



City of South Lake Tahoe

City Council

Meeting Agenda

Tuesday, May 6, 2025 at 9:00 am

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

City Council

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

Mission of the City Council

The City was established to provide essential, outstanding and cost-effective services that enhance environmental sustainability, economic vitality and the quality of life for our residents, businesses and guests.

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, City website at www.cityofslt.us, YouTube at <https://www.youtube.com/channel/UC3LYne8lh-kTPLnnuyJW9SQ/live> and via ZOOM at this link <https://us02web.zoom.us/j/81513490075>

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:

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

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: 815 1349 0075. 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].

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.

Land Acknowledgement

Land Acknowledgement - The City of South Lake Tahoe acknowledges the lands we occupy today are the lands and home of the Wašíšiw, the people from here known today as the Washoe Tribe of Nevada and California, a sovereign nation. Since the beginning of time and for thousands of years before the arrival of any other people, the Washoe lived here and cared for this place, with values and intention that we can all learn from. On behalf of the City Council, I would like to acknowledge, thank, and honor the Indigenous Washoe Tribal Communities that are the past, present, and future stewards of the Lake Tahoe Basin.

Call to Order/Pledge of Allegiance

Roll Call

Closed Session Report

Proclamations

1. Proclamation Recognizing May 2025 as Military Appreciation Month
Requested Action / Suggested Motions: Issue a Proclamation to Lieutenant Blake Hoyt with the Naval Air Station, Fallon, recognizing May 2025 as "Military Appreciation Month"
Responsible Staff Member(s): Susan Blankenship, City Clerk
[Item 1- Executive Summary.pdf](#)
[Proclamation - Recognizing May 2025 as National Military Appreciation Month.pdf](#)
2. Proclamation Recognizing May 2025 as Mental Health Awareness Month
Requested Action / Suggested Motions: Issue a Proclamation to Angie Regan of Access Tahoe recognizing May 2025 as "Mental Health Awareness Month"
Responsible Staff Member(s): Susan Blankenship, City Clerk
[Item 2- Executive Summary.pdf](#)
[Proclamation -Recognising May 2025 Mental Health Awareness Month.pdf](#)
3. Proclamation Recognizing May 18-24, 2025, as National Public Works Week
Requested Action / Suggested Motions: Issue a Proclamation to the Public Works Department recognizing May 18-24, 2025, as "National Public Works Week"
Responsible Staff Member(s): Susan Blankenship, City Clerk
[Item 3- Executive Summary.pdf](#)
[Proclamation - Recognising May 18-24, 2025 National Public Works Week.pdf](#)

City Commission Reports

Public Communications

This is the public's opportunity to speak on any topic NOT LISTED on this agenda. Comments shall be limited to four (4) minutes. In accordance with the Brown Act, the City Council 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 Agenda

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 per item and six (6) minutes total per speaker. The consent agenda consists of items of a repeating or routine nature considered under a single action. Any Councilmember 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.

4. Regular City Council Meeting Minutes
Requested Action / Suggested Motions: Pass a Motion approving minutes of the April 22, 2025, Regular City Council meeting.
Responsible Staff Member(s): Michelle Davis, Assistant City Clerk
[Item 4- Executive Summary.pdf](#)
[04 22 2025 City Council Meeting Minutes.pdf](#)
5. Appropriation of Funds for the Precision Approach Path Indicators (PAPI)
Requested Action / Suggested Motions: Pass a Resolution authorizing the Finance Director to appropriate funds for the Precision Approach Path Indicators (PAPI) in the amount of \$47,480.00 with a 5 percent contingency (\$2,374.00).
CEQA Determination: The project is exempt from review under CEQA Guidelines section 15301(d) (Existing Facilities - restoration or rehabilitation of deteriorated or damaged facilities to meet current standards of public health and safety).
Responsible Staff Member(s): John Dickinson, Airport Manager
[Item 5- Executive Summary.pdf](#)
[01- Staff Report PAPI](#)
[02-Resolution PAPI](#)
6. Approval of Final Subdivision Map for 3708 Highway 50 Town Homes, El Dorado County APNs 027-072-032 and 027-072-010
Requested Action / Suggested Motions: Pass a Resolution approving Final Subdivision Map Pursuant to the Subdivision Map Act for 3708 Highway 50 Town Homes, located at 3708 Lake Tahoe Boulevard and 3709 Osgood Avenue (APNs 027-072-032 and 027-072-010).
CEQA Determination: This project is categorically exempt under CEQA Guidelines section 15332, Class 32 (infill development).
Responsible Staff Member(s): Emily Dougherty, Engineering Technician and John Hitchcock, Planning Manager
[Item 6- Executive Summary.pdf](#)
[01-Staff Report - Lake Tahoe Blvd Final Map.docx](#)
[02 Res 2022-040 Tentative Map.pdf](#)
[03 Res 2024-013 Tentative Map Extension.pdf](#)
[04-Resolution - Final Subdivision Map.docx](#)
[05 Final Map.pdf](#)
7. Amendment to Agreement with Lumos & Associates for the Stateline Avenue Complete Streets Project, Planning and Design Feasibility
Requested Action / Suggested Motions: Pass a Motion authorizing the Mayor to execute Amendment No. 2 to Agreement with Lumos & Associates for additional planning and design feasibility services for the Stateline Avenue Complete Streets Project for the amount of \$9,700 for a

