

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

County Clerk
County of:
Address:

From:

Public Agency: City of South Lake Tahoe
Address: 1052 Tata Lane South Lake Tahoe, CA 96150
Contact: Anna Kashuba, Senior Planner
Phone: 530-542-7405

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): #2024031020

Project Title: Tahoe Valley Area/Specific Plan Amendments

Project Applicant: City of South Lake Tahoe

Project Location (include county): City of South Lake Tahoe, El Dorado County

Project Description:
See attached.

This is to advise that the City of South Lake Tahoe has approved the above (Lead Agency or Responsible Agency)

described project on June 18, 2024 and has made the following determinations regarding the above described project.

- 1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was not adopted for this project.
5. A statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: 1052 Tata Lane, South Lake Tahoe, CA 96150

Signature (Public Agency): [Signature] Title: Senior Planner

Date: June 18, 2024 Date Received for filing at OPR:

2.0 PROJECT DESCRIPTION

2.1 AREA PLAN UPDATES OVERVIEW

The proposed project is an update to the Tahoe Valley Area Plan in which current goals, policies and implementation strategies for providing specific land use guidance within the plan's boundary are contained. The updated Tahoe Valley Area Plan includes the following changes to the plan boundary and zoning:

- Incorporate 19 parcels fronting US Highway 50 on the west side of the centerline from the existing southern boundary line south to H Street, including four APNs (032-161-012, 032-161-013, 032-161-009, and 032-161-008) located west of the fronting parcels and south of F Street. The addition of these former Plan Area 114 Special Area #1 parcels (totaling 17.5 acres) within the newly created Emerald Bay Connection Corridor (EB-CC) District is intended to increase opportunity for residential development and include potential sites for a future transit center. Permissible uses are consistent with the previous PAS of this area; however, as part of the area plan these parcels are allowed greater density, making future housing development more feasible. In addition, several low intensity commercial uses are added to support the development of a transit center, encouraging an active streetscape and providing interest for individuals when going to and from the Town Center Gateway and Core Districts.
- Incorporate one parcel west of US Highway 50 at the southern plan boundary and seven parcels fronting Melba Drive to the existing Town Center Gateway (TC-G) District so that the Area Plan is contained in this corner by the intersection of E Street and Melba Drive. The addition of these former Plan Area 114 Special Area #1 parcels (totaling 6.2 acres) is a benefit because of their high redevelopment potential, which may be incentivized by the benefits of being in an area plan Town Center.
- Incorporate 15 parcels east of Tahoe Keys Blvd between Eloise Ave and James Ave including one APN (023-221-020) north of Eloise Ave to the existing Town Center Neighborhood Professional (TC-NP) District (previously located within Plan Area 111 Special Area #2). These parcels (totaling 5.3 acres) were previously part of a PAS special area recognizing the legal, but nonconforming nature of the subject parcels. With the incorporation of these parcels into the Area Plan, various existing land uses (e.g., realty offices, professional offices) will become conforming, while giving the existing multi-family residential properties in this area the opportunity to be redeveloped at higher densities within a Town Center.
- Rezone two open space parcels. The first APN (032-191-004), recently identified as asset land between US Highway 50 and Melba Drive, would be rezoned from open space to Town Center Gateway (TC-G). A second APN (023-241-022) recently acquired by the California Tahoe Conservancy at the southwest corner of US Highway 50 and 4th Street would be rezoned from Town Center Mixed-Use Corridor (TC-MUC) to open space.
- Move one APN (023-081-011) from Town Center Gateway (TC-G) to Tourist Center Core (TC-C) south of the Raley's shopping center. This parcel was previously the location of the Barton Ranch House and has a high redevelopment potential for creating public gathering places with a high density multi-family residential component.

The Area Plan includes changes necessary to opt in to the TRPA Phase 2 Housing Code Amendments adopted in December 2023 for the areas within and outside of the Town Center – these amendments are

included in the proposed changes to density, height and land coverage limits applicable to deed restricted affordable housing as documented in Appendix C.

In addition to the changes to area plan boundaries and zoning districts described above, changes are proposed to various area plan sections: land use, community design and housing; revitalization and economic development; development/design standards; and general changes to improve consistency with state laws and other existing plans. These amendments are summarized below – the detailed list of the proposed amendments are documented using track changes (strike out and underline) in the Area Plan chapters and Appendices on the City’s website (<https://cityofslt.us/2290/Area-Plan-Proposals-and-Updates>).

Residential Density – increase multi-family dwelling density to 65 units per acre in the Town Center Core, Town Center Mixed-Use Corridor, and Town Center Gateway Districts, and to 65 units in the Commercial Mixed-Use Services District but only as part of a mixed-use project. Set a minimum multi-family dwelling density of 12 units per acre in each District, though certain mixed-use projects may be exempt from the minimum density in the CMX-S District. To maintain consistency with the 2011 City of South Lake Tahoe General Plan, Table LU-2 (Development Intensity Standards) must be amended to permit up to 65 residential units per acre in the Town Center and Tourist Center land use designations and up to 25 residential units per acre in the High Density Residential land use designation. General Plan Land Use Diagram LU-1 must also be amended to maintain consistency with changes to TVAP Zoning District boundaries. These amendments include: 1) replacing High Density Residential with Town Center for the Gateway District expansion at the south end of the Area Plan and the Neighborhood Professional District expansion at the north end of the Area Plan; 2) replacing Low Density Residential with High Density Residential for the proposed Emerald Bay Connection Corridor District at the southern end of the Area Plan; and 3) replacing Neighborhood Center with Town Center to recognize those parcels locations within the existing Town Center Mixed-Use Corridor Zoning District.

Retention of Housing – each existing residential unit of use located within the area plan that is proposed for demolition must be rebuilt on the same parcel or elsewhere within the area plan boundary. In addition, the replacement unit must be equivalent in size and number of bedrooms, and will be prohibited from obtaining a vacation home rental permit. Further, new condominiums built after adoption of the amendments shall be prohibited from obtaining a vacation home rental permit.

