. TRPA encourages public comment on items on the agenda to be presented at the time those agenda items are heard.

1).Your process is broken. Requesting items on consent at the end of the meeting does not allow for removal and discussion. What is the process to remove for discussion?

2). Two projects were put on consent calendar recently that should have risen to level of review because of many requested changes you are dealing with today and possibly with Latitude 39 in the future. Also, worthy of mention, is the Barton Hospital relocation to Stateline, Douglas County needing the Douglas County Area Plan to be updated for hospital zoning and height changes proposed.

This is piece-meal Area Plan amendments for singular projects. This is not the intent of Area Plan amendments In My Humble Opinion.

Now to the project at hand The Washoe Tahoe Area Plan.

The APC held a hearing for the proposed amendment and initial environmental check list ("IEC") on March 8, 2023. At the hearing, **the APC failed to pass a motion** to recommend approval of the required findings, **with six yes votes, four no votes, and two abstentions.** Seven affirmative votes were required for a motion to pass. APC member comments focused on three main issues:

Commissioners felt that the impact of condominium subdivisions on the number of short-term rentals (STRs) in Special Area 1 were not adequately analyzed in the IEC and that mitigations were needed to prevent the proliferation of STRs in condominium subdivisions. Washoe County is exploring options to limit STRs through the Washoe Tahoe housing Roadmap.

Exploring options doesn't accomplish anything to limit STRs with the Washoe Tahoe Housing Roadmap. Has TRPA adopted the Housing Roadmap as adequate analysis?

Commissioners were concerned that the findings did not adequately address the potential impact of condominium subdivision on housing affordability.

Can't meet a finding, then you can't approve. Back to TRPA **When a regional definition and standards are adopted, the proposed mitigation measures for Special Area 1 will be repealed and replaced by those standards. CONUNDRUM:** Why should this project proposal be approved if there isn't regional definitions and standards? **The elephant in the room is TRPA needs to update the 2012 Regional Plan before these type of changes can be approved.**

Commissioners suggested that the County define and set minimum standards for mixed-use development and affordable housing units in order to strengthen and further define the special policy requiring that single family dwellings in the Incline Village Commercial regulatory zone are part of a mixed-use development or are affordable housing units.

Until minimum standards for mixed-use development are NOT defined. These amendments should not be approved.

A mixed-use definition **broadly defining** permissible non-residential uses, requiring pedestrian- oriented non-residential uses on the ground floor street frontage and using Floor Area Ratio.

Definition Broadly: Without regard to specific details or exceptions. Too many loopholes already exist in the 2012 Regional Plan. And fully vetting FAR needs to be discussed among other issues. Did APC at their March meeting discuss FAR ? I think it was a suggested use at the April Tahoe Living Housing meeting but not vetted by them or the APC?

Standards requiring at least 10 percent deed-restricted housing that is substantially similar in size and layout to residential units being sold at market rate with the option to deed-restrict more units with a smaller footprint. The standards include two options for providing deed- restricted units:

Building a 1:1 mix of affordable and moderate units on or off-site; **or Building achievable units on site and deed-restricting an off-site parcel of equal size for future affordable housing.**

The Martis Valley West project approval had to negotiate the actual building of some units as providing land does not guarantee any affordable, achievable, workforce units ever are built.

No minimum parking requirement with parking and vehicle access designed to limit conflict with pedestrian circulation.

Where will residents park? Also, take into consideration wild, wicked winter weather.

Design standards aimed at promoting pedestrian accessibility including transparent façade, pedestrian-oriented entry, and sidewalks

What is a transparent façade? Terms need to be explained in detail.

