

Town Council

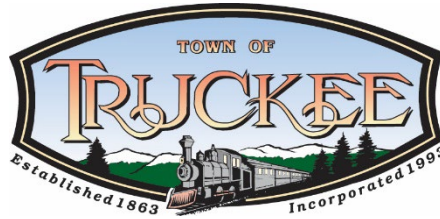
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Hilary Hobbs, Assistant to the Town Manager

November 29, 2023

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

via email: dwalsh81@gmail.com; Christian@harlequin-designs.com

RE: Planning Application 2023-00000154/SB9 Development Code Inconsistency Letter

Dear Applicants:

Thank you for submitting a Senate Bill 9 Two Unit Project application. During the completeness review of your project, staff determined the following inconsistencies in the proposal when compared with the Town's Development Code:

- The retaining wall supporting the driveway is 9 feet tall when measured from the bottom of the footing, this exceeds the six feet allowed by Development Code, Section 18.30.070.C3.
- The current units exceed the allowable sizes in the Development Code. All areas of the unit including common areas, enclosed stairwells and storage would count toward unit size, making them larger than the allowed 800 square feet for SB9 Primary Units, 1,000 square feet for the ADU and 500 square feet for the JADU.
- The buildings do not meet the required setbacks. ADUs and SB9 units a maximum of 16 feet in height (ADU units must be detached to receive this exception) have four-foot minimum setbacks. All other structures must abide by standard setbacks for their zoning district.
- The decks on the rear of the building need to be a minimum of 14 feet from the rear property line as required by Table 3-2, Allowed Projections into Setbacks.
- The application currently states that the lot coverage is 3,161 square feet, within the 50% coverage allowed (3,763 square feet). Staff calculates lot coverage at 4,023 square feet, which exceeds the allowable coverage.
- If this project proposes to use a narrow lot setback reduction, as allowed by Development Code, Section 18.30.120.E.7.b, the western side elevation is too close

to the neighboring property to be eligible for the reduction. The wall is required to be a minimum of 15 feet from any neighboring structure, and is proposed at 13 feet from the neighboring deck. Additionally, a calculation will need to be provided showing how only five percent of the wall area contains openings such as windows and doors.

- The structure did not request to utilize the old height determination, which would default our review to the new three-tiered method as described in Development Code, Section 18.30.090. The building is not compliant with this height measurement.
- Primary units for SB9 may not exceed 16 feet in height or one story.
- ADVISORY NOTE: This project proposes a JADU, which requires the property owner to live on site in order for it to be rented. This unit would not be eligible for rental if the property owner were to vacate one of the units.

If you have any questions, please contact me by email at lkannall@townoftruckee.com.

Sincerely,

A handwritten signature in blue ink that reads "Lucas Kannall". The signature is written in a cursive, flowing style.

Lucas Kannall
Assistant Planner
530-582-2480