Consistency with California state law – design standards have been updated to clarify accessory dwelling unit (ADU) applicability. Multi-person dwellings, nursing and personal care uses, and residential care uses have been expanded and are now allowed in all area plan Districts where multi-family dwellings are allowed (except CMX-S where multi-family dwellings are only allowed as part of a mixed-use project).

Residential Design Standards – Area Plan Appendix C has been updated to allow 100 percent residential projects in the Healthcare and Neighborhood Professional Districts to utilize standards in City Code 6.85 (Residential Development and Design Standards), adopted in compliance with California SB 35 and SB 330, rather than existing area plan standards that were adopted with commercial and mixed-use projects in mind.

Permissible Uses – Employee housing has been eliminated from the land use matrix as a stand alone category. Employee housing shall be classified as single family, multiple family, or multiple person dwellings based on the design and organization of accommodations.

The public owned assembly and entertainment use has been removed and is now included with local public assembly facilities. The amusement and recreation and privately owned assembly and entertainment uses have been consolidated under amusement, recreation, and entertainment facilities. The general retail and personal service use definition has been expanded to explicitly include health and athletic clubs;

gymnasiums; day spas that perform massages, manicures, etc.; and funeral parlors and related services. Tree farms, which were erroneously left out of the use matrix at the time of the area plan's initial adoption, has been added.

Commercial Floor Area and Outdoor Dining - To reduce barriers associated with establishing outdoor dining, 20 outdoor dining seats will be allowed by right for eating and drinking uses, without the need to obtain additional commercial floor area (CFA). The 20 seats of outdoor dining was selected based on a determination by the South Tahoe Public Utility District that restaurants may have up to 20 outdoor dining seats without an increase to the business' usage fee. TRPA Code (Section 50.6.1.B.2) also allows for additions to, or expansions of, legally existing CFA of up to 500 square feet which supports the proposed amendment to allow outdoor dining up to 20 seats. Outdoor dining and seating create more active streetscapes and do not have the same impacts as indoor seating due to their seasonal nature.

Advertising for Accessory Uses - accessory uses may advertise separately from the primary use; however, they are still subject to the signage area allowed per SLTCC Chapter 6.40.

Commercial Design Standards - Building articulation and modulation standards were previously included for commercial projects, but were unclear and subjective. Objective design standards have been added to Appendix C for new construction and major façade improvements. These standards draw heavily from the South Lake Tahoe Design Guidelines (2016), which are now included in the TVAP as Appendix B.

The roof height requirement and building height limitation applicable to the maximum number of stories has been eliminated, and the minimum roof pitch reduced from 5:12 to 3:12. Exceptions to the corner build area standard have been added for parcels where SEZ or other natural features are present and should be retained. Exceptions have been added for additional height when required for public safety and transportation uses, as well as flexibility in building placement and orientation.

Parking - A recent California law prohibits local governments from enforcing minimum parking requirements for residential and commercial projects within one-half mile of a major transit stop. While the City of South Lake Tahoe does not have major transit stops as defined by the California Public Resource Code Section 21064.3, in anticipation of improved transit services, parking standards have been adjusted to be in alignment with the intention of this state law. The update includes an automatic but optional 25 percent reduction in parking when the project site is within a half mile of a transit stop. Parking may be further reduced when the project includes contributions to alternative transportation. While most businesses wish to reduce onsite parking, some require additional parking due to seasonal demands and popularity. The plan offers flexibility for an applicant to provide a parking demand analysis, for review and approval by the Planning Commission, to build more parking than otherwise allowed. Bicycle parking has been adjusted so that it is no longer based on the number of automobile spaces.

General Code Corrections and Consistency Improvements - General improvements include correcting City Code and TRPA Code references, incorporating amendments implemented by TRPA through Ordinance 2021-01, and referencing new TRPA policies that support the proposed amendments. TRPA Code of Ordinances 31.4.6 will be referenced to ensure that legal, non-conforming tourist and residential densities can be maintained and managed pursuant to that section. The TVAP includes the TRPA interpretation that commercial and residential/tourist mixed-use projects are allowed to use the full parcel area in determining density, regardless of the amount of commercial floor area on the parcel. Commercial floor area shall also be the maximum allowable in that district.

Right of Way Improvements and Complete Streets Consistency - Transportation and Circulation Policies have been amended to reflect current areas of focus, and align with and progress the City's Complete Streets Program. Recent mobility improvement concepts from TRPA's Active Transportation Plan and Lake Tahoe

Unified School District’s Safe Routes to School Master Plan have been incorporated. Implementation efforts have been updated to account for completed projects, and identify new areas of support, such as implementation of TRPA’s SR 89 Recreation Corridor Management Plan.

Table 2 provides an overview of the plan, maps, and ordinances that are relevant to the Tahoe Valley Area Plan, a synopsis of the proposed changes, and a brief description of those changes.

<p align="center">Table 2 Elements of the Tahoe Valley Area Plan</p>		
Tahoe Valley Area Plan Element/ Section	Proposed Change from Existing Plans, Maps, and Ordinances	Summary Description
Land Use, and Land Use Map	<p>Update maps to include newly incorporated parcels in existing Town Center Zoning Districts.</p> <p>Add the Emerald Bay Connection Corridor District (EB-CC).</p> <p>Expand on existing policy.</p>	<ul style="list-style-type: none"> ▪ Elaborate Policy LU-2.1 to encourage mixed-use projects in the Town Center – Core District. ▪ Establish a vision for the newly formed Emerald Bay Connection Corridor District
Existing Conditions	<p>Modified to reflect changes since area plan initial adoption.</p> <p>Updated maps.</p>	<ul style="list-style-type: none"> ▪ Existing land use table modified to reflect plan area expansion. ▪ The Airport Land Use Compatibility Plan section was updated to reflect the Airport Land Use Compatibility Plan which replaced the Comprehensive Land Use Plan. ▪ Updated Total Daily Maximum Load standards and compliance.

