

# BIJOU/AL TAHOE COMMUNITY PLAN AMENDMENT

## BIJOU/AL TAHOE COMMUNITY PLAN



### **Project Address: Bijou/Al Tahoe Community Plan, 56-Acres**

**Project Description:** The City of South Lake Tahoe (City) is proposing an 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.

**Zoning District:** **Bijou/Al Tahoe Community Plan District #4 (Town Center)**

**Status:** Scheduled for Hearing

**Decision Making Authority:** City Council

**Public Hearing Date:** All meetings are held in the City Council Chamber,  
1901 Lisa Maloff Way  
Planning Commission, December 16, 2021, 3:00 p.m.  
City Council, January 4, 2022, 9:00 a.m.  
City Council January 18, 2022, 5:30 p.m.

**City Contact Person:** John Hitchcock, Planning Manager  
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**Download Documents:**

[Notice of Availability and Notice of Intent](#)  
[Draft Initial Study/Negative Declaration](#)  
[Final Initial Study/ Negative Declaration](#)  
[Response to Comments](#)