

**ORDINANCE NO. 1114**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH LAKE TAHOE REPEALING ARTICLE 5 (VACATION HOME RENTALS) OF CHAPTER 3.50 OF TITLE 3 OF THE SOUTH LAKE TAHOE CITY CODE; ENACTING ARTICLE 5 (VACATION HOME RENTALS) OF CHAPTER 3.50 OF TITLE 3 OF THE SOUTH LAKE TAHOE CITY CODE; AND FINDING ADOPTION OF THE ORDINANCE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

The City Council of the City of South Lake Tahoe finds and declares as follows:

WHEREAS, vacation home rentals expand the number and type of lodging facilities available to tourists and assist owners of vacation home rentals by providing revenue which may be used for maintenance, upgrades, and deferred costs.

WHEREAS, the City continues to respond to numerous citizen complaints involving excessive noise, disorderly conduct, vandalism, overcrowding, traffic, congestion, illegal parking and accumulation of trash and refuse at vacation home rentals.

WHEREAS, citizen complaints require response from police, fire, paramedic and other City personnel.

WHEREAS, the City Council initiated an independent socio-economic report, which had been received and publicly vetted. The purpose of the report was to assist the City Council in furthering its legislative and regulatory efforts of the vacation home rental industry.

WHEREAS, the provisions of this Article are necessary to address the continued impacts on city services and City residents posed by vacation home rentals.

WHEREAS, the City Council of the City of South Lake Tahoe held a duly noticed public hearing on the Ordinance on November 7, 2017 at which time it introduced Ordinance No. 1114.

WHEREAS, the City Council finds and determines that this ordinance is not subject to CEQA because it is not a project, as that term is defined in Section 15378 of the State CEQA Guidelines.

WHEREAS, the City Council finds and determines that the regulation of Vacation Home Rentals in accordance with this ordinance is a matter of City-wide importance and necessary for the preservation and protection of the public peace, health, safety and/or welfare of the community and is a valid exercise of the local police power and in accord with the public purposes and provisions of applicable State and local laws and requirements.

NOW, THEREFORE, the City Council of the City of South Lake Tahoe does ordain as follows:

Section 1. Recitals. The City Council of the City of South Lake Tahoe does hereby find

that the above referenced recitals are true and correct and material to the adoption of this Ordinance.

Section 2. Repealed. Article 5 of Chapter 3.5 of Title 3 of the South Lake Tahoe City Code (Vacation Home Rentals) is hereby repealed.

Section 3. Enacted. Article 5 of Chapter 3.5 of Title 3 of the South Lake Tahoe City Code (Vacation Home Rentals) is hereby enacted as follows:

## **Article V. Vacation Home Rentals**

### **3.50.370 Definitions.**

“Agent” shall mean a person engaged or appointed by an owner to represent and act on behalf of an owner (as defined in these definitions) and to act as an operator, manager and/or local contact person of a dwelling used or to be used as a short-term rental unit or short-term rental property and designated as such by the owner.

“Bear Box” shall mean a locked container affixed to the ground which is utilized for the storage of trash and is designed to prevent access to its content by wildlife.

“Condominium” shall mean a dwelling unit in a residential development that is under a legal arrangement specifying that the unit is individually owned but the common areas are owned, controlled, and maintained through an organization consisting of all individual owners.

“Director of Development Services” shall mean the City’s Director of Development Services or his/her designee. In the event the Director of Development Services position is vacant or ceases to exist, “Director of Development Services” shall mean the City Manager or his/her designee.

“Dwelling” shall mean a building, or portion thereof, designed exclusively for residential purposes, including single-family and multifamily dwellings, condominiums, and timeshares but not including hotels, motels, boardinghouses and lodging houses. “Dwelling” shall also mean a dwelling unit on the same parcel as a legally established single-family dwelling that has its own complete independent living accommodations and facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. “Multifamily dwelling” shall mean a dwelling in which multiple separate housing units for residential inhabitants are contained within one building or several buildings within one complex.