<p>Zoning Map Amendment (Zoning map)</p>	<p>Change zoning for newly incorporated parcels.</p>	<ul style="list-style-type: none"> ▪ One (1) parcel from the TC-G (Town Center Gateway) rezoned as TC-C (Town Center Core). ▪ Eight (8) parcels from PAS 114, Special Area #1 rezoned as TC-G. ▪ Fifteen (15) parcels from PAS 111, Special Area #2 rezoned as TC-NP (Town Center Neighborhood Professional). ▪ Nineteen (19) parcels from PAS 114 and PAS 114, Special Area #2 included as Emerald Bay Connection Corridor District. <ul style="list-style-type: none"> ○ The Emerald Bay Connection Corridor District was created to allow for high-density residential development adjacent to the town center as well as to provide potential sites for a transit center. This is a transitional area of mixed uses limited to those compatible with scenic restoration, the intensity of Highway 50/89, and the background residential areas. Permissible uses are drawn from to those allowed in the adjacent Bonanza Plan Area Statement (114), in which these parcels were previously included. These uses consist of residential, tourist accommodation, neighborhood compatible commercial uses, and public service.
<p>Land Use and Community Design</p>	<p>Modification to existing policy</p>	<ul style="list-style-type: none"> ▪ Modified Policy LU-8.1 to acknowledge the increase of residential uses in the Commercial Mixed-Use Service District. Recognize the need to maintain industrial services in a manner that is compatible with residential uses.
<p>Economic Development</p>	<p>Include new economic development policies and modification of existing policies.</p>	<ul style="list-style-type: none"> ▪ Create consistency between Policy ED-1.3 and Resolution 2023-051 regarding commercial floor area incentives. ▪ Addition of Policy ED-1.6 to clarify when Commercial Floor Area (CFA) is needed. ▪ Addition of Policy ED-1.7 indicating the City’s intent to pursue a special event designation for the Tahoe Valley. ▪ Modify Policy ED-3.1 to encourage neighborhood compatible industrial uses.
<p>Housing</p>	<p>Modify and add to policies.</p>	<ul style="list-style-type: none"> ▪ Modify Policy H-1.2 to reflect current City housing incentives and include density bonuses per AB 682. ▪ Addition of Goal H-2 and associated policies (H-2.1 and H-2.2) to maintain long term housing.
<p>Transportation and Circulation</p>	<p>Modifications to existing policies and addition of new policies regarding reduced parking strategies.</p> <p>Updates to Transportation and Circulation Strategies table to indicate progress and completion.</p>	<ul style="list-style-type: none"> ▪ Update Policy T-2.5 to allow projects to offset parking demand through additional parking management, contributions to shared parking facilities, public transportation and/or right of way improvements. ▪ Addition of Policy T-2.6 establishing reduced parking requirements for affordable housing projects that are not exempt from parking requirements by state law. ▪ Addition of Policies T-2.7 and T-2.8 to explore a parking benefit district and parking hub. ▪ Various other policy modifications to reflect evolved goals of pedestrian and bicycle circulation. ▪ Completed implementation strategies have been moved to a new table with completion dates. Strategies in progress have

		been updated to reflect current stages based on City or other agency action.
Natural and Cultural Resources	Updates to reflect completed and progressed scenic quality improvements, stream zone restoration, and water quality improvement strategies.	<ul style="list-style-type: none"> Completed implementation strategies have been moved to a new table with completion dates.
Incentive and Mitigation Programs	Update CFA allocation, Tourist Accommodation Bonus Units, and Residential Bonus Units sections to remove outdated numbers. Include Accessory Dwelling Unit and Multi-family development right incentives.	<ul style="list-style-type: none"> The count of CFA, Tourist Accommodation Bonus Units, and Residential Bonus Units was removed to avoid having outdated numbers in the Area Plan. Secondary units have been replaced with accessory dwelling units. The City incentive of RUUs at no cost for ADUs and multi-family developments has been included. The Change in Use section was removed as it is no longer contained in the South Lake Tahoe City Code or TRPA Code of Ordinances. The Conversion of Use section was updated to reflect the current Chapter 51 of TRPA Code of Ordinances.
Appendix B,	Replaced with Commercial Design Guidelines	<ul style="list-style-type: none"> TRPA height findings were removed from this appendix. The findings are applicable through reference to TRPA Code of Ordinances. The South Lake Tahoe Commercial Design Guidelines have been included as Appendix B to provide visual representations of the intent of design standards in Appendix C.
Appendix C, Development and Design Standards	Modify existing use matrix for clarity and consistency. Modification of existing standards for clarity.	<ul style="list-style-type: none"> Permissible use matrix and definitions have been modified for consistency and simplification. All items previously included in the Substitute Design Standards have been relocated to the main standards section.
Appendix D, CSLT Green Building Program	Include more recent sustainable building certification programs.	<ul style="list-style-type: none"> Additional green building certifications are being added to the Green Building Program to make projects eligible for development incentives. Development incentives are no longer tiered and shall be based on the discretion of the decision-making authority.

As part of the Tahoe Valley Area Plan, the City of South Lake Tahoe will maintain compliance with all mitigation measures from the Regional Plan Update EIS certified by the TRPA Governing Board on December 12, 2012. The adoption of these measures includes compliance with measures that have already been incorporated into the TRPA Code, adopted on December 12, 2012, and effective on February 9, 2013.

Also part of the Tahoe Valley Area Plan is the City of South Lake Tahoe’s continued compliance with all mitigation measures from the General Plan EIR certified by the City on May 17, 2011.

The following is a description of proposed updates to land use zoning districts identified in **Figure 3**.