Regional Plan Compliance:

TRPA staff completed a Regional Plan Conformance Review Checklist (Attachment F) and determined that the proposed amendment with mitigation is in conformance with the Regional Plan. **The proposed amendment was reviewed by the APC and RPIC. The recommendations of the APC and RPIC along with the proposed mitigation measures should be considered by the Governing Board in determining whether to find the Area Plan amendment in compliance with the Regional Plan.**

On March 22, 2023, the Regional Plan Implementation Committee ("RPIC") recommended approval of Washoe County's amendment to include single-family condominiums as an allowed use within the Incline Village Commercial (IV-C)- Special Area 1 regulatory zone. **However, the RPIC limited its recommendation of approval to only apply to two (2) parcels (APN 132-231-09 and 132-231-10) within the regulatory zone. Washoe County requests the TRPA Governing Board wholly approve the original amendments adopted by the Washoe County Board of County Commissioners with any necessary mitigations (Exhibit A to Attachment C), and not piecemeal the County's requested amendment.** County staff do not have the authority to support any changes to the original request without first having direction and/or approval to do so from the Board of County Commissioners.

Is Washoe County asking that you honor their request and not accept all recommendations of the APC and RPIC? I call this piece-meal Area Planning for a singular project. This project should not be approved. PLEASE READ all public comment submitted on this item and listen to the public outcry not just support by the developer and the developer's applicant advocate and others.

Tahoe Regional Planning Agency 6-28-2023 Governing Board Item B
Amendments to Washoe County's Tahoe Area Plan to Allow Single Family Condominium Uses in Special Area 1 of the Incline Village Commercial Regulatory Zone Ellie Waller Public comment for the Record

It's important to bring up the Latitude 39 project as well because I believe it was not adequately vetted for public comment.

<https://www.tahoedailytribune.com/news/luxury-mixed-use-development-approved-in-stateline-casino-corridor/>

A luxury, mixed use development across from the new events center at Stateline was recently approved.

The Tahoe Regional Planning Agency last week approved with a 9-5 vote a mixed-use residential and commercial project called Latitude 39, from developers PCS Stateline LLC

The project includes the construction of seven stories, two levels of which will be underground, 40 residential condominiums, rooftop access, two levels of parking, entry-level amenities and a public commercial restaurant and bar space, etc

ADDITIONAL UPCOMING ITEMS OF INTEREST

Proposed Mixed Use Residential/Commercial Project in Stateline, NV: The Latitude 39 project at 110 Lake Parkway, Stateline, NV will likely be coming to the Governing Board for action in September or October. The 1.81-acre site is at the corner of U.S. Highway 50 and Lake Parkway, directly across the street from the new events center and next door to the Hard Rock Hotel and Casino parking garage. The site has had many commercial uses, the longest commercial use was Wells Fargo bank. This project will demolish the existing building and construct 40 new luxury residential condominiums and a 3,700-square-foot commercial restaurant/bar open to the public. The building will include a fitness center, rooftop lap pool, sauna, and sports courts.



Simulation of the Latitude 39 mixed use project adjacent to the Hard Rock Hotel and Casino in Stateline, NV.

This item was initially slated for the TRPA's consent calendar, but was moved to discussion when it was noticed that the total predicted vehicle miles traveled came in just two miles lower than the threshold for VMT established in the Tahoe Regional Plan. I asked for removal, along with TRPA GB members, to allow the public to raise issues. The VMT issue was just one issue and really to be within "just two miles lower" should have triggered this project to be tabled and VMT analysis thoroughly vetted. Having the LSC Consultant Gordon Shaw called upon during the meeting to explain was not enough. Also, because it was on consent many people really didn't pay attention and didn't have prepared comments or even know comments would be allowed. **You say you want public input, but do you really?**

Tahoe Regional Planning Agency 6-28-2023 Governing Board Item B
Amendments to Washoe County's Tahoe Area Plan to Allow Single Family Condominium Uses in Special Area 1 of the Incline Village Commercial Regulatory Zone Ellie Waller Public comment for the Record

There were many concerns raised by governing board members regarding the VMT study, which did not specifically require staff to determine the miles traveled by those who will be commuting to work in the area and those visiting short term rentals that could potentially be in the residential units.

There will be no employee housing or affordable housing designated for this project, as it was not required by the TRPA or Douglas County. It was pointed out by the developer's representative Lew Feldman that due to lack of financial incentive from either Douglas County or an affordable housing project itself, there were no plans for that type of housing in the development.