“Occupant” shall mean any person who is on or in a short-term rental property other than service providers or the owner, whether or not the person stays overnight.

“Operator” shall mean the owner or the designated agent of the owner who is responsible for compliance with this chapter.

“Owner” shall mean the person(s) or entity(ies) that hold legal or equitable title to a dwelling.

“Pending application” shall mean a complete application for a vacation home rental permit filed with the Development Services Director that has not been approved or denied by the city prior to December 21, 2017.

“Renewal Application” shall mean an application for a renewed vacation home rental permit which application may be submitted by the vacation home rental applicant.

“Rent” shall have that definition set forth in SLTCC section 3.00.010.

“Vacation Home Rental” shall mean the rent or rental of an entire dwelling, by the owner or operator to another person or group of persons for occupancy, dwelling, lodging or sleeping purposes for a period of less than thirty (30) consecutive calendar days. The rental of units within city-approved hotels, motels, and bed and breakfasts shall not be considered to be vacation home rentals.

“Vacation Home Rental Applicant” shall mean the person(s) or entity(ies) who apply for a vacation home rental permit by submitting and signing a vacation home rental application. A vacation home rental applicant may be an owner(s) of the dwelling unit, an agent(s), or another authorized representative(s) of an owner of the dwelling unit.

“Vacation Home Rental Permit” shall mean a permit issued to the property owner and pursuant to the provisions of this chapter that allows the use of a dwelling as a short-term rental.

“Vacation Home Rental Property” shall mean a parcel of real property, as shown on the latest equalized tax assessment roll as maintained by the assessor of the County of El Dorado, upon which a vacation home rental(s) is (are) maintained. “Vacation home rental property” includes the premises upon which a vacation home rental is located, including parking areas, driveways, landscaping, accessory structures, fences, walls, swimming pools, hot tubs, spas, tennis and paddleboard courts, and other similar and related improvements.

“Vacation Home Rental Waitlist” shall mean when the number of permits issued by the City exceeds the Cap, the Development Services Department will accept applications to be placed on a list to be used when permits for issuance become available.

### **3.50.380 Vacation Home Rentals – General Provisions.**

#### **A. Vacation Home Rentals Allowed.**

Subject to the provisions of this article, vacation home rentals shall be permitted within the city.

#### **B. Vacation Home Rental Permit Required to Operate.**

It shall be unlawful for any person or entity to rent, maintain, facilitate, advertise or list a dwelling unit as a short term rental without a valid vacation home rental permit issued pursuant to this article.

#### **C. Vacation Home Rental Permits Nontransferable.**

1. Permit – Site Specific. It shall be unlawful for any person to give, grant or otherwise transfer a vacation home rental permit from one dwelling unit to another.

2. Transfer of Permits Prohibited. All permits issued by the City pursuant to this Article shall be non-transferable to a different person or entity to whom said permit was issued.

(a) Notwithstanding subsection (2) herein, a permit may be transferred from one owner of a vacation home rental to another owner of the vacation home rental as long as the transferee was an owner of the vacation home rental at the time the vacation home rental application was submitted to the City.

3. Upon any change of ownership of a vacation home rental property, an initial vacation home rental application shall be submitted pursuant to SLTCC section 3.50.390(A).

**D. Multifamily Dwellings.**

1. It shall be unlawful to rent, lease, use or operate a multifamily dwelling as a vacation home rental.

2. Notwithstanding SLTCC section 3.50.380(D)(1), owners of multifamily dwelling units with a valid vacation home rental permit on September 1, 2016 may continue to apply for a renewed vacation home rental permit for said multifamily dwelling and will be issued or denied a renewal permit based on the criteria of SLTCC sections 3.50.410.

**E. Agency.**

An owner may retain an agent, local representative or local contact person to comply with the requirements of this article, including, without limitation, the filing of an application for a vacation home rental permit, the management of the vacation home rental and the compliance with the conditions of the permit. The owner of the vacation home rental is responsible for compliance with the provisions of this article and the failure of an agent, representative, or local contact person to comply with this article shall not relieve the owner of his/her obligations as set forth in this article.