Town Center Core District

This district is the heart of the Tahoe Valley area and intended to become a place of public gathering and retail activity meeting the needs of both area residents and tourists. This district allows for mixed-use projects with a focus on ground-level active storefronts and pedestrian- and transit-oriented development that encourages pedestrian activity and supports multi-modal transportation. Allowable uses include tourist accommodation, retail, commercial, entertainment, and office uses, as well as mixed-use residential development.

Table 3 summarizes changes to development standards that apply to this district (refer to Appendix C of the draft Tahoe Valley Area Plan for more detail):

**Table 3
Development Standards for the Town Center Core District**

Development Standard		Existing Core	Proposed Core
Density	Multiple Family Dwelling	25 units/acre	12-65 units/acre
	Multi-Person Dwelling	Not permitted	65 persons/acre, no minimum
	Nursing and Personal Care	Not permitted	65 persons/acre, no minimum
	Residential Care	Not permitted	65 persons/acre, no minimum
	Single Family Dwelling	Condos only	Condos only. 12-65 units/acre
	Employee Housing	As per the limitations set forth for multi-family residential uses above	Removed as own category. Is now included in Single family, Multiple Family, or Multi-Person Dwellings
Uses	Nursing and Personal Care	Not permitted	Allowed by right
	Residential Care	Not permitted	Allowed by right
	Multi-Person Dwelling	Not permitted	Allowed by right
	Nursery	Not permitted	Requires special use permit
	Membership Organization	Not permitted	Allowed by right
	Religious Assembly	Allowed by right	This category has been eliminated and is now included in the definition of Membership Organization, which is allowed by right.
	Amusement, Recreation, & Entertainment Facilities	Amusement & Recreation (A) Privately Owned Assembly & Entertainment (A) Public Owned Assembly & Entertainment (A)	New use category made from combining previous uses: Amusement & Recreation, Privately Owned Assembly & Entertainment, Public Owned Assembly & Entertainment Allowed by right. Facilities with capacity for 200 persons or more require a special use permit.
	Small Scale Manufacturing	Requires a special use permit.	Allowed by right
	Local Public Assembly Facilities	Local Assembly & Entertainment (A)	New use category, previously Local Assembly & Entertainment Allowed by right. Facilities with capacity for 200 persons or more require a special use permit.
	Range Management	Not permitted	Allowed by right. This use was erroneously left out of the use matrix previously.
Height and Roof Standards	Roof Height	The height of the sloped roof must be a minimum 40% of the height of the building	This standard was removed.
	Roof Slope	5:12 to 12:12	3:12 to 12:12

Town Center Gateway District

The Gateway District, which includes properties surrounding the “Y” intersection and properties along Lake Tahoe Boulevard and Emerald Bay Road, is a key arrival area for travelers to South Lake Tahoe. This district is intended to create an attractive mixed-use commercial corridor that provides a welcoming gateway to South Lake Tahoe. The physical form varies to reflect the commercial mixed-use character of

the gateway corridor and to transition from surrounding, lower-density districts to the Town Center Core. Allowable uses include tourist accommodation, retail, commercial, recreation, office uses, as well as mixed-use residential development. **Table 4** summarizes development standards that apply to this district (refer to Appendix C of the draft Tahoe Valley Area Plan for more detail):

Table 4 Development Standards for the Town Center Gateway District				
Development Standard		PAS 114 Special Area #1	Existing Gateway	Proposed Gateway
Density	Multiple Family Dwelling	15 units/acre	25 units/acre	12-65 units/acre
	Multi-Person Dwelling	Not permitted	Not permitted	65 persons/acre, no minimum
	Nursing and Personal Care	25 persons/acre	Not permitted	65 persons/acre, no minimum
	Residential Care	25 persons/acre	Not permitted	65 persons/acre, no minimum
	Single Family Dwelling	1 unit per parcel	Condos only	Condos only, 12-65 units/acre
	Employee Housing	Not permitted	Not permitted	Removed as own category. Is now included in Single family, Multiple Family, or Multi-Person Dwellings
Uses	Multi-Person Dwelling	Allowed by right	Not permitted	Allowed by right
	Nursing and Personal Care	Allowed by right	Not permitted	Allowed by right
	Residential Care	Allowed by right	Not permitted	Allowed by right
	Amusement, Recreation, & Entertainment Facilities	Amusement & Recreation (Not permitted) Privately Owned Assembly & Entertainment (Not permitted) Public Owned Assembly & Entertainment (S)	Amusement & Recreation (A) Privately Owned Assembly & Entertainment (S) Public Owned Assembly & Entertainment (A)	New use category made from combining previous uses: Amusement & Recreation, Privately Owned Assembly & Entertainment, Public Owned Assembly & Entertainment Allowed by right. Facilities with capacity for 200 persons or more require a special use permit.
	Local Public Assembly Facilities	Local Assembly & Entertainment (Not permitted)	Local Assembly & Entertainment (A)	New use category, previously Local Assembly & Entertainment Allowed by right. Facilities with capacity for 200 persons or more require a special use permit.
	Religious Assembly	Not permitted	Allowed by right	This category has been eliminated and is now included in the definition of Membership Organization, which is allowed by right.
	Range Management	Not permitted	Not permitted	Allowed by right. This use was erroneously left out of the use matrix previously.
Height and Roof Standards	Roof Height	No applicable	The height of the sloped roof must be a minimum 40% of the height of the building	This standard was removed
	Roof Slope	TRPA Code Chapter 37.3.4	5:12 to 12:12	3:12 to 12:12

Town Center Mixed-Use Corridor

This district is intended to facilitate the transformation of the eastern and western portions of Lake Tahoe Boulevard into a multi-modal, mixed-use corridor. Allowable uses include a rich mixture of retail, service, public facility, recreation, entertainment, and housing organized in a compact development pattern, creating an aesthetically-pleasing and safe environment for pedestrians, cyclists, and automobile drivers. **Table 5** summarizes development standards that apply to this district (refer to Appendix C of the Tahoe Valley Area Plan for more detail):