After much discussion about VMT the project was approved to my dismay.

With all the housing discussions, reports, entities discussing housing issues and significant proposed height, density, etc. changes in Area Plan amendments it's crucial to have the most up to date data. The Cumulative Accounting Overview information on the TRPA website is from December 2019. Samples below

<https://www.laketahoeinfo.org/CumulativeAccounting/Index>

Cumulative Accounting Overview

The Tahoe Regional Planning Agency (TRPA) [Code of Ordinances](#), Subsection 16.8.2, requires a cumulative account of units of use, resource utilization, and threshold attainment and maintenance. **Its purpose is to enable assessment of the cumulative beneficial and negative environmental impacts of the [Regional Plan](#) and the plan's role in moving the Tahoe Region toward achieving threshold standards and interim targets** specified in [Code](#) Subsection 16.5.

The [Code of Ordinances](#) states that the cumulative accounting shall include the following items:

- A. Units of Use: residential units, commercial floor area, tourist accommodation units, and recreational allocations.
- B. Resource Utilization: additional vehicle miles traveled, vehicle trip ends, impervious coverage, water demand, sewage disposal capacity, area of stream environment zone disturbance.
- C. Threshold Attainment and Maintenance: value of investments in water quality, air quality, transportation, and coverage mitigation programs; area of SEZ restoration.

Contents

[Cumulative Accounting Overview](#)

[Relation to Prior Regional Analyses](#)

[Units of Use](#)

[Resource Utilization](#)

[Threshold Attainment and Maintenance](#)

[Other Mitigation Funds](#)

Units of Use

The [Regional Plan](#) establishes units of use for specific types of development (residential, tourist accommodation, commercial, and recreation). Units of use are rights that allow the development of specific project types. Allocations of new or additional units are required to be made by TRPA and local jurisdictions. Metering development is a growth management mechanism consistent with progress toward attaining and maintaining environmental thresholds. Table 1 summarizes the current inventory of existing units of use in the Region, estimated banked units, remaining allocations, and total development potential for residential units, commercial floor area, and tourist accommodation units. Detailed tables for each type of unit of use follow.

As of December 31, 2019, as shown in Table 1, existing, on-the-ground development in the Lake Tahoe Region is currently 92.6 percent built-out for residential development, 90.1 percent built-out for commercial floor area, and 89.5 percent built-out for tourist accommodation units. Approximately 7 percent of the Regional residential units, 7 percent of commercial floor area, and 3 percent of tourist accommodation development potential remain to be allocated from TRPA incentive pools and local jurisdictions' development right pools. The remaining balances include previously existing development rights that have been removed, restored, and banked for future use onsite or for conversions or transfers.

Table 1. Summary of units of use, bonus units, and commercial floor area inventory as of December 31, 2019

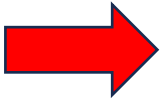
Type	Existing Development	Banked Development	Remaining Allocations & Bonus Units	Total Existing & Potential Development
Residential Unit of Use	47,799	204	3,601	51,604
Commercial Floor Area	6,367,780	191,263	510,291	7,069,334
Tourist Accommodation Unit	11,092	963	342	12,397
Total	6,426,671	192,430	514,234	7,133,335

Notes: Data as of December 31, 2019. Source: LakeTahoeInfo.org/Parcel Tracker, TRPA Accela Permit Records, TRPA project application files, and local jurisdiction accounting records.



Units of Use

The [Regional Plan](#) establishes units of use for specific types of development (residential, tourist accommodation, commercial, and recreation). Units of use are rights that allow the development of specific project types. Allocations of new or additional units are required to be made by TRPA and local jurisdictions. Metering development is a growth management mechanism consistent with progress toward attaining and maintaining environmental thresholds. Table 1 summarizes the current inventory of existing units of use in the Region, estimated banked units, remaining allocations, and total development potential for residential units, commercial floor area, and tourist accommodation units. Detailed tables for each type of unit of use follow.



