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## STAFF REPORT

Date: December 11, 2019

To: TRPA Regional Plan Implementation Committee

From: TRPA Staff

Subject: Review of proposed amendments to the Tourist Core Area Plan (Ski Run/Pioneer Parcels)

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### Summary and Staff Recommendation:

TRPA and the City of South Lake Tahoe will provide an overview of proposed amendments to the Tourist Core Area Plan (TCAP). This item is for informational purposes and no action is required. Staff requests comments from the Regional Plan Implementation Committee before the City of South Lake Tahoe begins the process of bringing these changes forward for approval through the City of South Lake Tahoe Planning Commission.

### Required Motions:

No motion is required.

### Project Description/Background:

The City of South Lake Tahoe (City) in cooperation with the Tahoe Transportation District (TTD) and Pacific Development Group (PDG) propose to amend the boundaries of the City of South Lake Tahoe Tourist Core Area Plan/Specific Plan (TCAP), the Pioneer/Ski Run Plan Area Statement 092 (PAS 092), and Lakeview Heights Plan Area Statement 085 (PAS 085). The proposed amendment would modify the TCAP boundary to incorporate three parcels located in the PAS 092 and PAS 085. The three parcels abut the TCAP boundary and are located east of the intersection of Ski Run Boulevard and Pioneer Trail. The purpose of the proposed amendment is to facilitate the development of affordable community housing, and the amendment would enable an increase in land coverage, height, and density to permit the potential development of approximately seventy-seven (77) multi-family dwelling units on the subject parcels when combined with two other parcels currently located in the TCAP.

The parcels which are the subject of this revision are centrally located and on a major transit line. Pioneer Trail is slated to receive streetscape improvements (e.g. sidewalks and better lighting) that will make this area more walkable and bikeable. These parcels are also across the street from an existing affordable housing development (the Aspens).

Detailed information on the proposed revisions are included in the attached memo from City of South Lake Tahoe staff.

Based on RPIC's direction, the City of South Lake Tahoe and TRPA staff may refine recommendations and will bring a full amendment package forward for future consideration by the TRPA Advisory Planning Commission and Governing Board in March and April of 2020.

Contact Information:

For questions regarding this agenda item, please contact Karen Fink, at (775) 589-5258 or kfink@trpa.org.

Attachments:

A. Tourist Core Area Plan Amendment (Ski Run/Pioneer Parcels) Project Description

Attachment A

Tourist Core Area Plan Amendment (Ski Run/Pioneer Parcels) Project Description



*"We will reflect the National Treasure in which we live"*

## **Project Description**

### **Tourist Core Area Plan/Specific Plan & Pioneer/Ski Run Plan Area Statement 092 & Lakeview Heights Plan Area Statement 085 Boundary Line Amendment City of South Lake Tahoe, CA**

#### **PROJECT DESCRIPTION**

The City of South Lake Tahoe (City) in cooperation with the Tahoe Transportation District (TTD) and Pacific Development Group (PDG) propose to amend the boundaries of the City of South Lake Tahoe Tourist Core Area Plan/Specific Plan (TCAP), the Pioneer/Ski Run Plan Area Statement 092 (PAS 092), and Lakeview Heights Plan Area Statement 085 (PAS 085). The proposed amendment would amend the TCAP boundary to incorporate three parcels located in the PAS 092 and PAS 085. The parcels to be incorporated into the TCAP are APNs 028-081-02, 028-081-04, and 028-081-15. The three parcels total 1.61 acres in size and are located east of the intersection of Ski Run Boulevard and Pioneer Trail and abut the TCAP boundary. The purpose of the proposed amendment is to facilitate the development of affordable community housing, and the amendment would enable an increase in land coverage, height, and density to permit the potential development of approximately seventy-seven (77) multi-family dwelling units on the subject parcels when combined with two other parcels currently located in the TCAP. Construction of these affordable housing units may be used to satisfy the U.S. 50 Highway Revitalization Project's (U.S. 50 Project) requirement to provide replacement housing for residents in the Rocky Point neighborhood, however, this project is not contingent on the U.S. 50 Project and is planned even if the U.S. 50 Project never occurs.

The TCAP was adopted by the City of South Lake Tahoe on October 15, 2013 and provides land use guidance for future development and redevelopment. The TCAP addresses land use regulations, development and design standards, transportation, recreation, public services, and environmental improvements for the area. It encourages general improvement and enhancement for the built environment and provides a framework to change the existing conditions into opportunities for redevelopment with a focus on achieving environmental improvements, encouraging a mixed-use land use pattern that includes tourist accommodation, residential, commercial, public facilities, public spaces and opportunities for housing in close proximity to job centers. The TCAP is the center of tourist services and recreation access and has traditionally been the area with the highest concentration of services and density.