total not-to-exceed contract amount of \$236,900.

CEQA Determination: This action is statutorily exempt under CEQA Guidelines Section 15262 (Feasibility and Planning Studies) and categorically exempt under Section 15305, Class 6 (Information Collection).

Responsible Staff Member(s): Emily Dougherty, Engineering Technician

[Item 7- Executive Summary.pdf](#)

[01-Staff Report - Amendment No. 2 Lumos and Associates.docx](#)

[02-StatelineVicinityMap.pdf](#)

[03 Resolution 2024-066 Agreement with Lumos.pdf](#)

[04_LumosAmendment__1C-197-2024.pdf](#)

[05 Lumos PSA Amendment 2.pdf](#)

8. Affordable Housing and Sustainable Communities (AHSC) Program Application for the Sugar Pine Village Phase 2B Affordable Housing Project
Requested Action / Suggested Motions: Pass a Resolution authorizing staff to submit a joint application with Related Companies of California LLC under the AHSC Program for an amount not to exceed \$30,000,000 of which an amount not to exceed \$20,000,000 will be provided as a loan for the affordable housing construction and an amount not to exceed \$10,000,000 will be provided as a reimbursable grant for Housing Related Infrastructure (HRI), Sustainable Transportation Infrastructure (STI), Transit Related Infrastructure (TRA) or Program activities as defined in the AHSC Program Guidelines.
CEQA Determination: This action is statutorily exempt from CEQA under Government Code section 65913.4(d)(2) because the project was approved under Senate Bill 35, and to the extent that the pedestrian improvements were not included in the initial approval, they are categorically exempt under CEQA Guidelines section 15301 (existing facilities).
Responsible Staff Member(s): Jessica Wackenhut Lomeli, Housing Manager
[Item 8- Executive Summary.pdf](#)
[01-Staff_Report_AHSC_05.06.2025.docx](#)
[02-Resolution - AHSC Round 9 App 05.06.2025.docx](#)
9. Grant of Permanent Easement to Liberty Utilities for Underground and Above Ground Utility Facilities Associated with Electric Vehicle Charging Stations at 3069 Harrison Avenue, a City-owned parcel.
Requested Action / Suggested Motions: Pass a Resolution Granting a Permanent Utility Easement to Liberty Utilities at 3069 Harrison Avenue, a City-owned parcel, for the purpose of expanding infrastructure to service 12 Electric Vehicle Charging Stations.
CEQA Determination: This action is exempt under CEQA Guidelines section 15061(b)(3) (small structures, such as the installation of utility infrastructure).
Responsible Staff Member(s): Emily Dougherty, Permit Technician
[Item 9- Executive Summary.pdf](#)
[01-Staff Report - Liberty Easement.docx](#)
[02 Project Map 3069 Harrison Av.pdf](#)
[03 Permanent Easement_Liberty.docx](#)
[04 Resolution_Liberty Easement.docx](#)
10. Ordinance Designating Very High Fire Severity Zones (Second Reading)
Requested Action / Suggested Motions: Pass an Ordinance Designating Very High Fire Severity Zones within the City of South Lake Tahoe.
Responsible Staff Member(s): Jim Drennan, Fire Chief, and Kim George, Fire Marshal
[Item 10- Executive Summary.pdf](#)
[01-Staff Report- Fire Severity Zones Ordinance.docx](#)
[02 - LRA FHSZ Rollout Plan](#)
[03-Ordinance - Designating Very High Fire Severity Zones.docx](#)
[04-Map \(Exh. A to Ordinance\)](#)
[05-Notice of Publication](#)

