

Town Council

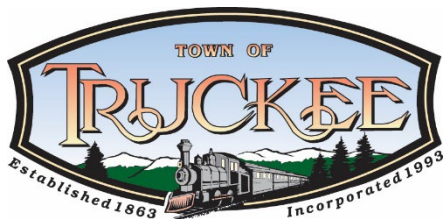
David Polivy, Mayor

Jan Zabriskie, Vice Mayor

Courtney Henderson, Council Member

Lindsay Romack, Council Member

Anna Klovstad, Council Member



Department Heads

Jen Callaway, Town Manager

Andy Morris, Town Attorney

Danny Renfrow, Chief of Police

Daniel Wilkins, Public Works Director/Town Engineer

Denyelle Nishimori, Community Development Director

Nicole Casey, Administrative Services Director

Kelly Carpenter, Town Clerk

Hilary Hobbs, Assistant to the Town Manager

February 20, 2024

Dustin Walsh  
P.O. Box 550005  
South Lake Tahoe, CA 96155

via email: [dwalsh81@gmail.com](mailto:dwalsh81@gmail.com); [Christian@harlequin-designs.com](mailto:Christian@harlequin-designs.com)

**RE: Planning Application 2023-00000154/SB9 (10198 Thomas Drive SB9 Two-Unit Development); 10198 Thomas Drive; APN 018-520-029-000**

Dear Mr. Walsh and Mr. Bratt:

Your Senate Bill 9 Two-Unit Development application (2023-00000154/SB9), which proposes to construct two SB9 units, an ADU and a JADU within a 5,602 square foot building on a Single-Family Residential, No Further Subdivision (RS-X) zoned lot, does not currently meet required development standards for approval. Due to this, the Community Development Director is taking action to deny your permit for an SB9 Two-Unit Project.

The project may be revised and resubmitted based on the attached January 3, 2024 Project Review Letter that outlines the inconsistencies of the proposal. Additionally, Development Code, Section 18.95.030 (Two-Unit Projects, Purposes of Section) and 18.95.040 (Two-Unit Projects, Preparation, Application Contents, Approval) have been included to provide the objective development standards that are required for approval of an SB9 Two-Unit Project. Should you wish to resubmit a revised project design, staff will take in a new SB9 Two-Unit Project application and will review the application for completeness within 30 days.

Pursuant to Development Code Section 18.140.030 (Filing and Processing of Appeals), if you wish to appeal the denial of your project, an appeal shall be submitted in writing and filed with the Town Clerk, on a Town application form, within **10 days** from the date of this letter, or by 5:00 pm on **Friday, March 1, 2024**. An appeal of an SB9 Two-Unit Project will be heard before the Planning Commission.

Sincerely,

A handwritten signature in blue ink that reads "Denyelle N. Nishimori". The signature is fluid and cursive, with a horizontal line underneath it.

Denyelle Nishimori  
Community Development Director

Attached:

- January 3, 2024 Project Review Letter
- Development Code, Section 18.95.030 & 18.95.040