The proposed amendment would amend the existing Tourist Center Mixed-Use Corridor (TSC-MUC) boundary to incorporate the three subject parcels. The subject parcels would be eligible for a maximum height of up to 56 feet, maximum land coverage of 70%, and a maximum density of 25

dwelling units per acre. See maps below for the existing zoning map and proposed boundary amendment to incorporate the three subject parcels.

**EXISTING CONDITION**

One parcel (APN 028-081-15) is entirely located in PAS 092. Two parcels (APN 028-081-15 and 028-081-02) are primarily located in PAS 092 with a small southerly portion of the parcels located in PAS 085 (see Existing Area Plan/Plan Area Boundaries Map below). Multi-family is an allowed use in PAS 092; however, only at a density of 15 units per acre. Multi-family is not a permissible use in PAS 085, however the corner of the parcel proposed for the housing project possesses attributes compatible with multi-family housing, such as being within a quarter-mile of transit, adjacent to bicycle and pedestrian facilities, and within a half-mile of neighborhood services. Some commercial uses are currently allowed in PAS 092 with a Special Use Permit. One parcel currently sits vacant, one is developed with two small cabins, and the third has an existing dirt road that provides access to five parcels located just east of the subject parcels. The subject parcels are surrounded primarily by single-family residential uses to the north, east, and south and to the west by a vacant commercial parcel and existing commercial uses. Parcels adjacent to Ski Run/Pioneer intersection include an existing firehouse and the Aspens affordable multi-family housing development.

**DESIRED CONDITION**

The subject parcels will be incorporated within the Tourist Center Mixed-Use Corridor District. The primary list of permissible uses, maximum densities, land coverage, and height that would apply to the subject parcels are shown in the following table. As described above, the proposed amendment would result in the subject parcels being eligible for a maximum height of up to 56 feet, maximum land coverage of 70%, and a maximum density of 25 dwelling units per acre for multi-family uses. Although tourist densities of up to 40 units per acre are allowed in the Tourist Core Mixed-Use and some additional commercial uses are allowed, these additional uses would be excluded from the subject parcels.

Land Use Category	PAS 085		PAS 092		Tourist Core Tourist Center Mixed-Use Corridor	
	Permissible	Density	Permissible	Density	Permissible	Density
<b>Residential</b>						
Employee Housing	-	-	S	15 DU/acre	A	15 DU/acre
Multiple Family Dwelling	-	-	A	15 DU/acre <sup>1</sup>	A	25 DU/acre
Multi-Person Dwelling	-	-	S	25 persons/acre	S	25 persons/acre
Single Family Dwelling	A	1 unit per parcel for parcels less than an acre. 2	A (condos allowed)	1 unit per parcel for parcels less than an acre. 2 units for	A (includes condos)	1 unit per parcel for parcels less than an acre. 2 units for

		units for parcels greater than an acre, provided one unit is an authorized secondary residence		parcels greater than an acre, provided one unit is an authorized secondary residence		parcels greater than an acre, provided one unit is an authorized secondary residence
	<b>PAS 085</b>		<b>PAS 092</b>		<b>Tourist Core Tourist Center Mixed-Use Corridor</b>	
<b>Land Coverage</b>	Up to 30%		Up to 30%		Up to 70% with Transfer	
<b>Height</b>	Up to 42 Feet <sup>2</sup>		Up to 42 Feet <sup>2</sup>		56 Feet	

<sup>1</sup> Per the TRPA Code of Ordinances Section 31.4.1, affordable housing developments may be eligible for a 25% increase in density (or 18 units per acre) for areas outside of an adopted area plan.

<sup>2</sup> Per the TRPA Code of Ordinance Section 37.4.1, maximum height is calculated based on percent slope across a building site and proposed roof pitch.

## **PUBLIC OUTREACH**

The City hosted a public workshop on November 14, 2019 for interested stakeholders to learn more about the proposal and to submit comments directly to agency staff and the environmental consultants. The workshop was held at the Forest Suites Resort at Heavenly Village, 1 Lake Parkway, South Lake Tahoe, California. Approximately four members of the public attended, including one adjacent property owner who had questions about the height of the proposed project.

