



## **NOTICE OF AVAILABILITY /NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION FOR THE BIJOU/AL TAHOE COMMUNITY PLAN AMENDMENT**

The City of South Lake Tahoe (City) IS seeking public comments on a proposed amendment to the Bijou/Al Tahoe Community Plan (B/ATCP). The City of South Lake Tahoe proposes two amendments to the B/ATCP. The City of South Lake Tahoe proposes two amendments to the B/ATCP, specifically:

1. Increase allowable building height – current B/ATCP building height limits are defined by Table 37.4.1-1 and Section 37.5 (Additional Height for Certain Buildings) of the TRPA Code and only permit up to 42 feet for structures with greater than 10:12 roof pitches, and on slopes of greater than 24 percent across the building site. The Code does not permit structures of 42 feet in height that have flat roofs and are located within a TRPA-designated scenic highway corridor. The proposed amendment would permit building heights up to 42 feet for public or quasi-public structures in the 56-acre project area if TRPA Code Section 37.7 findings 1, 3, 4, 5 and 7 can be made (Code findings reprinted below). Height limits for B/ATCP areas outside of the 56-acre project area would remain unchanged.
2. Eliminate minimum roof pitch for public and quasi-public buildings located in the 56-acre project area – current roof pitch standards require a minimum of 7:12 roof pitches in B/ATCP District 4. The proposed amendment would permit flat roofs for public or quasi-public buildings within the 56-acre project area and reduce minimum roof pitch requirements to 5:12 for the rest of B/ATCP District 4 (Town Center).

The amended plan will serve as a mutual plan for the City of South Lake Tahoe and TRPA by providing direction for how the applicable area shall be regulated to achieve regional environmental and land use objectives. The development standards and the specific policies referenced in the amendments are the land use standards intended to administer and regulate development within the 56-acre project area of the B/ATCP.

The City has prepared an Initial Study/Negative Declaration (IS/ND) 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 Friday, October 22, 2021 and ends on November 22, 2021.** Comments should be submitted by email to [jhitchcock@cityofslt.us](mailto: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 hold a public hearing on the proposed amendment at their regularly scheduled meeting on November 18, 2021 and December 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](http://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 IS/ND may be viewed and downloaded at the Planning Division web page: [www.cityofslt.us/1059/Proposed-Area-Plan-Amendments](http://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].