Table 5 Development Standards for the Town Center Mixed-Use Corridor District			
Development Standard		Existing TC-MUC	Proposed TC-MUC
Density	Multiple Family Dwelling	25 units/acre	12-65 units/acre
	Multi-Person Dwelling	Not permitted	65 persons/acre, no minimum
	Nursing and Personal Care	Not permitted	65 persons/acre, no minimum
	Residential Care	Not permitted	65 persons/acre, no minimum
	Single Family Dwelling	Condos only	Condos only, 12 – 65 units/acre
	Employee Housing	As per the limitations set forth for multi-family residential uses above	Removed as own category. Is now included in Single family, Multiple Family, or Multi-Person Dwellings
Uses	Multi-Person Dwelling	Not permitted	Allowed by right
	Nursing and Personal Care	Not permitted	Allowed by right
	Residential Care	Not permitted	Allowed by right
	Amusement, Recreation, & Entertainment Facilities	Amusement & Recreation (A) Privately Owned Assembly & Entertainment (S) Public Owned Assembly & Entertainment (A)	New use category made from combining previous uses: Amusement & Recreation, Privately Owned Assembly & Entertainment, Public Owned Assembly & Entertainment Allowed by right. Facilities with capacity for 200 persons or more require a special use permit.
	Local Public Assembly Facilities	Local Assembly & Entertainment (A)	New use category, previously Local Assembly & Entertainment Allowed by right. Facilities with capacity for 200 persons or more require a special use permit.
	Auto Repair and Service	Not permitted	Requires special use permit
	Religious Assembly	Allowed by right	This category has been eliminated and is now included in the definition of Membership Organization, which is allowed by right.
	Range Management	Not permitted	Allowed by right. This use was erroneously left out of the use matrix previously
Small Scale Manufacturing	Requires a special use permit.	Allowed by right. Previously required a special use permit.	
Height and Roof Standards	Roof Slope	5:12 to 12:12	3:12 to 12:12
	Roof Height	The height of the sloped roof must be a minimum 40% of the height of the building	This standard was removed.

Town Center Neighborhood Professional

This district is intended to allow a variety of residential and non-residential uses to encourage a greater mix and intensity of uses in a pedestrian and bikeable environment at a scale and form that is appropriate to its neighborhood context and adjacent residential uses. Allowable uses include commercial, public service, healthcare, and office uses, social services, neighborhood parks, as well as all types of residential development. **Table 6** summarizes development standards that apply to this district (refer to Appendix C of the Tahoe Valley Area Plan for more detail):

Table 6 Development Standards for the Town Center Neighborhood Professional District				
Development Standard		PAS 111 Special Area #2	Existing TC-NP	Proposed TC-NP
Density	Multiple Family Dwelling	8 units/acre	25 units/acre	12-65 units/acre
	Multi-Person Dwelling	Not permitted	25 persons/acre	65 persons/acre, no minimum
	Nursing and Personal Care	25 persons/acre	25 persons/acre	65 persons/acre, no minimum
	Residential Care	25 persons/acre	25 persons/acre	65 persons/acre, no minimum
	Single Family Dwelling	1 unit per parcel	2 units per parcel, provide one is an authorized secondary residence	1 unit per parcel, excluding ADUs
	Employee Housing	Not permitted	As per the limitations set forth for the multi-family residential uses above	Removed as own category. Is now included in Single family, Multiple Family, or Multi-Person Dwellings
Uses	General Retail and Personal Service	Not permitted	Not permitted	Allowed by right
	Nursery	Requires a special use permit	Not permitted	Allowed by right
	Religious Assembly	Not permitted	Allowed by right	This category has been eliminated and is now included in the definition of Membership Organization, which is allowed by right.
	Range Management	Not permitted	Not permitted	Allowed by right. This use was erroneously left out of the use matrix previously.
Height and Roof Standards	Roof Height	Not applicable	Not applicable	Not applicable
	Roof Slope	TRPA Code Chapter 37.3.4	5:12 to 12:12	3:12 to 12:12

Town Center Healthcare District

The Healthcare District contains the area within the immediate vicinity of Barton Hospital, north and south of South Avenue and between Third Street and Winnemucca Avenue. Despite the upcoming relocation of Barton Hospital out of this district, it is intended to remain a core area for healthcare services and shall be expanded to include a broader range of commercial services related to and independent from healthcare. **Table 7** summarizes development standards that apply to this district (refer to Appendix C of the Tahoe Valley Area Plan for more detail):

**Table 7
Development Standards for the Town Center Health-Care District**

Development Standard		Existing TC-HC	Proposed TC-HC
Density	Multiple Family Dwelling	25 units/acre	12-65 units/acre
	Multi-Person Dwelling	25 persons/acre	65 persons/acre, no minimum
	Nursing and Personal Care	25 persons/acre	65 persons/acre, no minimum
	Residential Care	25 persons/acre	65 persons/acre, no minimum
	Single Family Dwelling	1 unit per parcel	1 unit per parcel, excluding ADUs
	Employee Housing	As per the limitations set forth for multi-family residential uses above	Removed as own category. Is now included in Single family, Multiple Family, or Multi-Person Dwellings
Uses	Single Family Dwelling (includes condominiums)	Requires a special use permit	Allowed by right
	General Retail and Personal Service	Not permitted	Allowed by right
	Nursery	Not permitted	Allowed by right
	Animal Services	Not permitted	Allowed by right
	Professional Offices	Not permitted	Allowed by right
	Business Support Services	Not permitted	Allowed by right
	Local Public Assembly Facilities	Not permitted	Requires a special use permit
	Membership Organizations	Not permitted	Allowed by right
	Religious assembly	Allowed by right	This category has been eliminated and is now included in the definition of Membership Organization, which is allowed by right.
	Schools - College	Not permitted	Requires a special use permit
	Schools – Kindergarten through Secondary	Not permitted	Requires a special use permit
	Threshold Related Research Facilities	Not permitted	Allowed by right
	Cultural Facilities	Requires a special use permit	Allowed by right
	Range Management	Not permitted	Allowed by right. This use was erroneously left out of the use matrix previously
Small Scale Manufacturing	Not permitted	Requires a special use permit.	
Height and Roof Standards	Roof Slope	5:12 to 12:12	3:12 to 12:12
	Roof Height	Not applicable	Not applicable

