



City of South Lake Tahoe Planning Commission Meeting Agenda

Thursday, October 15, 2026 at 3:00 pm

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

Planning Commission

Julia Lucksinger, Chair
Gavin Feiger, Vice Chair
Steven Imhoff, Commissioner
Douglas Williams, Commissioner
Erika Gonzalez, Commissioner

Public Participation

Planning Commission meetings are held in person at the time and location listed on this agenda. A public agenda packet is available for review at City Hall, 1901 Lisa Maloff Way, on the City's website at <https://www.cityofslt.gov/>, or by contacting the City Clerk's Office, (530) 542-6005 or sblankenship@cityofslt.gov.

Providing Public Comment:

Remote Public Participation: If you would like to participate remotely, please join the ZOOM meeting by using this link: <https://us02web.zoom.us/j/87165332454>. If you would like to make a comment, wait for the agenda item to begin, then press the "raise hand" button. Meetings are also live-streamed on Channel 21, the City website at <https://www.cityofslt.gov/>, and YouTube at <https://www.youtube.com/channel/UC3LYne8lh-kTPLnnuyJW9SQ/live>.

In Person: Every agenda for regular meetings provides an opportunity for members of the public to directly address the legislative body (Planning Commission), on any item of public interest which is within the jurisdiction of the Planning Commission during Public Communications. For items on the agenda or in connection with any item which the Planning Commission will consider, the public is given the opportunity to comment before or during the Planning Commission's consideration of the item [Government Code Section 54954.3(a)].

In Writing: Written comments received by 3 p.m. the day before the meeting will be distributed to the Planning Commission prior to the meeting. Written public comment regarding any item on this agenda may be sent to PublicComment@cityofslt.gov. 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.gov or otherwise provided to a majority of the Planning Commission 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.

Spanish Interpretations: The public may access Spanish interpretation using the ZOOM link listed on the front of the Agenda from an internet device (smartphone, laptop, tablet, home computer) with audio capabilities and selecting the Spanish language option. Persons without an internet device may attend the meeting in -person and a device will be provided while supplies last. Requests for interpreter services to offer public comment may be made by contacting the City Clerk.

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/Pledge of Allegiance

Roll Call

Public Communications

This is the public's opportunity to speak on any topic NOT LISTED on this agenda. Comments shall be limited to three (3) minutes. In accordance with the Brown Act, the Planning Commission cannot deliberate or vote on any matter raised under public communications but may briefly respond to statements made or questions posed (Government Code Sections 54954.2).

Consent

Public Comment - This is the public's opportunity to speak on any topic listed on the Consent Agenda. Comments shall be limited to three (3) minutes.

The consent agenda consists of items of a repeating or routine nature considered under a single action. Any Commissioner may have an item on the consent agenda removed and considered separately upon request.

Pass a Motion to adopt the Consent Agenda in one motion except as indicated at each item.

1. Planning Commission Meeting Minutes
Requested Action / Suggested Motions: Pass a Motion to approve the September 17, 2026 Planning Commission meeting minutes.
Responsible Staff Member(s): Yvette Miranda-Yanez, Administrative Clerk II
[09 17 2026 PC Minutes.pdf](#)

New Business

2. Annual Planning Commission and Airport Land Use Commission Report to the City Council
Requested Action / Suggested Motions: Pass a Resolution accepting the 2025-2026 Annual Planning Commission and Airport Land Use Commission Report, forwarding the report to City Council, and recommending that City Council accept and file the report.
Responsible Staff Member(s): John Hitchcock, Planning Manager
[01-2025-2026_Annual_PC_ALUC_Report_Staff_Report.docx](#)
[02-Reso_2025-2026_Annual_PC_ALUC_Report.docx](#)
[03-Oct 15 PC Tribune Proof of Publication.pdf](#)

Updates and Announcements - City Staff

Planning Commissioner Reports and Comments

Adjournment

I, Yvette Miranda, Administrative Clerk II for the City of South Lake Tahoe, declare that the foregoing agenda for the Thursday, October 15, 2026 meeting of the City of South Lake Tahoe Planning Commission was posted and available for review on October 8, 2026, at City Hall - 1901 Lisa Maloff Way, South Lake Tahoe, CA 96150. The agenda was also available on the city website at <https://www.cityofslt.gov/>.

