



NOTICE OF AVAILABILITY /NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION FOR THE TOURIST CORE AREA PLAN/SPECIFIC PLAN AMENDMENT

The City of South Lake Tahoe (City) IS seeking public comments on a proposed amendment to the Tourist Core Area Plan/Specific Plan (TCAP). Specifically, the proposed amendment would add the following uses as a special use in the TCAP Tourist Center Gateway (TSC-G) District, Special Area 1: industrial services; wholesale and distribution; and small-scale manufacturing. The proposed amendment specifies that each of these new special uses would be allowed only in connection with a retail commercial use where they will enhance the visitor experience, and that the additional special use shall be limited in size to thirty (30) percent of the associated retail space.

As part of this amendment the City would modify the existing land use definition of “industrial services,” and would add a definition for “wholesale and distribution” (not a currently defined use in the TCAP). The proposed definitions for each of these uses is as follows:

- **Industrial Services.** Establishments providing light industrial services to an associated retail commercial primary use while providing educational and/or demonstration opportunities to the public.
- **Small Scale Manufacturing.** Establishments primarily engaging in retail sales and secondarily as a fine art or craftsman demonstration workshop of light industrial nature such as sculptor, potter, weaver, carver, jeweler, or other similar art that requires artistic skill. Outside storage or display would require approval of a Special Use Permit.
- **Wholesale and Distribution.** Retail commercial establishments engaged in, as a secondary use, the storage of merchandise and distribution of products for sale.

The proposed amendment would modify TCAP Permissible Use List (TCAP Appendix C– Table 1) and List of Primary Uses and Use definitions (TCAP Appendix C– Table 2). The proposed amendment does not involve any other changes to the TCAP, and does not involve any changes to existing policies, or to any development or design standards, or maps. Figure 1 display the zoning districts of the TCAP including TSC-G Special Area 1.

The purpose of the proposed amendment is to encourage The City’s objective is to facilitate the development and redevelopment of a wide range of tourist related commercial uses (i.e., light industrial demonstration workshops and product production) that are related to a primary retail commercial use and enhance the tourist destination goals of the Tourist Core Area Plan.

The City has prepared an Initial Study/Negative Declaration for the proposed amendment in compliance with the California Environmental Quality Act (CEQA, Public Resources Code Section 21000 et seq.), the CEQA Guidelines. The IS/ND is being circulated for public review and comment pursuant to Section 15073 (a) of the CEQA Guidelines. **The 30-day comment period begins on Tuesday, August 17th and ends on September 17th.** Comments should be submitted by email to jhitchcock@cityofslt.us or by mail to:

John Hitchcock
City of South Lake Tahoe Planning Division
1052 Tata Lane
South Lake Tahoe, CA 96150

The City of South Lake Tahoe Planning Commission will hear a presentation on the proposed amendment at their regularly scheduled meeting on September 16, 2021 at 3:00 p.m. The Planning Commission agenda packet for this item

will be available three days prior to the hearing at www.cityofslt.us/114/Planning-Commission. The hearing will be held in the City Council Chambers at 1901 Lisa Maloff Way, South Lake Tahoe, CA.

The Tourist Core Area Plan/Specific Plan IS/ND may be viewed and downloaded at the Planning Division web page: www.cityofslt.us/1059/Proposed-Area-Plan-Amendments. If you require additional information, please contact John Hitchcock at 530-542-7472. A copy of the IS/ND is available for public review at 1052 Tata Lane, South Lake Tahoe, California.

Written public comments received 72 hours prior to the meeting will be distributed to the Planning Commission. Any writings or documents provided to a majority of the Planning Commission regarding any open session item will be made available for public inspection within the Agenda posted on the City's Website.

Every reasonable effort will be made to accommodate any person needing special assistance to participate in this meeting. Contact the City Clerk at (530) 542-6005 in advance of the meeting for assistance [28 CFR 35.102.35.104 ADA Title II and Brown Act Government Code Sections 54953.2, 54954.1, 54954.2, and 54957.5].