Commercial Mixed-Use Service District

This district is intended to provide for a mix of small- and medium-scale commercial, support services, and light industrial uses to meet local and regional demand. **Table 8** summarizes development standards that apply to this district (refer to Appendix C of the draft Tahoe Valley Area Plan for more detail):

<p align="center">Table 8 Development Standards for the Commercial Mixed-Use Services District</p>			
Development Standard		Existing CMX-S	Proposed CMX-S
Density	Multiple Family Dwelling	25 units/acre	12-65 units/acre, allowed only as part of a mixed-use project. Certain mixed-use projects may be exempt from the minimum density standard.
	Multi-Person Dwelling	Not permitted	255 persons/acre, allowed only as part of a mixed-use project. No minimum
	Single Family Dwelling	1 unit per parcel	1 unit per parcel, allowed only as part of a mixed-use project.
	Employee Housing	As per the limitations set forth for multi-family residential uses above	Removed as own category. Is now included in Single family, Multiple Family, or Multi-Person Dwellings
Uses	Multi-Family Dwelling	Requires a special use permit	Allowed by right as part of mixed-use project
	Multi-Person Dwelling	Requires a special use permit	Allowed by right as part of mixed-use project
	Single Family Dwellings (includes condos)	Requires a special use permit	Allowed by right as part of mixed-use project
	Amusement, Recreation, & Entertainment Facilities	Amusement & Recreation (A) Privately Owned Assembly & Entertainment (Not permitted) Public Owned Assembly & Entertainment (Not permitted)	New use category made from combining previous uses: Amusement & Recreation, Privately Owned Assembly & Entertainment, Public Owned Assembly & Entertainment Allowed by right. Facilities with capacity for 200 persons or more require a special use permit.
	Religious Assembly	Requires special use permit	This category has been eliminated and is now included in the definition of Membership Organization, which is allowed by right.
	Range Management	Not permitted	Allowed by right. This use was erroneously left out of the use matrix previously
Height and Roof Standards	Roof Slope	5:12 to 12:12	3:12 to 12:12
	Roof Height	Not applicable	Not applicable

Emerald Bay Connection Corridor District

The Emerald Bay Connection Corridor District is proposed to allow for higher-density residential development adjacent to the town center. This is a transitional area of mixed uses limited to those compatible with scenic restoration, the intensity of Highway 50/89, and the background residential areas. The City sees within this district a potential opportunity for a transit center close to high density development and along a major travel way. Permissible uses are drawn from those allowed in the adjacent Bonanza Plan Area Statement (114), in which these parcels were previously included. Permissible uses include residential, tourist accommodation, neighborhood compatible commercial uses, and public service and are listed below. Developments within this district shall meet all applicable standards of the TVAP. **Table 9** summarizes development standards that apply to this district (refer to Appendix C of the draft Tahoe Valley Area Plan for more detail):

**Table 9
Development Standards for the Emerald Bay Connection Corridor District**

Table 9 Development Standards for the Emerald Bay Connection Corridor District			
Development Standard	PAS 114 Special Area #1	Proposed EB-CC	
Density	Mobile Home Dwelling	8 units/acre, special use permit required	8 units/acre, requires a special use permit
	Multiple Family Dwelling	15 units/acre, allowed by right	12-25 units/acre, allowed by right
	Multi-Person Dwelling	Not permitted	25 persons/acre, allowed by right
	Nursing and Personal Care	25 persons/acre, allowed by right	25 persons/acre, allowed by right
	Residential Care	25 persons/acre, allowed by right	25 persons/acre, allowed by right
	Single Family Dwelling	1 unit per parcel	Condominiums only, allowed by right. See multi-family density.
	Bed & Breakfast Facilities	10 units/acre, special use permit required	10 units/acre, requires a special use permit
	Hotel, Motel, and Other Transient Dwelling Units	40 units/acre, special use permit required	40 units/acre, requires a special use permit
	Employee Housing	Not permitted	Removed as own category. Is now included in Single family, Multiple Family, or Multi-Person Dwellings
Uses	Eating and Drinking	Not permitted	Requires a special use permit
	General Retail and Personal Service	Not permitted	Requires a special use permit
	Nursery	Requires a special use permit	Requires a special use permit
	Professional Offices	Requires a special use permit	Requires a special use permit
	Schools – Business & Vocational	Requires a special use permit	Requires a special use permit
	Parking Lots	Not permitted	Requires a special use permit
	Cultural Facilities	Requires a special use permit	Allowed by right
	Daycare Centers/Preschool	Requires a special use permit	Requires a special use permit
	Government Offices	Requires a special use permit	Requires a special use permit
	Local Public Assembly Facilities	Requires a special use permit	Requires a special use permit
	Local Public Health and Safety Facilities	Requires a special use permit	Allowed by right
	Membership Organizations	Requires a special use permit	Allowed by right
	Religious Assembly (churches)	Requires a special use permit	This category has been eliminated and is now included in the definition of Membership Organization, which is allowed by right.
	Social Service Organization	Requires a special use permit	Requires a special use permit
	Pipelines & Power Transmission	Requires a special use permit	Requires a special use permit
	Transit Stations & Terminals	Requires a special use permit	Requires a special use permit
	Transmission & Receiving Facilities	Requires a special use permit	Requires a special use permit
	Transportation Routes	Requires a special use permit	Allowed by right
Day Use Areas	Allowed by right	Allowed by right	