**F. Cap.** The total number of vacation home rental permits issued to dwellings outside of the Tourist Core Area Plan shall not exceed 1,400.

**G. Taxes.**

1. Business and professions taxes, as set forth in SLTCC Chapter 3.35, shall be assessed for vacation home rentals.

2. Transient occupancy tax shall be assessed for vacation home rentals.

**H. Permits and fees not exclusive.**

Permits and fees required by this article shall be in addition to any license, permit or fee required under any provision of the City Code. The issuance of any permit pursuant to this article shall not relieve the owner or operator of the vacation home rental from his/her obligation to comply with all other provisions of the City Code pertaining to use and occupancy of the vacation home rental.

**I. Pending Applications.**

Pending applications shall be reviewed under the provisions of this ordinance. Applicants of pending applications shall have no right, entitlement, or expectation of issuance of a vacation home rental permit.

**3.50.390 Vacation Home Rental Application Procedures.**

**A. Initial Applications**

1. All persons or entities interested in operating a vacation home rental may submit a vacation home rental application along with the application fee in an amount set forth in the City's Master Fee Schedule.

2. It shall be the applicant's responsibility to provide all information and materials required to comply with the vacation home rental application submittal requirements.

3. The filing date of the vacation home rental application shall be the date when the Director of Development Services officially receives the last submission of information or materials required by SLTCC section 3.50.390(B) and the application is deemed complete. If the Director of Development Services determines an application submittal is incomplete, a vacation home rental applicant shall be notified of such incompleteness within thirty (30) calendar days of receipt of the vacation home rental application by the Development Services Department. If the Director of Development Services does not receive a complete application within the additional thirty (30) days, he/she shall no longer consider that application and instead, he/she shall continue to review applications on the VHR Waitlist.

4. All vacation home rental applications which have been deemed complete by the Director of Development Services shall be placed on the South Lake Tahoe Vacation Home Rental Waitlist ("VHR Waitlist") in the order of the application's filing date. Vacation home rental applications shall only be reviewed by the Development Services Director in the order of ranking as established by the VHR Waitlist.

5. Where vacation home rental permits are available subject to SLTCC section 3.50.380(F), applications on the VHR Waitlist shall be considered on a quarterly basis by the Director of Development Services in the order of ranking as established by the VHR Waitlist. Once a vacation home rental permit becomes available and the application is deemed complete, the Director of Development Services shall conduct an inspection of the vacation home rental within fourteen (14) days. Vacation home rental applicants shall have forty-five (45) days to make all changes and improvements to the vacation home rental which are required by the City pursuant to the inspection. If the vacation home rental applicant fails to make all changes and

improvements to the vacation home rental within forty-five (45) days of the inspection, said applicant's vacation home rental application shall be placed on the bottom of the VHR Waitlist.

6. The Director of Development Services shall continue to review applications and inspect vacation home rental properties until all applications on the VHR Waitlist have been reviewed or until the city can issue no further vacation home rental permits based on SLTCC section 3.50.380(F).

7. Inspections.

(a) The Director of Development Services shall inspect all dwelling units prior to issuing a vacation home rental permit for said dwelling unit.

(b) Vacation home rental permit applicants may be required to make improvements or changes to the proposed vacation home rental property in order to ensure that the proposed vacation home rental property conforms with all plan area statements and building code standards which were in effect at time of construction of the vacation home rental property and that no health and safety violations which threaten the wellbeing of guests, neighbors or the community are present at the vacation home rental property.

(c) Notwithstanding SLTCC sections 3.50.390(A)(7)(a) and (b), inspections shall not be required for VHR renewal applications.

(d) Notwithstanding SLTCC sections 3.50.390(A)(7)(a) and (b), inspections shall not be required for vacation home rentals located in the Tourist Core Area Plan.

(e) Notwithstanding SLTCC sections 3.50.390(A)(7)(a) and (b), inspections shall not be required for timeshares.

