

From: [Ann Nichols](#)
To: [Board Clerk](#)
Subject: [EXTERNAL] Tahoe Basin Area Plan Amendments-"Envision Tahoe or Miami?"
Date: Monday, October 24, 2022 10:25:38 AM
Attachments: [image002.png](#)

ENVISION TAHOE or (should we be thinking Miami Beach)?

The most dangerous new plan to accelerate Lake Tahoe development since the 2012 Regional Plan is teed up for a lot more. It's an action item ostensibly aimed to solve the Tahoe housing crisis and check off the "local box" while the Tahoe Regional Planning Agency goes ahead with the environmental analysis.

(One Translation "it's a done deal".)

A short summary of 250 +page proposals for all of Tahoe:

1. Loosen scenic requirements
2. Allow 100' longer building lengths
3. Allow more height (no limit mentioned)
4. Remove parking requirements
5. Fund more micro-transit (currently costs \$17/rider=unsustainable)
6. Multi-family use allowed by right (zoning not required)
7. 16/units per acre
8. Increase single family uses thru more condos in Town Centers
9. Side setbacks reduced
10. Expansion of allowed lot coverage.(more development per parcel)

What does this all mean? Much more development.

WHAT WASN'T MENTIONED:

1. Limits on short term rentals.
2. Offsets to balance additive population.

What are the driving forces behind this:

-BAE, a national economic consultant who came up with the disastrous 2012 Tahoe Regional Plan. That plan has not worked... everything is worse at Lake Tahoe: traffic, forest fires, evacuation, water quality, invasive species, toxic algae, air quality, housing crisis, predominance of high end homes/condos.

-The Tahoe Prosperity Center is a group of self-appointed locals who previously claimed Tahoe needed 11 large projects to "thrive" using what was called "smart growth planning". Clearly Tahoe is not thriving.

BAE and the Prosperity Center are the same people with a vested interest in their previous schemes that are unlikely to embrace any concepts in conflict.

There is no proof or evidence that this new scheme will solve the housing crisis. It's time for fresh air and ideas. The definition of insanity is repeating the same mistakes over and over again and expecting different results.

Thank you

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“Helping preserve the natural beauty and rural character of North Lake Tahoe”