Public Hearing

11. Levy of Assessment for Ski Run Business Improvement District for Business License Year 2025/2026
Requested Action / Suggested Motions: Pass a Resolution confirming the Ski Run Business Improvement District annual report and levying the assessment for business license year 2025/2026.
Responsible Staff Member(s): Ben Hannah - Accountant II
[Item 11- Executive Summary.pdf](#)
[01 - Staff Report - Ski Run BID 05-06-2025.docx](#)
[02 - SRBID Resolution - Second Meeting 05.06.2025.docx](#)
[03 SRBID 2025-2026 Budget Proposal.pdf](#)
[04 SRBID 2025-2026 Budget Proposal_Prior Year vs Proposed.pdf](#)
[05 SRBID 2025-2026 Budget Proposal_Includes Measure S Recreation.pdf](#)
[06 Ski Run BID Report 2025.pdf](#)
[07-Public Notice](#)
12. Ordinance Amending Vacation Home Rental Regulations Outside Tourist Core (First Reading) and Urgency Ordinance Extending Temporary Moratorium on Issuance of Vacation Home Rental Permits in Areas Where Permits Were Prohibited by Measure T
Requested Action / Suggested Motions: (1) Pass a Motion to hold a first reading (by title only) of an Ordinance Amending Article V (Vacation Home Rentals) of Chapter 3.50 (Transient Lodging) and Table 2.35.070 (Appealable Actions and Matters) of the South Lake Tahoe City Code to Modify the Regulation of Vacation Home Rentals Located Outside the Tourist Core Area Plan, and refer second reading and adoption to the May 20, 2025 meeting; and (2) Pass an Urgency Ordinance Extending a Temporary Moratorium on the Issuance of Vacation Home Rental Permits in Areas Where Permits Were Prohibited by Measure T.
CEQA Determination: The proposed Ordinance amending the Vacation Home Rental regulations is exempt under CEQA Guidelines sections 15061(b)(3) (common sense exemption), and 15308 (amending a regulatory process to protect the environment).
Responsible Staff Member(s): Heather Stroud, City Attorney Joseph Irvin, City Manager
[Item 12- Executive Summary.pdf](#)
[01 - Staff Report - VHR Ord Amendments \(First Reading\).docx](#)
[02 - Ordinance - VHR Amendments.docx](#)
[03 - VHR Ordinance Amendments Redline.pdf](#)
[04 - Table 2.35.070 Redline.pdf](#)
[05 - Urgency Ordinance Moratorium Extension.docx](#)
[06-Public Notice](#)

Regular-Unfinished Business

13. 2025-2030 Strategic Plan Adoption
Requested Action / Suggested Motions: Pass a Motion adopting the 2025-2030 Strategic Plan.
Responsible Staff Member(s): Joseph D. Irvin, City Manager
[Item 13- Executive Summary.pdf](#)
[01-Staff Report 2025 Strategic Plan](#)
[02- Final Draft Strategic Plan](#)
[03-Strategic Plan Timeline](#)

Regular-New Business

14. License with Mary Johnson McCall for Use of Bijou Golf Course Parking Lot
Requested Action / Suggested Motions: Pass a Resolution authorizing and directing the Mayor to execute a license agreement with Mary Johnson McCall to use the parking lot at Bijou Golf Course located at Fairway Drive for an annual payment of \$30,000 to lease the parking lot from May 1

through October 31 each year of 2025 through 2027, and appropriating \$4,645 from General Funds Undesignated Excess Revenues into the Golf Course account 100-04110-43041 Rental of Land & Buildings.

CEQA Determination: This action is exempt from review under CEQA Guidelines section 15323 (Normal Operations of Facilities for Public Gatherings).

Responsible Staff Member(s): John Stark, Director of Parks & Recreation

[Item 14- Executive Summary.pdf](#)

[01-Staff Report - Agreement Bijou Golf Course Parking Lot.docx](#)

[02-Resolution Golf Course Parking Agreement.docx](#)

[03-Golf Course Parking Lot Agreement 25 26 27.pdf](#)

[04 - Bijou Golf Course Parking Lot Survey Map.pdf](#)

