



City of South Lake Tahoe

Special Closed Session City Council

Meeting Agenda

Tuesday, December 9, 2025 at 4:30 pm

City Hall - Council Chambers - 1901 Lisa Maloff Way, South Lake Tahoe

City Council

Cody Bass, Mayor
Vacant, Mayor Pro Tem
Scott Robbins, Councilmember
David Jinkens, Councilmember
Keith Roberts, Councilmember

Mission of the City Council

We provide responsive and effective local government by maintaining a safe, livable, and well-managed city through smart investment, reliable services, and thoughtful planning.

Notice Requirements

Government Code section 54956 et seq. (The Brown Act) states that SPECIAL MEETINGS require twenty-four hour (24) notice be provided to members of legislative body and media outlets including brief general description of matters to be considered or discussed. The order of Agenda items are listed for reference and may be taken in any order deemed appropriate by the legislative body.

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].

Public Participation

City Council meetings are held in person at the time and location listed on this agenda.

Meetings are live-streamed on Channel 21, on the City's website at www.cityofslt.us and via ZOOM at this link <https://us02web.zoom.us/j/87232976848>

A public agenda packet is available for review at City Hall, 1901 Lisa Maloff Way, on the City's Website at www.cityofslt.us, or by contacting the City Clerk's Office, (530) 542-6005 or sblankenship@cityofslt.us.

Providing Public Comment:

Public Comment for SPECIAL MEETINGS is limited to topics LISTED on this Agenda only. For items on the agenda which the City Council will consider, the public is given the opportunity to comment before the City Council's consideration of the item [Government Code Section 54954.3(a)]. Comments shall be limited to three (3) minutes.

Remote Participation: If you are joining the meeting via ZOOM and would like to make a comment, press the "raise a hand" button. If you are joining the meeting via Channel 21 or live stream and would like to make a comment, please call (530) 542-6500. The Webinar ID is: 872 3297 6848. Press *9 to indicate a desire to make a comment. Press *6 to unmute your phone. The Clerk will call you by the last three digits of your phone number when it is your turn to speak. ***Note: The Mayor reserves the right to conduct the meeting with in-person public participation only, if there is a technology malfunction that precludes the use of remote public participation.***

In Writing: Written comments received by 3 p.m. the day before the meeting will be distributed to City Council prior to the meeting. Written public comment regarding any item on this agenda may be sent to PublicComment@cityofslt.us. When emailing comments, identify the agenda item number in the subject line to which your comments relate. Any such comment that is a public record and is emailed to PublicComment@cityofslt.us or otherwise provided to a majority of the City Council before the meeting will be made available for public inspection during normal business hours at the City Clerk's Office located at City Hall, 1901 Lisa Maloff Way, South Lake Tahoe [Government Code Section 54957.5(b)]. Written comments will not be read out loud during the meeting.

The City Council Chambers meeting facility is accessible to people with disabilities. Every reasonable effort will be made to accommodate any person needing special assistance to attend this meeting. Contact the City Clerk at (530) 542-6005 at least 48 hours 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].

Call to Order

Roll Call

Closed Session

1. Conference with Legal Counsel – Anticipated Litigation, Significant Exposure to Litigation - Government Code section 54956.9(d)(2)

Regarding Liability Claim from Chris Fanini Regarding Partial Refund of Inclusionary Housing Ordinance In-Lieu Fee.

[Fanini 09 18 2025.pdf](#)

2. Conference with Legal Counsel – Existing Litigation – Government Code section 54956.9(d)(1)

Case: *Leslie Asbury v. City of South Lake Tahoe*, Workers Compensation Appeals Board Case No. ADJ18872105.

Adjournment

I, Susan Blankenship, City Clerk for the City of South Lake Tahoe, declare that the foregoing agenda for the Tuesday December 9, 2025, City Council Special Closed Session was posted and available for

review on Thursday, December 4, 2025, at City Hall, 1901 Lisa Maloff Way, South Lake Tahoe, CA 96150. The agenda was also available on the City's website at <https://www.cityofslt.us>.
Signed December 4, 2025

\\sb\\ Susan Blankenship, Elected City Clerk



RECEIVED

SEP 18 2025

City of South Lake Tahoe
Office of the City Clerk

LIABILITY CLAIM FORM
FOR DAMAGES TO PERSON OR PROPERTY

INSTRUCTIONS:

1. Read entire form before completing. Please print clearly.
2. Claims must be filed generally with the City Clerk no later than six (6) months after the occurrence. (Gov't Code §911.2)
3. Return your signed claim and supporting documentation to:
City of South Lake Tahoe
City Clerk's Office
1901 Lisa Maloff Way, Suite 206
South Lake Tahoe, CA 96150.
4. Note that the presentation of a false claim is a felony. (Penal Code § 72)
5. Note that the City of South Lake Tahoe **does not** accept claims for *Ambulance Joint Powers Authority, California Highway Patrol, California Tahoe Conservancy, Caltrans, El Dorado County, Lake Tahoe Community College, Lake Tahoe Unified School District, Lake Valley Fire Protection District, Park Avenue Development Maintenance Association (PADMA), South Tahoe Public Utility District, South Tahoe Refuse & Recycling, Tahoe Transportation District, Tahoe Keys Homeowners' Association, Tahoe Regional Planning Association, US Forest Service, or any other non-City agency*. For claims against those agencies, please contact the agency directly.