As of December 31, 2019, as shown in Table 1, existing, on-the-ground development in the Lake Tahoe Region is currently 92.6 percent built-out for residential development, 90.1 percent built-out for commercial floor area, and 89.5 percent built-out for tourist accommodation units. Approximately 7 percent of the Regional residential units, 7 percent of commercial floor area, and 3 percent of tourist accommodation development potential remain to be allocated from TRPA incentive pools and local jurisdictions' development right pools. The remaining balances include previously existing development rights that have been removed, restored, and banked for future use onsite or for conversions or transfers.

Table 1. Summary of units of use, bonus units, and commercial floor area inventory as of December 31, 2019

Type	Existing Development	Banked Development	Remaining Allocations & Bonus Units	Total Existing & Potential Development
Residential Unit of Use	47,799	204	3,601	51,604
Commercial Floor Area	6,367,780	191,263	510,291	7,069,334
Tourist Accommodation Unit	11,092	963	342	12,397
Total	6,426,671	192,430	514,234	7,133,335

Notes: Data as of December 31, 2019. Source: LakeTahoInfo.org/Parcel Tracker, TRPA Accela Permit Records, TRPA project application files, and local jurisdiction accounting records.

“existing on-the-ground development in the Lake Tahoe Region is currently 92.6 percent build-out for residential development, 90.1 percent build-out for commercial floor area, and 89.5 percent build-out for tourist accommodation units.”

3.5 years have elapsed. What are the new percentages ? Also, conversions between uses needs to be analyzed more closely.

Relation to Prior Regional
 Analyses

Table 4. Residential units accounting as of December 31, 2019

Units of Use

Banked Development
 Rights

Development Right
 Conversions

Residential

Residential Allocations

Commercial

Commercial Floor Area

Existing Commercial
 Floor Area by Land
 Capability and Land Use

Commercial Floor Area
 Allocations

Tourist Accommodation
 Units

Jurisdiction	Estimated Existing	Banked Existing	Released Allocations	Remaining Allocations	Residential Bonus Units	Total Development Potential
City of S. Lake Tahoe	15,706	102	62	0	109	15,979
Douglas County	4,456	36	38	0	67	4,597
El Dorado County	8,757	15	32	0	0	8,804
Placer County	11,361	34	165	0	41	11,601
Washoe County	7,518	17	109	0	120	7,764
Carson County	1	0	0	0	0	1
TRPA Incentive Pool	0	0	61	1,682	1,115	2,851
Total	47,799	204	467	1,682	1,452	51,597

Source: LakeTahoeInfo.org/Parcel Tracker, TRPA Accela Permit Records.

I propose you add Vacation Home Rental identification to the Parcel Tracker as another statistic in the Cumulative Accounting Overview to provide additional clarity to just how many are basin-wide.

Contents

- Cumulative Accounting Overview
- Relation to Prior Regional Analyses
- Units of Use
 - Banked Development Rights
 - Development Right Conversions
 - Residential
 - Residential Allocations
 - Commercial
 - Commercial Floor Area
 - Existing Commercial Floor Area by Land Capability and Land Use
 - Commercial Floor Area Allocations
 - Tourist Accommodation Units
 - Existing Tourist Accommodation Units by Land Capability and Land Use District

Commercial Floor Area

CFA is based on the square footage within the outer wall of a commercial building, not including stairwells and airshafts. Accessory features such as parking areas, driveways, outside stairways, and walkways are not included in the calculation of CFA. CFA is allocated by TRPA through the [Regional Plan](#) and local jurisdictions primarily through an adopted area plan or community plan.

As of December 31, 2019, approximately 6.37 million square feet of CFA, or 90 percent of the maximum development potential, is built within the Region. In addition, more than 191,000 square feet of previously existing CFA has been removed, restored, and banked for future use, conversion, or transfer.

