



City of South Lake Tahoe MOU for Delegated Permitting Authority

Governing Board
December 17, 2014

Existing Delegation

- Single and Multi family residential
- Commercial projects with ≤ 2500 sq. ft. of CFA
- Signs
- Temporary Activities
- Transfers of Development

Audits consistently within the 90th percentile

Area Plans

- Tourist Core Area Plan - adopted November 2013
- Tahoe Valley Area Plan - in progress



Tourist Core Area Plan

Linking Neighborhoods • Building Community • Promoting Recreation
October 15, 2013





Proposed MOU

- Consolidate five existing delegation MOUs & delete transfer of development MOU
- Provide additional delegation authority within Area Plans
- Two additional MOUs on exempt activities would remain unchanged.



Delegation within Area Plans

	Currently delegated City-wide	Proposed delegation within approved Area Plans		
		Regional Center	Town Center	Outside a Center
Residential	All projects that qualify for a CEQA exemption	< 100,000 sf	< 50,000 sf	< 25,000 sf
Commercial	Projects with ≤ 2,500 sf of new CFA	< 80,000 sf	< 40,000 sf	< 12,500 sf
Tourist	Minor modifications/ additions	< 80,000 sf	< 40,000 sf	< 12,500 sf
Public Service	None	< 80,000 sf	< 40,000 sf	< 12,500 sf
Recreation	None	< 80,000 sf	< 40,000 sf	< 12,500 sf



Limits on Area Plan Delegation

- Projects exceeding size limits
- Projects in Shorezone, Conservation, Backcountry or Resort Recreation
- Land capability or coverage verifications/challenges
- Appeal provisions



Tracking and Reporting

Quarterly submittal of permit information to TRPA

- Options for Digital Submittal
- 45+ Items possible, to be refined
- Uses:
 - Thresholds status and trends monitoring
 - Regional Plan performance measures
 - MOU auditing
 - Annual Report



Tracking and Reporting

Incorporated into Annual Report:

- Permit audit results and recommendations
- TMDL Implementation status
- Coverage changes/ reductions
- Commodity tracking



Discussion, Questions, and Possible Recommendation

Staff Recommendation:

A motion to approve the Required Findings (Attachment B), and Adopt the Proposed MOU (Attachment A).