Name of Claimant: Chris Fanini Age: 41

Mailing Address: 548 Market Street #55801 San Francisco, CA 94104

Street Address: Regarding Property @ 2183 Monterey, APN 022-051-030

City, State, Zip: South Lake Tahoe, CA, 96150

Phone Number, Email: 267.307.4956 chris.fanini@gmail.com

Date and Time of Incident: Paid Fee 10/09/24 - Recieved notice of overcharge 06/25/2025

Place of Incident: City SLT Development Services Department

Was there a Police Report? n/a Was there bodily injury? n/a

Did the Fire Dept/Ambulance respond? n/a

Where was the injured taken? n/a

By whom? n/a

If notice is to be sent to someone other than claimant, please state name, relationship to claimant, mailing and street address, home phone and business phone: Michael Gerland - Kore Design LLC - Project Representative

PO Box 9488, SLT, 96158 - 1314 Tata Ln, SLT CA 96150 - mg@koretahoe.com - 530.545.8330

How did the damage or injury occur? POTENTIAL OVERCHARGE: INCLUSIONARY HOUSING ORDINANCE FEE, 2183 MONTEREY, APN 022-051-030

Attach a diagram, clearly designating points of contact if applicable.

What act or omission do you claim caused the injury or damage? Give the name(s) of City employee(s) involved, if known: The City has incorrectly calculated the Inclusionary Housing Ordinance fee.

Names and addresses of witnesses: John Hitchcock - Planning Manager

Amount of Claim: \$50,506.33 How was the claim computed? Attach any repair estimates, doctor bills, pay stubs, etc.: Client Paid \$62,149.62 based on Conditioned Floor Space of 3706 SF @ \$16.77/SF. Based on the attached letter this fee is to be charged using "Habitable Area". A prepared exhibit showing this new area is provided. 2201 SF Habitable Area. New calculation = 2201 SF @ \$5.29/SF = \$11,643.29 (\$62,149.62 - \$11,643.29 = \$50,506.33 REFUND)

ALL QUESTIONS MUST BE ANSWERED. OMITTING INFORMATION MAY MAKE YOUR CLAIM LEGALLY INSUFFICIENT.

I HAVE READ THE FOREGOING CLAIM AND KNOW THE CONTENTS THEREOF AND CERTIFY THAT THE SAME IS TRUE OF MY OWN KNOWLEDGE EXCEPT AS TO THOSE MATTERS WHICH ARE HEREIN STATED UPON MY INFORMATION AND BELIEF AND AS TO THOSE MATTERS I BELIEVE THEM TO BE TRUE. I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.


Signature of Claimant or Person Acting on their behalf

09.14.25

Date

Michael Gerland - Kore Design LLC
Print Name



CITY OF SOUTH LAKE TAHOE

Development Services

June 25, 2025

Chris Fanini
548 Market Street #55801
San Francisco, CA 94104

NOTICE OF POTENTIAL OVERCHARGE: INCLUSIONARY HOUSING ORDINANCE FEE, 2183 MONTEREY, APN 022-051-030

Dear Mr. Fanini,

The City of South Lake Tahoe recently conducted an internal audit of projects subject to the City's Inclusionary Housing Ordinance. The audit concluded that the City has incorrectly calculated the mitigation fee in some cases. We discovered that the mitigation fee has been calculated based on conditioned floor space rather than habitable space, as is required by South Lake Tahoe City Code section 6.27.070(B). This provision refers to "habitable square footage, as defined by the California Building Code." Habitable space, as defined in the California Building Code, does not include bathrooms, closets, or utility rooms.

We are providing this notice so that you may reevaluate your plan submittal to determine the amount of square footage of habitable space your project contained for mitigation fee calculation purposes. If the City confirms that you were overcharged, then a partial refund of the fee will be issued to cover the overcharge.

If you believe that you were overcharged, please submit a Liability Claim within one year of the date of this letter and include the amount of the refund you are claiming and documentation of the habitable floor area as defined by the California Building Code. A Liability Claim form is enclosed for your convenience.

If you have any questions or require additional information, please don't hesitate to contact me directly.

Respectfully,


John Hitchcock
Planning Manager
City of South Lake Tahoe, CA
or (530) 542-7472
jhitchcock@cityofslt.us
www.cityofslt.us