15. Ordinance Amending Chapter 8.05.170 (Permits to Reserve Portions of Park) of the South Lake Tahoe City Code to Establish a Commercial Use Permit (First Reading)
Requested Action / Suggested Motions: 1) Pass a Motion to hold a first reading (by title only) of an Ordinance Amending Chapter 8.05.170 (Permits to Reserve Portions of Park) establishing a permit for commercial use purposes and refer to second reading and adoption to May 20, 2025.
CEQA Determination: This ordinance is categorically exempt under CEQA Guidelines sections 15301 (existing facilities) and 15323 (normal operation of facilities for public gatherings).
Responsible Staff Member(s): John Stark, Director of Parks & Recreation
[Item 15- Executive Summary.pdf](#)
[01-Staff Report - Parks and Recreation Commercial Use Ordinance.docx](#)
[02-Parks Commercial Use Ordinance \(Redline\).pdf](#)
[03-Ordinance- Parks & Recreation Commercial Use.docx](#)
16. Stateline Transit Center Parking Enforcement Authorization Ordinance (First Reading)
Requested Action / Suggested Motions: 1) Pass a Motion to hold a first reading (by title only) of an Ordinance amending Article VII of Chapter 4.25 of the South Lake Tahoe City Code to add Section 4.25.607 authorizing City Council, by resolution, to establish certain parking prohibitions, restrictions, and regulations at municipal off-street parking facilities and refer to a second reading and adoption to the May 6, 2025 meeting; and, 2) Pass a Resolution establishing parking prohibitions, restrictions, and regulations for the Stateline Transit Center.
Responsible Staff Member(s): David Stevenson, Police Chief, and Anush Nejad, Director of Public Works
[Item 16- Executive Summary.pdf](#)
[01-STAFF REPORT-Stateline Transit Center.docx](#)
[02 - Ordinance to Amend Off Street Parking.docx](#)
[03 - Resolution Offsite Parking Stateline Transit.docx](#)
[04 - Transit Center Parking Map \(Exh. A to Reso\).pdf](#)
17. Pioneer Trail Pedestrian Improvement Project Phase II: Construction Contract with B&M Civil LLC, Amendment to Agreement with CDM Smith for Engineering Services During Construction, and Accepting and Appropriating Grant Funding
Requested Action / Suggested Motions: Either: (1) Pass a Resolution: a) Authorizing and directing the Mayor to execute Construction Contract with B&M Civil LLC for \$6,344,383, plus a 10% Construction Contingency of \$634,436; b) Authorizing and directing the Mayor to execute Amendment No. 6 to Agreement with CDM Smith for Engineering Services During Construction for an additional amount of \$54,983.67 and a total amount not to exceed \$615,396.39; c) Accepting and Appropriating grant funding of \$1.2 million from Active Transportation Program, \$1,551,000 from Congestion Mitigation and Air Quality, \$606,000 from Surface Transportation Block Grant, and \$714,984 from South Tahoe Public Utilities for In Lieu Fees; d) Transferring \$1,050,000 of Measure S Undesignated Reserves and \$915,898 from SB-1 funds; and e) Transferring \$481,732 from James and Eloise Drainage Project; or (2) Pass a Motion to reject all bids and direct staff to re-bid the construction contract.
CEQA Determination: The Planning Commission adopted and approved a Negative Declaration on

September 12, 2019 (State Clearing House Number 2019079110), and no subsequent environmental review is required under CEQA Guidelines section 15162.

Responsible Staff Member(s): Stephen Anderjack, Project Manager

[Item 17- Executive Summary.pdf](#)

[01-Staff Report-Pioneer Trail Ped Improvement Ph II Contract Award.docx](#)

[02-Resolution-Pioneer Trail Pedestrian Improvements Phase II.docx](#)

[03-B&M Civil LLC Construction Agreement.pdf](#)

[04-Amendment No. 6 to Agreement with CDM Smith Inc.pdf](#)

[06-STPUD Reimbursment Agreement.pdf](#)

[07-FCC Bid Advisory.pdf](#)

[08-Willdan Memo.pdf](#)

[09-B&M Response Letter.pdf](#)

[10-CSLT GFE Eval.pdf](#)

[11-OCR GFE Eval.pdf](#)

[12-B&M Civil DBE Docs.pdf](#)

[05-Finance_Letter.pdf](#)

Agenda Planning Calendar

18. Agenda Planning Calendar

Requested Action / Suggested Motions: Identify, with consent of at least two Council Members, any desired future agenda items, and/or modify the Agenda Planning Calendar as desired.

Responsible Staff Member(s): Joseph Irvin, City Manager, and Susan Blankenship, City Clerk

[Item 18- Executive Summary.pdf](#)

[APC - 05 01 2025.pdf](#)

Updates and Announcements (City Attorney, City Clerk, City Manager)

Councilmember Reports and Comments - Assignments to Boards, Committees, and Commissions

Adjournment

I, Susan Blankenship, City Clerk for the City of South Lake Tahoe, declare that the foregoing agenda for the Tuesday, May 6, 2025, City Council meeting was posted and available for review on Thursday, May 1, 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 May 1, 2025

\\sb\\ Susan Blankenship, Elected City Clerk