Signed October 8, 2026

Yvette Miranda, Administrative Clerk II

Note: The decision of the Planning Commission to approve a design review permit or grant a use permit or a variance may be appealed to the City Council. This appeal shall be filed with the City Clerk within fifteen (15) days from the date of the decision and requires a payment of applicable fees.

City of South Lake Tahoe

Agenda Item Executive Summary

Hilary Roverud, City Manager

Meeting Date: October 15, 2026

Agenda Item #: 1



Agenda Item: Planning Commission Meeting Minutes

Requested Action / Suggested Motions: Pass a Motion to approve the September 17, 2026 Planning Commission meeting minutes.

Responsible Staff Member: Yvette Miranda-Yanez, Administrative Clerk II

Reviewed and Approved By: Michelle E. Davis, Assistant City Clerk

Attachments:

[09 17 2026 PC Minutes.pdf](#)



City of South Lake Tahoe Planning Commission

Meeting Minutes

Thursday, September 17, 2026 at 3:00 PM

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

NOTE: The Meeting Minutes represent actions taken during the meeting of the Planning Commission. Complete Commissioner discussions on Regular Session meeting items can be viewed in archived video recordings on the City's website at <https://www.cityofslt.gov/>.

Call to Order/Pledge of Allegiance

At 3:02 p.m. Vice Chair Feiger called the meeting to order. Feiger then led the pledge of allegiance to the flag.

Roll Call

Present were Commissioners Feiger, Imhoff, Williams, and Gonzalez. Chair Lucksinger was absent.

Also present were Director of Development Services Thomas, Assistant City Attorney Bardzell, and Administrative Clerk II Miranda.

Public Communications

None.

Consent

Action: Moved/Seconded: Imhoff/ Gonzalez

Yes: Feiger, Imhoff, Williams, Gonzalez

Absent: Lucksinger

Action: Passed Consent Agenda

1. Planning Commission Meeting Minutes

Action: Passed **Motion 2026-010** approving the August 20, 2026 Planning Commission meeting minutes.

Unfinished Business

2. Revision of Major Design Review & Special Use Permit #25-029, File #REV26-002, 1050 Fremont Avenue, APN Nos. 027-170-012 and 027-381-001

Note: Staff provided PowerPoint presentation.

Action: Moved/Seconded: Imhoff / Gonzalez

Yes: Feiger, Imhoff, Gonzalez

No: Williams

Absent: Lucksinger

Action: Passed **Resolution 2026-012** finding the revised project (#REV26-002) at 1050 Fremont Avenue remains categorically exempt from CEQA pursuant to Section 15332, Class 32, Infill Developments; and passed **Resolution 2025-013** approving the plan revision

to the Major Design Review and the Special Use Permit, as conditioned therein, under project file #REV26-002 and making all other findings set forth therein.

The following person(s) addressed the Commission

1. Nick Exline, Exline & Company, Inc., applicant representative *presentation distributed to Commissioners

Public Comment was heard from the following person(s):

1. Catherine Burgess
2. Nick Speal
3. Heather Cade-Bauer

Written Comment was received from the following person(s):

1. Catherine Burgess
2. Exline & Company, Inc.

New Business

3. **Consideration of a Resolution Recommending City Council Adopt an Ordinance Amending South Lake Tahoe City Code Title 6, Chapter 6.40 (Signs and Advertising Structures) Article III (General Provisions), Section 6.40.080 (Signs and Activities Not Requiring Permits) to Further Equitable Access for Businesses and Promote Economic Activity**

Action: Moved/Seconded: Imhoff / Gonzalez

Yes: Feiger, Imhoff, Gonzalez

No: Williams

Absent: Lucksinger

Action: Passed **Resolution 2026-014** recommending City Council adopt an Ordinance amending South Lake Tahoe City Code Title 6, Chapter 6.40, Section 6.40.080 (Signs and Activities Not Requiring Permits).

Updates and Announcements - City Staff

John Hitchcock, Planning Manager:

1. Next Planning Commission meeting on October 15, 2026.

Planning Commissioner Reports and Comments

Commissioner Williams:

1. Directed staff to agendize quarterly status reports on approved Planning Commission projects (Feiger seconded).

Adjournment

At 4:30 p.m. Vice Chair Feiger adjourned the meeting.

