

Development Code Amendment

(Tahoe Area Plan)

Overview

Nine 47 Project

Proposed Amendment

Response to Comments

Amendment Justification

Benefits of Amendment

Nine 47 Project

- 40-unit for rent multiple-family dwelling (MFD) project at 941 and 947 Tahoe Blvd
- Located in Incline Village Commercial Regulatory Zone, Special Area 1
 - Town Center where dense urban redevelopment is encouraged
- Properties were previously developed with restaurant and gas station that generated:
 - 1,200 - 1,700 daily trips (vs. 200 trips for the approved project), and
 - 2,830 daily VMT (vs. 887 VMT for the approved project)
- TRPA Governing Board unanimously approved the Nine 47 Project in June 2022
 - **No further discretionary approvals are required to break ground on the project**

Need for Proposed Development Code Amendment

- Pal Cap acquired 941 and 947 Tahoe Blvd in 2020 to develop 40 residential for sale condominiums
- TRPA requires 2-step subdivision process to permit for sale condos:
 - Project must first be approved as an MFD project (*already occurred*)
 - Approved MFD project can then be subdivided into *single-family dwelling (SFD) condos*
- SFDs are not permissible in Special Area 1
- Despite multiple meetings with County and TRPA staff during review of the MFD project and proposed subdivision, the SFD prohibition in Special Area 1 was not discovered until late in the process
- An Area Plan amendment is necessary to permit subdivision of MFDs into for sale SFD condos in Special Area 1
 - Permanent residency will benefit the community

Proposed Development Code Amendment

- It does NOT prohibit MFDs in Special Area 1
- It does NOT preclude workforce housing in Special Area 1
- It does NOT preclude commercial development in Special Area 1
- It does NOT impact density, height or any other development standard applicable to Special Area 1
- It does NOT impact traffic
- It does NOT generate environmental impacts

Proposed Development Code Amendment

- Add SFDs, limited to condominiums, as a permissible use in IVCRZ Special Area 1 when they are part of a mixed-use development or when they are affordable housing units
- Pal Cap initially requested an amendment specific to the two Nine 47 properties
- At County staff's suggestion, amendment was broadened to all of Special Area 1
- Planning Commission unanimously recommended approval of the Amendment on November 1, 2022

Development Code Amendment Justification

- Incline Village Commercial Community Plan (CP) was adopted in 1996 and Tahoe Area Plan (AP) was adopted in 2021
- No substantial redevelopment or reinvestment in Special Area 1 has occurred in 20+ years
- No MFD development has occurred in Incline Village in 20+ years
- Both Plans contain provisions allowing for amendment if goals have not been achieved

Development Code Amendment Justification

- CPs and APs encourage redevelopment in urban town centers
- The legacy SFD prohibition in Special Area 1 was carried over to the AP from the CP essentially maintaining the status quo
- Under supply of residential product across all price points
- Only difference between MFD and SFD is **form of ownership**

Response to Comments re Workforce Housing

- Amendment Does **Not** Foreclose Workforce Housing in SA 1
- Barriers to Workforce Housing in Incline Village Include
 - Scarce and expensive lands
 - Higher construction costs due to snow loads, short grading season, limited subs/contractors,
 - No funding / Private parties not willing to foot the bill
 - Height, density and land coverage incentives do not move the needle
- Zoning alone is not enough
- Workforce Housing will Not be Developed on Nine 47 Properties
 - Even without the Amendment (due to barriers mentioned above)

Benefits of Amendment

- Fulfill Area Plan vision via increased density in the Town Center
- Increase housing opportunities by adding an additional residential use
- Promote walkability/biking and reduce dependence on the automobile
- Reduce trip generation, VMT and parking demand
- Promote Storm Water Management
- Annual Increase in Ad Valorem Property Tax with SFD Condos = \$1.8 million

Benefits of Amendment (cont'd)

- Condominium ownership benefits community economically with permanency (vs. transiency with rentals)
- Consistent with Community Vision Statement in Tahoe Area Plan:
 - “Respects private property rights”
 - “Provides a range of housing opportunities”
 - “Promotes the goals of the TRPA, Washoe County, and the Community”
- Deliver economic infusion into the Community
- Create vibrancy and connectivity
- Bring the Tahoe Area Plan to life in ways that directly benefit local business, property owners, residents and Lake Tahoe’s environment

Per Tahoe Area Plan page 2-1: Environmental redevelopment provides the best path to sustainable development by directing the remaining development capacity in the Region into areas with existing development and infrastructure, promoting economic activity, replacing sub-standard development with more energy-efficient and environmentally friendly structures, and creating more compact walkable and bikeable Town Centers.