Table 6: Commercial floor area accounting as of December 31, 2019

Jurisdiction	Estimated Existing	Banked Existing	Remaining Allocations	Total Development Potential
City of S. Lake Tahoe	2,870,815	68,173	12,297	2,951,285
Douglas County	699,183	21,453	33,520	754,156
El Dorado County	328,623	10,443	33,395	372,461
Placer County	1,297,486	44,494	60,651	1,402,631
Washoe County	1,171,673	46,700	10,000	1,228,373
TRPA Incentive Pool	0	0	360,428	360,428
Total	6,367,780	191,263	510,291	7,069,334

Source: LakeTahoeInfo.org/Parcel Tracker, TRPA Accela Permit Records

Parcel Tracker <https://parcels.laketahoeinfo.org/>

As previously mentioned, conversions need to be more closely evaluated and definitely data updated to reflect 2023 statistics

Contents

Cumulative Accounting Overview

Relation to Prior Regional Analyses

Units of Use

Banked Development Rights

Development Right Conversions

Residential

Residential Allocations

Commercial

Commercial Floor Area

Existing Commercial

Floor Area by Land

Capability and Land Use

Commercial Floor Area

Allocations

Tourist Accommodation Units

Existing Tourist

Accommodation Units

by Land Capability and

Land Use District

Recreation

Resource Utilization

Tourist Accommodation Units

Tourist Accommodation Units are defined as units with one or more bedrooms and with or without cooking facilities that are primarily designed to be rented by the day or week and occupied on a temporary basis. TAU bonus units are reserved for special projects that transfer existing units from sensitive lands that have been restored, as incentives for the transfer of existing development to centers, or as incentives for the removal and retirement of excess coverage.

As of December 31, 2019 (Table 9), there are 11,092 existing TAUs within the Region (including approximately 2,352 private guest rooms associated with Casino properties in Douglas County; and approximately 722 private guest rooms associated with Casino properties in Washoe County), over 89 percent of the maximum development potential for tourist units. In addition, 963 previously existing TAUs have been removed, restored, and banked for future use, conversion, or transfer. These figures include 425 units that have been allocated and/or transferred to permitted projects which are not yet constructed. The approved Boulder Bay project will receive an allocation of 31 TAUs from Washoe County. Additionally, the Boulder Bay and Homewood Mountain Resort projects are approved to receive allocations of 40 units and 50 units respectively from the TRPA Incentive Pool for TAU bonus units (previously the Community Enhancement Program Pool). The approved Tahoe City Lodge project redevelops a previously existing commercial complex into a 118 unit lodge and includes the conversion of commercial floor area to tourist accommodation units.

Table 9. Tourist accommodation units accounting as of December 31, 2019

Jurisdiction	Existing TAU	Banked Existing	Remaining Allocations	Total Development Potential
City of S. Lake Tahoe	5,622	605	25	6,252
Douglas County	3,551	0	25	3,576
El Dorado County	112	210	10	332
Placer County	1,034	143	37	1,214
Washoe County	773	5	33	811
TRPA Incentive Pool	0	0	212	212
Total	11,092	963	342	12,397

Please provide clarification what a “private guest room” is and does it require additional approval or is it just counted as a TAU?

The recent approval of the EKN Development in Washoe County that has proposed various penthouse accommodations from 3000-6000sf are defined as “private guest rooms” ?

References to various groups and information provided on proposed housing solutions that are influencing Area Plan Updates that should have the most up-to-date information available to assess impacts and necessary mitigations

<https://tahoeprosperity.org/housing-tahoe/>

The Prosperity has three housing studies published

- 1) <https://tahoeprosperity.org/wp-content/uploads/Washoe-Tahoe-Housing-Needs-final-9.30.21-Web.pdf>
- 2) <https://tahoeprosperity.org/wp-content/uploads/SSR-Action-Plan-3.16.20-final.pdf>
- 3) <https://tahoeprosperity.org/wp-content/uploads/South-Shore-Housing-Needs-Report-final.pdf>

<https://www.mountainhousingcouncil.org/>

Mountain Housing Council/Tahoe Truckee Community Foundation has various reports. A few examples

- 1) <https://www.mountainhousingcouncil.org/regional-housing-implementation-plan/>
- 2) <https://www.mountainhousingcouncil.org/missing-middle-housing/>
- 3) <https://www.mountainhousingcouncil.org/definitions/>

<https://www.trpa.gov/local-government-and-housing-committee-documents-june-14-2023/>

TRPA recent meeting <https://www.trpa.gov/wp-content/uploads/June-14-LGHC-Agenda.pdf>

A. Housing Amendments, including proposed changes to Informational/Possible Page 9 height, density and coverage for multi-family housing Direction to Staff and accessory dwelling units



BUILDING COMMUNITY WHERE YOU LIVE.WORK.PLAY.