Gavin Feiger, Vice Chair

Date

Attest:

Yvette Miranda, Administrative Clerk II

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe City Council.

City of South Lake Tahoe

Agenda Item Executive Summary

Hilary Roverud, City Manager

Meeting Date: October 15, 2026

Agenda Item #: 2



Agenda Item: Annual Planning Commission and Airport Land Use Commission Report to the City Council

Executive Summary: City Council Resolution 2024-016 requires the Planning Commission and Airport Land Use Commission to report their activities to the City Council on an annual basis. This report covers the period from October 16, 2025, to September 17, 2026.

Requested Action / Suggested Motions: Pass a Resolution accepting the 2025-2026 Annual Planning Commission and Airport Land Use Commission Report, forwarding the report to City Council, and recommending that City Council accept and file the report.

Responsible Staff Member: John Hitchcock, Planning Manager

Reviewed and Approved By: Zachary Thomas, Director of Development Services

Attachments:

[01-2025-2026_Annual_PC_ALUC_Report_Staff_Report.docx](#)

[02-Reso_2025-2026_Annual_PC_ALUC_Report.docx](#)

[03-Oct 15 PC Tribune Proof of Publication.pdf](#)



City of South Lake Tahoe Report to Planning Commission

Meeting Date: October 15, 2026

Title: Annual Planning Commission and Airport Land Use Commission Report to City Council

Location: Citywide

Responsible Staff Member: John Hitchcock, Planning Manager

BACKGROUND

The City of South Lake Tahoe Planning Commission is composed of five (5) citizen positions appointed by the City Council. On January 13, 2026, City Council appointed Erika Gonzales for a limited term to fill Natalia Wieczorek's seat, which expires in February 2027. Julia Lucksinger and Gavin Feiger were reappointed for a two-year term, expiring in February 2028. Douglas Williams and Steve Imhoff were appointed to a two-year term in 2025, and their seats expire in February 2027.

The City Clerk will begin soliciting applications for three open seats on the Planning Commission in October.

At the January 22, 2026 meeting, Julia Lucksinger was selected by fellow commissioners to serve as Chair, and Gavin Feiger was selected as Vice Chair. These positions shall be held for one year.

The Planning Commission is the official planning body for the review of future growth and development of the City of South Lake Tahoe pursuant to the roles and responsibilities identified in City Council Resolution 2024-016. Upon making any decision or recommendation, the Commission must find project proposals to be consistent with the policies and standards adopted in the City's General Plan, applicable Area or Community Plan, and City Code.

Members of the Planning Commission, plus two appointed members with aviation experience, make up the Lake Tahoe Airport Land Use Commission (ALUC). The ALUC is responsible for adopting the Airport Land Use Compatibility Plan and reviewing projects in the vicinity of the Lake Tahoe Airport for land use compatibility. On January 14, 2025, City Council appointed Alberto Manfredi and Erick Asbury to two-year terms on the Airport Land Use Commission.