**B. Vacation Home Rental Application and Renewal Application Filing Requirements.**

1. Vacation home rental applications and renewal applications shall be submitted on forms provided by the City and shall include, but not limited to, the following information:

- (a) Owner(s) name(s).
- (b) Local contact information, management agency contact information or authorized representative contact information.
- (c) Square footage of home.
- (d) Owner mailing address.
- (e) Proposed vacation home rental address and assessor's parcel number.

- rental.
- (f) Vacation home rental permit number, if existing vacation home rental.
  - (g) Maximum occupancy of vacation home rental.
  - (h) Number of paved parking spaces on the vacation home rental property.
  - (i) Identification of outdoor hot tub, if any.
  - (j) Local contact number with 24 hour availability for reporting violations.

2. Vacation home rental applications and renewal applications filed by agents, representatives, or authorized representatives of the owner of the vacation home rental property shall include a declaration that such application is being made with the consent of the vacation home rental owner.

3. Vacation home rental applications and renewal applications shall be accompanied by a declaration that any and all applicable covenants, conditions and restrictions are consistent with and would not prohibit issuance of a vacation home rental permit for the proposed property.

4. The vacation home rental application and renewal application shall be accompanied by an application fee in an amount set forth by separate resolution of the City Council which amount is calculated to recover the City's full cost of reviewing, issuing and administering said permit.

5. If a renewal application is denied, and the applicant wishes to operate a vacation home rental, he/she must initiate a vacation home rental application by filing an initial application and complying with the procedures of SLTCC section 3.50.390(A).

#### **3.50.400 Expiration and Renewal of Vacation Home Rental Permits**

- A. Vacation home rental permits shall expire one year after their issuance.
- B. Vacation home rental permits must be renewed on an annual basis prior to expiration by filing with the Director of Development Services a renewal application and a renewal fee.
- C. If a timely renewal application is filed, the vacation home rental permit shall not expire until the date that the Director of Development Services approves or denies the renewal application. If a timely renewal application is not filed, the vacation home rental permit shall expire and shall be considered null and void.
- D. A renewal application shall be subject to all filing requirements set forth in SLTCC section 3.50.390(B).

E. The Director of Development Services shall issue or deny a renewal application in accordance with the provisions of SLTCC section 3.50.410(C).

**3.50.410 Review, Issuance and Denial of Vacation Home Rental Permit Applications**

A. Vacation home rental permits shall only be issued to the owner(s) of the vacation home rental property.

**B. Criteria for Issuance – Initial Application**

The Director of Development Services shall issue a vacation home rental permit where he/she makes all of the following findings:

1. The vacation home rental application is complete and the applicant has complied with the submittal requirements of SLTCC section 3.50.390(B).

2. Inspection of the vacation home rental property has shown that the proposed vacation home rental property conforms with all plan area statements and building code standards which were in effect at time of construction of the vacation home rental property and that no health and safety violations which threaten the wellbeing of guests, neighbors or the community are present at the vacation home rental property.

3. Neither the vacation home rental property, nor the vacation home rental applicant has received three or more upheld citations for violations of the City Code. For purposes of this section, upheld citations means citations which were neither overturned on appeal nor dismissed.

4. The vacation home rental property contains sufficient paved parking spaces to accommodate the maximum number of occupants. All required parking shall be constructed on the vacation home rental property prior to operation as a vacation home rental.

5. The proposed vacation home rental will not exceed the cap of 1,400 vacation home rentals within the City.

(a) Notwithstanding SLTCC (section directly above) vacation home rentals located in the Tourist Core Area Plan shall not be subject to the cap of 1,400 vacation home rentals within the city.

**C. Criteria for Issuance – Renewal Application**

The Director of Development Services shall issue a renewed vacation home rental permit where he/she makes all of the following findings:

1. The renewal application is complete and the applicant has complied with the submittal requirements of SLTCC section 3.50.390(B).

2. There have not been three or more upheld citations issued for violations of the City Code at the vacation home rental property within any twenty-four (24) month period.



For purposes of this subsection, upheld citations means citations which were neither overturned on appeal nor dismissed.