My name is Linda Offerdahl, the Executive Director of IVCBA, the Community and Business Association want to voice my support for the Nine 47 condominium project in Incline Village.

it represents new development in Incline Village Crystal Bay, something that has been sorely lacking for some time. This project, along with the building of Natural Grocer on Tahoe Blvd. will contribute to a thriving community. Incline Village needs residents that are likely to support this new business, along with its existing businesses. The Nine47 condominiums support the Tahoe Area Plan's goals of a walkable community, lessening the need to get into the car.

According to the Housing Study conducted by Tahoe Prosperity Center in 2020, there is a shortage of new housing at every income level in Incline Village except the very lowest and the very highest. The biggest need is for multi-family dwellings. Unfortunately, with the prohibitively high price of housing, the average price of these condos is not out of line, IMO. The strong interest in buyers of these condo bears this out. The families moving into Incline are often affluent.

Workforce Housing IS needed in Incline Village. The lead must be taken by YOU, Washoe County and TRPA. We need your lead in earmarking parcels for housing and assuring that housing is included in any other civic projects. We need zoning and incentives that support developers. This developer, Randy Fleisher, not only LIVES fulltime in Incline Village, but also has another property he plans to use for workforce housing.

I understand there is a technical issue standing in the way of this development. It is a subtlety lost on most people who understand that a condo building houses multiple families. Regardless of the ownership, it represents multi-family housing. With the broader definition of the commercial core for mixed use as the Southwood-Northwood corridor, there are numerous other condo developments, notably Third Creek. It is essentially across the street from Nine 47.

I am in favor of allowing this condo project to move forward.

Regards,

Linda Offerdahl

Executive Director

Incline Village Crystal Bay Association
IVCBA.com / 775-771-5856

885 Tahoe Blvd. Incline Village, NV 89451
IVCBA is a 501(c)(6); EIN: 27-0448179

From: [Jack Strong](#)
To: [Marja Ambler](#)
Subject: Development Projects at Lake Tahoe
Date: Sunday, June 25, 2023 10:05:58 AM

Dear Manager,

In spite of the fact that I am a builder and have built hundreds of homes and projects over the years, I am opposed to increasing the population density at Lake Tahoe.

With no feasible way to increase vehicle flow, adding more cars and people to the area will decrease the beauty and livability of the area. This is counter-productive to keeping the charm and beauty of this unique area which makes Lake Tahoe a world famous destination.

We need to think of future generations' ability to enjoy the area and not destroy this beautiful place.

Please do not approve any projects which will increase density.

I reside in Washoe Valley, NV.

Please do not hesitate to contact me if I can be of help.

Thank you,

Jack Strong
775.338.5437



Virus-free. www.avast.com

From: [John Marshall](#)
To: [Marja Ambler](#)
Subject: FW: The 947 Tahoe Project
Date: Monday, June 26, 2023 8:37:21 AM

FYI

John L. Marshall

General Counsel

(775) 303-4882 · jmarshall@trpa.gov



From: JAMES NOVACK <novack77@aol.com>

Date: Sunday, June 25, 2023 at 6:23 AM

To: John Marshall <jmarshall@trpa.gov>, Jacob Stock <jstock@trpa.gov>, CWeiche@washoecounty.gov <CWeiche@washoecounty.gov>, Julie Regan <jregan@trpa.gov>, John Hester <jhester@trpa.gov>, Katherine Huston <khuston@trpa.gov>