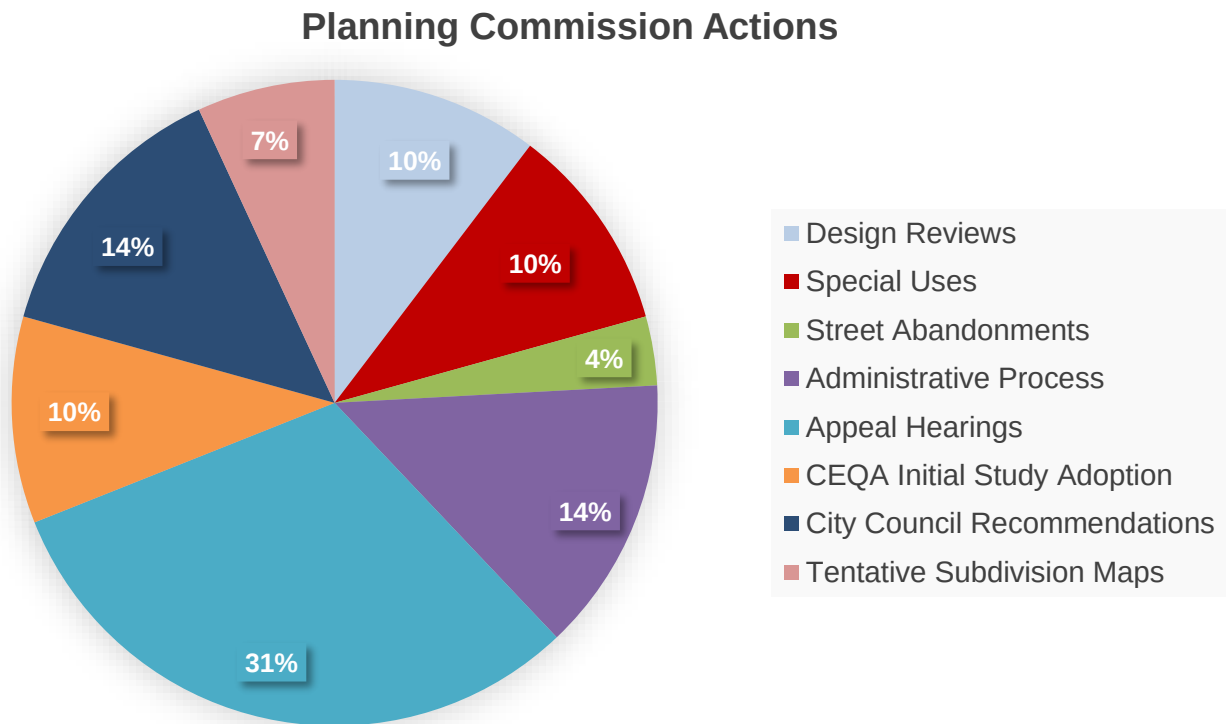
City Council Resolution 2024-016 requires the Planning Commission and Airport Land Use Commission to report their activities to the City Council on an annual basis.

This report covers the period from October 16, 2025, to September 17, 2026.

ISSUE AND DISCUSSION

Since the last report, the Planning Commission has held eleven (11) regularly scheduled meetings. No meeting was scheduled for July 2026. There were no meetings of the ALUC as none of the projects brought forth required their review.

The Commission passed resolutions for 21 items and held discussions/workshops for three items. The breakdown of the Planning Commission actions is shown in the figure below:



The following is a list of items heard and acted upon by the Commission at each meeting:

October 16, 2025

Present were Chair Wieczorek, Commissioners Lucksinger, Feiger, Imhoff, and Williams

- Passed Resolution 2025-014 accepting the 2024-2025 Annual Planning Commission Report and Airport Land Use Commission Report, and forwarding the report to City Council.
- Passed a Motion 2025-012 forwarding recommendations regarding the Vacation Home Rental Ordinance to City Council for consideration.
- Passed Resolution 2025-013 making all findings set forth in the Resolution and denying a vacation home rental application appeal for 4019 Blackrock Road.
- Passed Resolution 2025-015 making all findings set forth in the Resolution and denying a vacation home rental application appeal for 3132 Fresno Avenue.
- Passed Resolution 2025-016 making all findings set forth in the Resolution granting the appeal of a vacation home rental application denial for 3418 Bruce Drive.

November 13, 2025

Present were Chair Wieczorek, Commissioners Lucksinger, Feiger, and Williams. Commissioner Imhoff was absent.

- The commission received public testimony during the Public Communications regarding the newly proposed Starbucks to be built at the Jack in the Box location.
- Passed Motion 2025-013 to postpone the selection of the Chair and Vice Chair until the City Council appoints a new commissioner to fill Chair Wieczorek, who had tendered her resignation from the Planning Commission.
- Pass Resolution 2025-017 making all the findings set in the Resolution and recommended the City Council approve the tentative subdivision map for the Old Colony Inn Residences.
- Pass Resolution 2025-018 making all the findings set forth in the Resolution, as amended, granting an appeal of a vacation home rental application denial for 741 Lakeview Avenue.

December 11, 2025

Present were Vice Chair Lucksinger, Commissioners Feiger, Imhoff, and Williams.

- Passed Resolution 2025-019 adopting the Planning Commission Regular Meeting Schedule for calendar year 2026.
- Passed Resolution 2025-020 making all the findings set forth in the Resolution and denying a vacation home rental application appeal for 3008 Oakland Avenue.
- Passed Resolution 2025-021 making all the findings set forth in the Resolution and denying a vacation home rental application appeal for 2075 Slalom Court.