3. The vacation home rental permit has not lapsed, expired, been revoked, or suspended.

4. The vacation home rental is current on transient occupancy taxes and has paid all said taxes to the city in full by the date upon which said taxes became due.

5. The vacation home rental permit has not been transferred to another person, entity, or property.

**D. Criteria for Denial**

Vacation home rental permits shall not be issued or renewed where the Director of Development Services confirms that one or more of the criteria for issuance set forth in SLTCC sections 3.50.410(B) and (C) have not been met. If the Director of Development Services denies the vacation home rental application or renewal application, he or she shall specify in writing the reasons for the denial and notify the applicant that the decision shall become final unless the applicant seeks an appeal pursuant to SLTCC section 3.50.430.

**3.50.420 Revocation of Vacation Home Rental Permit**

A. A vacation home rental permit issued under the terms of this Article shall be revoked by the Director of Development Services at any time if he or she concludes any of the following:

1. The vacation home rental is not current on transient occupancy taxes and has not paid all said taxes to the City in full by the date upon which said taxes became due.

2. There have been three or more upheld citations for violations of the City Code at the vacation home rental property within a twenty-four (24) month period. For purposes of this subsection, upheld citations means citations which were neither overturned on appeal nor dismissed.

3. The vacation home rental applicant has submitted a vacation home rental application containing a material misrepresentation or omission of material facts.

4. There has been a transfer or an attempt to transfer a vacation home rental permit to another person, entity or property.

B. A vacation home rental permit suspended or revoked pursuant to this subsection shall be deemed to be expired and shall no longer authorize the operation of a vacation home rental.

**3.50.430 Appeal from Director of Development Services' Determination**

An applicant or any interested party who disagrees with the Director of Development

Services' decision to issue, deny, revoke, or suspend a vacation home rental permit may appeal that decision to the Planning Commission in accordance with the appeal provisions of SLTCC section 2.35.

**3.50.440 Conditions of Operation.**

All vacation home rentals shall be operated, maintained and managed on a day-to-day basis in compliance with the following operational conditions and requirements:

**A. Maximum Occupancy.**

1. Occupancy of the vacation home rental shall be limited by (1) the number of paved parking spaces on the vacation home rental property as shown in Table One of this subsection, and (2) the number of bedrooms in the property as shown in Table Two of this subsection, whichever is lesser. For purposes of this subsection, occupancy shall be calculated by the number of persons present at the vacation home rental property at any given time.

<b>Table One (1). Number of Paved Parking Spaces Establishing Maximum Occupancy</b>	
<b>Number of Parking Spaces</b>	<b>Maximum Occupancy</b>
1	4
2	8
3	12
4	16
5	20

<b>Table Two (2). Number of Bedrooms Establishing Maximum Occupancy</b>	
<b>Number of Bedrooms</b>	<b>Maximum Occupancy</b>
Studio	4
1	6
2	8
3	10
4	12
5	14

Where the maximum occupancy for a vacation home rental is based upon the number of

bedrooms, occupancy of a vacation home rental with more than one bedroom shall be calculated by multiplying the number of bedrooms by two and adding four.

The voluntary reduction of occupancy in order to reduce fees is not permitted.

**B.** Each parking space required for a vacation home rental permit shall remain available for vacation home rental occupants. Each parking space shall be no less than nine feet wide and 19 feet long.

**C.** Commercial Activity Prohibited.

Vacation home rentals shall not be used for commercial activities, including, but not limited to, weddings, receptions and large parties. All occupants of the vacation home rental shall be notified of the prohibition against commercial activities prior to the reservation, rental, or lease of a vacation home rental.

**D.** The owner of the vacation home rental shall be responsible for compliance with all provisions of the South Lake Tahoe City Code.

**E.** The owner of the vacation home rental shall post a copy of the permit and a copy of the conditions set forth in this section in a conspicuous place within the vacation home rental property.

**F.** All marketing and advertising of the vacation home rental shall include the vacation home rental permit number issued by the City.

**G.** The owner shall agree to and authorize the City to enter the vacation home rental for the purpose of inspections when the city has received complaints of substandard housing conditions and/or has been made aware of substandard housing conditions.