Cc: Bob Abramson <inclinebob5@gmail.com>, Ann Hamilton <annhamilton13@gmail.com>, Mark's Gmail <banxtok@gmail.com>, mary.bitzer@sbcglobal.net <mary.bitzer@sbcglobal.net>

Subject: The 947 Tahoe Project

The 947 Tahoe Project

The individuals cced on this email are members of the board of directors of the Pointe HOA, we all support the 947 Tahoe Project. The Pointe HOA is a 26 unit HOA located within 400 yards of this proposed project. We have had direct communication with the developer, we have studied the project and queried the developer concerning many issues. We believe it's in the best interest of all parties to approve this project according to the developer's plans.

Furthermore and specifically we believe the following;

- (1) Incline Village needs more housing at all levels of the economic spectrum
- (2) Incline Village needs more housing that is ADA compliant, this will be only the fourth housing development 100% ADA compliant.
- (3) Regarding Workforce housing, it's our understanding the developer has committed to work with governmental agencies to create workforce housing at a another location in the area.
- (4) Regarding vehicle traffic, this project would replace a former gas station and restaurant, meaning less vehicle traffic than this location created in the past.

(5) The project would create more tax base for the community helping to fund needed community projects.

Lastly we would strongly oppose this project being changed to mixed use retail as it would create significantly more vehicle traffic.

Sincerely

James Novack

Robert Abramson

Mary Bitzer

Ann Hamilton

Mark Van Overbrook

Sent from my iPad

From: [Pamela Tsigdinos](#)
To: [Marja Ambler](#)
Subject: Oppose Washoe County TAP Amendment
Date: Monday, June 26, 2023 10:33:47 AM

----- Forwarded Message -----

From: Joe Shaefer <joe@jlshaefer.com>
To: "ptsigdinos@yahoo.com" <ptsigdinos@yahoo.com>
Sent: Sunday, June 25, 2023 at 11:02:39 PM PDT
Subject: Oppose Washoe County TAP Amendment

I oppose the concept of an "urban corridor" on the North Shore.

With my best regards,

Before you approve more development!!!!

On Jun 25, 2023, at 7:44 PM, Joy Koch <joykoch123@gmail.com> wrote:

I am a resident of Carnelian Bay and work in Incline Village. I am acutely aware of the traffic challenges during normal times. I am highly concerned that you are considering approving additional development along the east shore, extending from Incline Village given that we don't currently have any plan for evacuation in the case of an actual emergency. Wildfire is becoming a greater reality, this must come first.

1) TRPA first **develop a comprehensive, executable Tahoe Basin-wide evacuation plan and strategy** with verifiable evacuation times and routes for peak summer visitation that also coordinates all relevant county and state public safety notification systems, first responder assets, decision chain of command, and transportation resources and responsibilities.

2) Further, to address the housing shortage for the region's workforce we ask TRPA to **amend its ordinances, guidelines and policies on permissible uses of existing housing inventory** (e.g. altering these to encourage long-term rental rather than short-term rental of existing housing units in the Tahoe Basin).

Johanna Koch

5411 Caledonia Circle

Carnelian, Bay, CA 96140

775-848-4972

Employed in Incline Village for the last 35 years.

Sent from Joy Koch

From: [Katharyn Cooper](#)
To: [Marja Ambler](#)
Subject: Tahoe issues
Date: Wednesday, June 21, 2023 10:27:39 PM

Should I die as a result of a fire in the Tahoe basin - from which I could not safely evacuate due to lack of planning and provision for better, larger, more efficient evacuation routes by the TRPA and other local agencies - while advancing and approving more building for tourist and non-resident/owners, I have requested my heirs have said planning agency and local government agencies be investigated for responsibility for my death, and that of any others who had no safe, timely and sufficient method to leave the basin in time of an emergency. Before there is more development for a larger temporary or permanent population, a safe, efficient infrastructure for exiting the basin by the current population (and that to come) in time of necessary evacuation is paramount.

Katharyn Cooper
Coopka@aol.com

[Sent from the all new AOL app for iOS](#)