	Outdoor Recreation Concessions	Not permitted	Requires a special use permit
	Participant Sport Facilities	Requires a special use permit	Requires a special use permit
	Riding and Hiking Trails	Allowed by right	Allowed by right
	Visitor Information Centers	Not permitted	Requires a special use permit
	Forest and Timber Resource Management	Allowed by right	Allowed by right
	Tree Farms	Not permitted	Allowed by right
	Vegetation Resource Management	Allowed by right	Allowed by right
	Water Quality Improvements and Watershed Management	Allowed by right	Allowed by right
	Wildlife and Fisheries Resource Management	Allowed by right	Allowed by right
	Range Management	Not permitted	Allowed by right
	Open Space	Allowed by right	Allowed by right
	Small Scale Manufacturing	Not permitted	Requires a special use permit
	Height and Roof Standards	Roof Slope	5:12 to 12:12
Roof Height		Not applicable	Not applicable

Open Space

This district is intended to preserve land in its present use that would: 1) conserve and enhance natural or scenic resources; 2) protect streams environment zones, sensitive lands, water quality or water supply; 3) promote soil and habitat conservation; 4) enhance recreation opportunities; and/or 5) preserve visual quality along highways, roads, and street corridors or scenic vistas. The land is predominantly open, undeveloped, or lightly developed with trails or water quality projects, and is suitable for any of the following: natural areas, wildlife and native plant habitat; erosion control facilities, stream environment zones, stream corridors; passive parks; and/or trails for non-motorized activities. One CTC parcel identified as an asset land, APN 032-191-004, was rezoned from open space to TC-G and one parcel recently acquired by the CTC (023-241-022) was rezoned from TC-MUC to open space. No changes to the development standards of the Open Space District were made.

TRPA Town Center Overlay

This overlay contains much of the region’s non-residential services and has been identified as a significant source of sediments and other contaminants that continue to enter Lake Tahoe. Town Centers are targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern, and provides economic opportunities in the region. The overlay designation also establishes areas of the region that qualify for additional land coverage, height, and density incentives to encourage redevelopment activity and provide capacity for transfers of development from sensitive and outlying areas. These amendments propose to expand the TRPA Town Center Overlay by 11.5 acres to include additions to the TC-NP and TC-G Zones (see Figure 3).

Permissible Use List

The Tahoe Valley Area Plan updates propose modifications to the existing permissible use list to consolidate multiple similar uses under one category, to create more succinct criteria, and to increase compatibility within categories. “Employee Housing” has been eliminated as an independent use and shall be included in other residential uses where occupant organization is the defining criteria rather than ownership. Health and athletic clubs, day spas, and funeral parlors are now included under General Retail and Personal Service as they are consistent with the existing criteria of the category in that they are “non-medical services involving the care of persons.” Categories in which there was overlap of criteria have been consolidated into one use encompassing amusement, recreation, assembly, and entertainment. Permissible uses in the Health Care District have been expanded to reflect those of the Neighborhood Professional District. This is a change made in anticipation of Barton Health downsizing their presence at this location.

Anticipated Development

By the year 2034, the Tahoe Valley Area Plan is anticipated to accommodate an additional 77,000 to 102,000 square feet of CFA that would consist of CFA allocated to the Area Plan by TRPA, CFA from the City Pool and the transfer of existing CFA that would be transferred from outside of the Area Plan. These projections are unchanged from the 2015 Area Plan adoption. Policy provisions in the Tahoe Valley Area Plan identify the desire for developing and repurposing existing commercial uses towards resident-serving and recreation-based retail uses, and turning Tahoe Valley into an entertainment and recreation center.

As analyzed for the 2015 Area Plan, residential development and redevelopment by 2034 would primarily occur as multi-family, live/work, and mixed-use units, and is anticipated to consist of 373 new dwelling units. The development and redevelopment would occur through a combination of the current City and TRPA allocation system, including provisions for bonus units for affordable, moderate, and market-rate housing, and the potential conversion of 100 tourist accommodation units in the Tahoe Valley plan area. This plan amendment identifies the need for additional housing in Tahoe Valley and expands the number of parcels that are eligible for residential development incentives under Area Plan Section 7 – Housing policies H-1.2 (Housing Incentives), H-1.3 (Residential Improvement), H-1.5 (Redirection of Development), H-1.9 (Housing Needs), H-1.10 (Conversions) and H-2.2 (Housing in the Town Center Core District). The addition of 11.5 acres of new parcels to the Area Plan Town Center and 17.5 acres of parcels to the newly formed Emerald Bay Connection Corridor District (outside of the Town Center boundary) would help increase the rate of predicted residential buildout for the Area Plan. It is also possible that the addition of new parcels within the Town Center would increase the number of new dwelling units assumed for Tahoe Valley Area Plan buildout in the Regional Plan Update EIS. However, the Area Plan amendments do not propose any changes to the TRPA growth management system, so overall residential development limits would remain unchanged.

Design and Development Standards

The Tahoe Valley Area Plan includes development and design standards that are specific to the Plan Area and replace the City of South Lake Tahoe City Code Chapters 6.10 and 6.55 development standards, and portions of the TRPA Code of Ordinances Chapter 30, land coverage, Chapter 31 regarding density, Chapter 36 regarding design standards, and Chapter 37 regarding height standards. Standards for the Area Plan are contained in Appendix C of the Tahoe Valley Area Plan. Further design and development standards are housed in the South Lake Tahoe Design Guidelines (2016). This document has historically been used as a supplemental document to Appendix C. As part of the updates to the plan, this document

shall be included as Appendix B and shall be used in conjunction with Appendix C to provide examples of the standards. Specific standards that have been changed through this process include:

- Allowing roof pitches of 3:12 to 12:12 (previously the minimum roof pitch was 5:12) and the removal of the roof height requirement.
- Shifting to more objective building modulation and articulation standards.
- Increased flexibility in corner build and build to line requirements.
- Increased bicycle parking requirements
- Reducing residential parking requirements by right, for example, each multi-family residential unit is permitted one parking space and that number may be reduced further if a deed restriction is placed on the property making the property owner responsible for parking management.
- Allowing for a reduction in commercial parking spaces, for example, a 25% reduction in parking supply for projects located within ½ mile of a transit stop.