January 22, 2026

Present were Vice Chair Lucksinger, Commissioners Feiger, Imhoff, Williams, and Gonzalez.

- City Clerk Blankenship administered the Oath of Office to newly appointed Commissioner Gonzales.
- Passed Motion 2026-001 selecting Vice Chair Lucksinger as new Chair and Commissioner Feiger as Vice Chair for the calendar year 2026.
- Passed Resolution 2026-001 making all the findings set forth in the Resolution and denying a vacation home rental application appeal for 2896 Springwood Drive.
- Passed Resolution 2026-002 making all the findings set forth in the Resolution and denying a vacation home rental application appeal for 2480 Conestoga Street Unit A.

February 19, 2026

Present were Chair Lucksinger, Commissioners Feiger, Imhoff, Williams, and Gonzalez

- Passed Motion 2026-004 forwarding recommendations regarding the Vacation Home Rental Ordinance to City Council for consideration.
- Passed Resolution 2026-003 recommending the City Council receive and file the 2025 General Plan and Housing Element Annual Progress Report.

- Passed Resolution 2026-004 making all the findings set forth in the Resolution, and approving a Major Design Review and Special Use Permit for the Tahoe Keys Well #4 Site Improvements and Waterline Upgrade Project.
- Passed Resolution 2026-05 making all the findings set forth in the Resolution, and approving a Special Use Permit to allow a local public assembly facility at 2307 James Avenue.
- Passed Resolution 2026-006 making all the findings set forth in the Resolution and recommended the City Council approve the Zalanta II Resort at the Village Tentative Subdivision Map.
- Passed Resolution 2026-007 making all the findings set forth in the Resolution and denying a vacation home rental application appeal for 1101 Sonora Avenue.

March 19, 2026

Present were Chair Lucksinger and Commissioners Feiger and Gonzalez. Commissioners Imhoff and Williams were absent.

- Commissioners received public comment from Bobby Gonzalez regarding a \$122 million grant.
- Commissioners received a presentation from Staff on the proposed Tahoe Valley Area Plan and South Y Industrial Area Plan.

April 16, 2026

Present were Chair Lucksinger, Commissioners Feiger, Williams, and Gonzalez. Commissioner Imhoff was absent.

- The Planning Commission conducted the 2027-2035 Housing Element Public Outreach Workshop.

May 14, 2026

Present were Chair Lucksinger and Commissioners Imhoff and Williams. Commissioners Feigher and Gonzalez were absent.

- Commissioners conducted a public hearing on the South Tahoe Refuse Delinquent Refuse Fees Report and passed Resolution 2026-008 recommending the City Council confirm the Final Delinquent Fees Report and direct the Finance Department to send a certified copy of the report to the El Dorado County Auditor-Controller to add the delinquent amounts to the county tax rolls for collection.

June 11, 2026

Present were Chair Lucksinger, Commissioners Imhoff and Williams. Commissioners Feigher and Gonzalez were absent.

- Passed Resolution 2026-009 finding that the abandonment of the City's Paradise Avenue right-of-way will not have an adverse effect upon the long-range street pattern for the City and will conform to the adopted General Plan.
- Passed Resolution 2026-010 making all the findings set forth in the Resolution adopting the Tahoe Keys Marina Redevelopment Project Initial Study/Mitigated Negative Declaration and approving the Major Design Review, Special Use Permit, and Variance.

July 2025

- No meeting scheduled.

August 20, 2026

Present were Chair Lucksinger, Commissioners Feiger, Williams, and Gonzalez. Commissioner Imhoff was absent.

- The Planning Commission conducted a public hearing on the Mid-Town Area Plan/Specific Plan and Initial Study/Negative Declaration and passed Resolution 2026-011 recommending the City Council adopt the Mid-Town Area Plan Initial Study/Negative Declaration and adopt the Mid-Town Area Plan/Specific Plan.
- Received a presentation on the General Plan 2027-2035 Housing Element Update and received public comments.
- Received a presentation on the status of projects approved by the Planning Commission.

September 17, 2026

Present were Vice Chair Feiger, Commissioners Imhoff, Williams, and Gonzalez

- Passed Resolution 2026-013 making all the findings set forth in the Resolution approving a Revision for a Major Design Review for the 1050 Fremont Avenue Multi-Family Project.