**H.** Use of all outdoor spas or hot tubs shall be prohibited between the hours of 10:00 p.m. and 8:00 a.m.

**I.** Interior Signage. Vacation home rentals shall have a clearly visible and legible notice posted on or directly adjacent to the inside of the front door, containing the following information:

1. The name of the managing agency, authorized representative, property manager, or local contact person, and a telephone number enabled for text messaging at which that person may be reached on a 24-hour basis. Any change in this contact person's address or telephone number shall be promptly furnished to the city Development Services Department.

2. The maximum number of occupants for the vacation home rental;

3. The maximum number of vehicles permitted to be parked on the vacation home rental property;

4. The parking rules for seasonal snow removal;

5. The trash pickup day and notification that trash and refuse shall not be left or stored on the exterior of the property except in a bear-box;

6. Notification that an occupant may be cited and fined for creating a disturbance or for violating any provision(s) of this article; and

7. Notification that failure to conform to the parking and occupancy limits of the vacation home rental is a violation of this article.

**J. Exterior Signage.** Vacation home rentals shall have a clearly visible and legible exterior sign, posted in a location which is visible from the adjacent right-of-way, containing the following information:

1. The name of the managing agency, authorized representative, property manager, local contact person or owner of the vacation home rental, and a telephone number at which that party may be reached on a 24-hour basis;

2. The maximum number of occupants for the vacation home rental;

3. The maximum number of vehicles permitted to be parked on the vacation home rental property;

4. The telephone number of the police department vacation home rental hotline, and the police department's e-mail address.

5. This section of the South Lake Tahoe City Code.

**K. Parking.** Occupants of vacation home rentals shall only park vehicles on the vacation home rental property and shall only park on paved surfaces designated as parking spaces.

**L. Noise.** In addition to all noise standards set forth in the City Code and TRPA Code, the use of any equipment generating noise and the use of outdoor amplified music, speakers or other amplified equipment is prohibited between the hours of 10:00 p.m. and 8:00 a.m.

**M. Emergency lighting** (which may consist of plug-in or permanently installed systems) shall be installed, maintained and functional within the home at all times.

**N.** Any lights used to illuminate a vacation home rental property shall be designed so as to not spray onto adjoining properties and adjacent rights-of-way.

**O.** Parking of commercial vehicle(s) on vacation home rental property, except temporarily for durations of less than four hours, shall be prohibited.

**P.** Records of every night for which the vacation home rental is rented, including the name and contact information of the occupant who has arranged to rent the vacation home rental, the rental rate, the number of occupants per night, and the number of vehicles, shall be

maintained for a minimum period of three years before such records are discarded or destroyed. Such records shall be made available to the city within fifteen (15) business days upon written request from the City.

**Q.** Camping and sleeping in tents, travel trailers, campers or recreational vehicles shall not be permitted on the vacation home rental property.

**R.** Trash. Bear boxes shall be installed on the vacation home rental property and all trash shall be disposed of in said bear boxes. All bear boxes shall remain functional and maintained so as to ensure that wildlife cannot access trash.

**1.** Table One of this subsection establishes the number of trash cans within bear boxes required of vacation home rental properties.

<b>Table One (1). Minimum number of Trash Cans Within Bear Box</b>	
<b>Size of Home</b>	<b>Number of Trash Cans</b>
Less than 2,500 square feet	2
2,500-3,500 square feet	3
Greater than 3,500 square feet	4

**2.** Vacation home rental owners and operators shall arrange for the necessary level of trash pick-up, drop-off, or other trash removal from the property so as to ensure that no trash is left on the street, exterior of the dwelling unit, or the right-of-way.

**3.** All required bear boxes shall be installed by July 31, 2018.

**S.** Owner or authorized agent shall include the vacation home rental permit number on all contracts, rental agreements, and in any advertising or websites depicting the vacation home rental.

**T.** Transient Occupancy Tax.

**1.** The owner of the vacation home rental shall remit all transient occupancy tax payments and comply with Article II of Chapter 3.50 of the SLTCC.