Significant changes were made to the organization of Appendix C by incorporating design standards previously designated as “substitute” into the primary standards. Purely residential projects in certain districts may now follow the residential design standards contained in the City of South Lake Tahoe City Code Chapter 6.85.

Maximum Transferred Land Coverage

No changes to the land coverage system of the Tahoe Valley Area Plan are being proposed. 11.5 acres would be added to the Town Center under the amendments, increasing the allowable land coverage therein to a maximum of 70 percent on high capability lands with transfer. The newly created Emerald Bay Connection Corridor District shall adhere to coverage limitations set forth in TRPA Code of Ordinances Chapter 30: Land Coverage.

Building Height and Design

The maximum building height and number of stories for each district shall remain the same for commercial and mixed-use projects. Purely residential developments in TC-NP and TC-HC and all projects in the Emerald Bay Connection Corridor District shall meet the height requirements of City Code Chapter 6.85 and TRPA Code of Ordinances Section 37.4. In order to increase the efficiency and feasibility of large buildings, a minimum roof pitch of 3:12 is being proposed (previously 5:12) as well as elimination of the requirement that a building’s roof be 40 percent of the building height.

Numerous other changes are being made for clarity and consistency, most notably the creation of objective design standards to achieve desired levels of building articulation.

Density

New density maximums and a minimum density standard are being proposed. For the first time the City is proposing a minimum density of 12 units per acre for multiple family dwellings in all Tahoe Valley area plan districts. Mixed-use projects meeting certain criteria may be exempt from the minimum density. The maximum density for multiple family dwellings in the TC-C, TC-MUC, and TC-G shall be increased from 25 to 65 units per acre. Residential projects in all other districts shall remain at 25 units per acre.

The Tahoe Valley Area Plan will incorporate the City’s accessory dwelling unit (ADU) ordinance; however, these units are not counted towards density.

Redevelopment Incentives

The Tahoe Valley Area Plan already provides several incentives for redevelopment of properties in the plan area. These incentives are described in the draft Tahoe Valley Area Plan and have not undergone changes. Refer to Resolution 2023-051 passed by City Council on June 6, 2023, for the City's policy on distributing TRPA commodities.

Transportation

The Tahoe Valley Area Plan calls for various improvements to vehicle, bike, and pedestrian routes. No specific projects are approved through the plan and all future projects would be subject to applicable environmental review and permitting requirements. Section 8 of TVAP provides summaries of transportation and circulation strategies proposed and completed in the Tahoe Valley. Some improvements that have been completed remain in the table of strategies to ensure maintenance.

Recreation and Open Space

No changes are being made to the Recreation and Open Space elements of the Tahoe Valley Area Plan, except for the rezoning of one parcel, 1123 Emerald Bay Road, from Open Space to Town Center Gateway District and another parcel near Third Street and Barton Avenue from TC-MUC to OS. The first change is being made to allow for development of housing, as the parcel has been identified as an Asset Land. The second change recognizes the CTC's acquisition of a formerly private parcel.

The Tahoe Valley Area Plan does not propose an allocation of People at One Time (PAOT) summer day recreation use. However, the Plan includes a Recreation Section that contains policies to promote a range of recreation uses (e.g., public open space areas with and without recreational improvements, green spaces, plazas and public gathering places, dog park, neighborhood pocket parks/playgrounds, bike and pedestrian opportunities, and establishment of a "recreation hub" near the "Y" intersection area).

A major component maintained in the Tahoe Valley Area Plan is construction of the Tahoe Valley Greenbelt. The project calls for construction of a unique recreation and open space community amenity located just southeast of the Y intersection. The project will serve as an enhanced area-wide stormwater treatment system that includes SEZ restoration, installation of pedestrian-bicycle paths, pedestrian amenities, and interpretive signage. The Greenbelt will serve as a visual amenity for adjacent residential and commercial uses and provide a bicycle and pedestrian linkage connecting the commercial core to adjacent residential uses.

Public Services

The Tahoe Valley Area Plan includes policy provisions that support upgrading the Lukins Brothers Water System (though no specific improvements have been identified), encouraging new and remodeled structures to design for solar orientation and solar panels, and incorporating a greater variety of green technology design techniques to reduce energy consumption, and promoting access to broadband.

Conservation//Natural and Cultural Resources

In the Tahoe Valley Area Plan the City identifies natural and cultural resource goals, policies and implementation strategies to implement provisions of the Regional Plan and General Plan. The following is a summary of improvements identified in the initial Tahoe Valley Area Plan, which have not been modified:

- Zoning SEZ restoration sites and stormwater drainage basins as open space.
- Designate the view of Tahoe Mountain and the distant ridgeline views of Monument Peak as new scenic resources.
- Incorporate design standards to ensure that the built environment is compatible with the natural scenic qualities of the Lake Tahoe Basin.
- Complete construction of the US 50 and SR 89 Water Quality Improvement Project.
- Restore disturbed SEZs located within the Tahoe Valley Greenbelt.
- Coordinate with the California Tahoe Conservancy to prioritize the removal of development and land coverage from delineated SEZs and the TRPA designated Stream Restoration Plan Area.
- Amend the 1987 Bailey Mapped Land Capability Map to adopt an updated map that more accurately delineate the boundaries of the SEZs located within the Tahoe Valley plan area.
- Implement the area-wide stormwater system for the Tahoe Valley Water Quality Improvement Project.
- Implement the City's Pollutant Load Reduction Plan by registering the Glorene and 8th Street Water Quality Improvement Project.
- Promote the transfer of coverage from disturbed SEZs by creating a bonus coverage transfer match for transfers from the TRPA designated Stream Restoration Plan Area, the Tahoe Valley Greenbelt, and from the Upper Truckee River Hydrologically Related Area.