The City requested public comments on the scoping notice by November 26, 2019. All comments received to-date are attached.

## **TIMING**

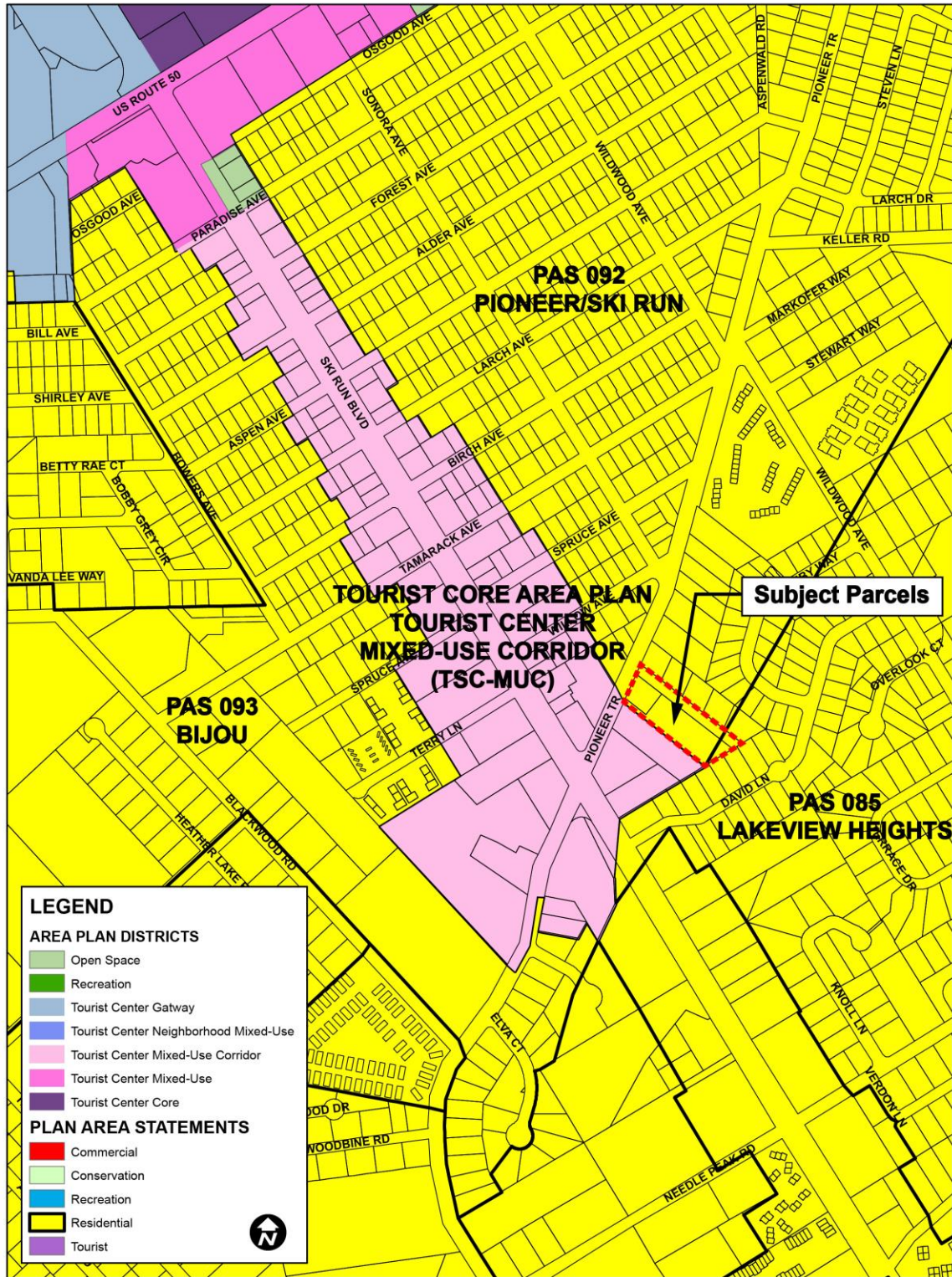
The CEQA and TRPA environmental analysis for the TCAP amendment will proceed until the end of January 2020. Commission hearings at the City and TRPA for approval of the TCAP amendment will begin in February 2020, with expected approvals in April 2020.

## **ATTACHMENTS**

- A. Public comment received as of November 26, 2019

**EXISTING AREA PLAN/PLAN AREA BOUNDARIES**







**PROPOSED BOUNDARY AMENDMENT**