FINANCIAL IMPLICATIONS

There are no financial implications associated with the City Council accepting and filing the Annual Planning Commission and Airport Land Use Commission Report.

ENVIRONMENTAL CONSIDERATIONS

The action to accept and recommend that City Council file the Annual Planning Commission Report is exempt from environmental review pursuant to CEQA Guidelines §15061(b)(3). The activity is covered by the common sense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

POLICY IMPLICATIONS

There are no policy implications associated with the City Council accepting and filing the Annual Planning Commission and Airport Land Use Commission Report. Pursuant to City Council Resolution 2024-016, the Planning Commission is reporting its activities to the City Council as required in the adopted resolution.

Resolution 2026-XXX

Adopted by the City of South Lake Tahoe Planning Commission

October 15, 2026

Accepting the 2025-2026 Annual Planning Commission and Airport Land Use Commission Report and Recommending City Council Accept and File the Report

BACKGROUND

- A. Pursuant to City Council Resolution 2024-016, the Planning Commission and Airport Land Use Commission must report their activities to the City Council annually.
- B. This report covers the period of October 16, 2025, to September 17, 2026.
- C. On October 15, 2026, the City of South Lake Tahoe Planning Commission held a duly noticed public hearing to conduct a review of the report referenced above.
- D. The City of South Lake Tahoe City Planning Commission conducted a public hearing, received public comments, and deliberated.
- E. A notice of the October 15, 2026, Planning Commission Meeting was published in the Tahoe Daily Tribune on October 2, 2026.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, BE IT RESOLVED, that the City of South Lake Tahoe Planning Commission:

- 1. Finds that this action is exempt from environmental review pursuant to CEQA Guidelines §15061(b)(3).
- 2. Approves the 2025-2026 Annual Planning Commission and Airport Land Use Commission Report and recommends that the City Council accept and file the report.

Adopted by the City of South Lake Tahoe Planning Commission on October 15, 2026 by the following vote:

Yes:

No:

Julia Lucksinger, Chair

Date:_____

Attest:

Susan Blankenship, City Clerk

The presence of an electronic signature certifies that the foregoing is a true and correct copy as approved by the South Lake Tahoe Planning Commission.

**NOTICE OF A PUBLIC
HEARING CITY
OF SOUTH LAKE
TAHOE PLANNING
COMMISSION**

Meetings or by
contacting the City
Clerk at (530) 542-600
Published: October 2,
2026

NOTICE IS HEREBY
GIVEN that in accordance
with Sections 65090
and 65091 (Planning
and Zoning Law) of the
Government Code, the
City of South Lake Tahoe
Planning Commission will
conduct a public hearing
on October 15, 2026,
at 3:00 pm., or as soon
thereafter as possible,
in the City Council
Chambers, 1901 Lisa
Maloff Way, South Lake
Tahoe Airport, to consider
the following agenda
items:

- Annual Planning
Commission and Airport
Land Use Commission
Report to the City Council

*Summary: City Council
Resolution 2024-016
requires the Planning
Commission and Airport
Land Use Commission
to report their activities
to the City Council on an
annual basis. This report
covers the period from
October 16, 2025, to
September 17, 2026. The
Planning Commission
will consider the Annual
Report and recommend
forwarding it to the City
Council for acceptance
and filing.*

Any interested person
may appear at the public
hearing and present
written testimony or
speak in favor of or
against the project
proposal. Pursuant
to Government Code
Section 65009(b)(2), if
you challenge the above
application in court, you
may be limited to raising
only those issues you,
or someone else, raised
at the public hearing
described in this notice or
written correspondence
delivered to the City
of South Lake Tahoe
Planning Commission
at, or prior to, the public
hearing. Written testimony
may be addressed to the
Planning Commission
in care of the City Clerk
at [PublicComment@
cityofslt.us](mailto:PublicComment@cityofslt.us) or mailed to
1901 Lisa Maloff Way,
Suite 206, South Lake
Tahoe, CA 96150.

The Planning
Commission agenda
and related staff
reports are available
at least 72 hours in
advance of regular
meetings on the City's
website [https://cityofslt.
us/84/Watch-City-
CouncilCommission-](https://cityofslt.us/84/Watch-City-CouncilCommission-)