**3.50.450 Enforcement.**

**A.** Any use or condition caused or permitted to exist in violation of any provision of this article shall be and hereby is declared a public nuisance and may be summarily abated by the City pursuant to Code of Civil Procedure section 731 or any other remedy available to the City.

**B.** Any use or condition caused or permitted to exist in violation of any provision of this article shall be subject to citation in an amount set forth by separate resolution of the City Council.

**C.** Where an owner or agent of the vacation home rental reports a violation of any provision of this article which violation was caused or permitted to exist by the vacation home rental occupants, the City shall not issue a citation to said vacation home rental owner, and shall only issue a citation, where warranted, to the occupants.

**3.50.460 No Property Rights Conferred.** Vacation home rental permits shall not be construed as providing property rights or vested interests and entitlements in continued operation of a vacation home rental. Vacation home rental permits are revocable licenses which expire annually. Vacation home rental permits shall not run with the land.

**Section 5. Compliance with CEQA.** The City Council hereby finds that the action to adopt this Ordinance is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that there is no possibility the adoption of this Ordinance may have a significant effect on the environment, either from a direct physical change in the environment, or a reasonably foreseeable indirect physical change. The City Clerk shall file a Notice of Exemption with the El Dorado County Clerk.

**Section 6. Severability.** If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it should have adopted the Ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional.

**Section 7. Publication.** The City Clerk is hereby ordered and directed to certify to the passage of this Ordinance by the City Council of the City of South Lake Tahoe, California, and cause the same to be published once in The Tahoe Daily Tribune, a newspaper of general circulation, published and circulated in the City of South Lake Tahoe, California.

**Section 8. Effective Date.** This Ordinance shall become effective thirty days after the date of its adoption.

**PASSED AND ADOPTED** this 21st day of November, 2017, by the following vote:

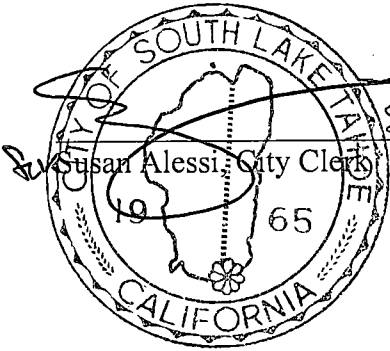
AYES:	Councilmembers:	<u>COLLIN, DAVID &amp; LAINE</u>
NOES:	Councilmembers:	<u>SASS</u>
ABSTAIN:	Councilmembers:	<u></u>
ABSENT:	Councilmembers:	<u>DAVIS</u>

*A. C. Sass*

Austin Sass, Mayor

ATTEST:

APPROVED AS TO FORM:



Susan Alessi, City Clerk

*Susan Blankenship*  
Assistant City Clerk


Signed in counterpart

Nira Doherty, Interim City Attorney

**Section 8. Effective Date.** This Ordinance shall become effective thirty days after the date of its adoption.

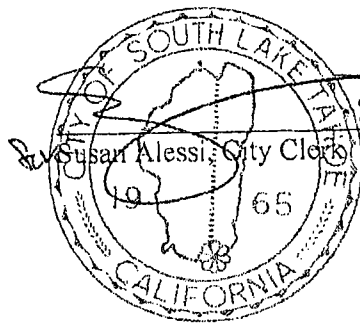
**PASSED AND ADOPTED** this 21st day of November, 2017, by the following vote:

AYES:	Councilmembers:	<u>COLLIN, DAVID &amp; LAINE</u>
NOES:	Councilmembers:	<u>SASS</u>
ABSTAIN:	Councilmembers:	<u></u>
ABSENT:	Councilmembers:	<u>DAVIS</u>

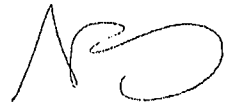
  
 Austin Sass, Mayor

ATTEST:

APPROVED AS TO FORM:



*Susan Blankenship*  
 Assistant City Clerk

  
 Nira Doherty, Interim City Attorney

Signed in counterpart