

PLACER COUNTY TAHOE BASIN AREA PLAN
ATTACHMENT H—ECONOMIC SUSTAINABILITY AND HOUSING AMENDMENTS TABLES
TRPA Regional Plan Committee
January 24, 2024

Table A. Amendments to Policy Document

1. Scenic Resources	Policy to support for: TRPA Scenic Evaluation to direct private reinvestment into Town Centers
2. Vegetation	Policy to support for hardening, green waste, and defensible space incentive and/or rebate programs
3. Socio Economic	Policies to support for: High-speed broadband infrastructure capacity; Childcare facilities to meet the needs of the local workforce; Mechanisms to prevent ongoing blight
4. Land Use	Policies to support for: Reservation and conversion manual for the allocation and conversion of TRPA development rights; Funding sources for infrastructure such as sidewalks, curbs, and gutters; Parking management plans; Community-wide snow storage plan
5. Mixed Use	Policy to support to encourage mixed use, and residential components in business park, and light industrial space
6. Town Centers	Policies to support for: Active ground floor uses; Mobile vendors and food trucks in Town Centers; Retention and expansion of businesses from the North Tahoe-Truckee region; Relocate industrial and public utility land uses in the Town Centers to free up Town Center sites; Parking maximums and creative parking solutions
7. Community Design	Policy to support for Local public art in North Tahoe
8. Redevelopment	Policies to support for Adaptive reuse of vacant or underutilized retail and office space; Revitalize and create new high-quality lodging; Multipurpose and flexible gathering spaces in private and public parking areas; Expedite building permit processes; New business innovation space and flexible light industrial spaces
9. Housing	Policies to support for Streamline affordable, moderate, and achievable housing; Require that 50 percent of units converted from multifamily to condominiums be deed restricted to affordable, moderate or achievable housing; Monitor and track housing data in the region; Adaptive management of the short-term rental inventory to balance housing availability (each new lodging unit = decrease in STR cap); Allow local worker overnight camping in public and private parking lots; Build local worker housing above public and private public parking lots

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Table B. Amendments to Implementing Regulations
(Zoning/Development Standards)

Town Center – Land Use Regulations Changes	
1. Allow small-scale uses “by-right”	No use permit for small projects that generate low VMT (projects “screen out” from TRPA VMT threshold); would require Design Review
2. Allow Food Trucks & Mobile Vendors	No Use Permit; no Design Review; would require permits from Environmental Health & cannot be parked in roadways
3. Prohibit Real Estate & Property Management Offices	Do not allow on ground floor highway frontage
4. Allow Small Scale Hotels/Motels/TAUs	Allow with no use permit if 20 units or less; would require Design Review
5. Prohibit NEW SF units	Allow existing SF units; new SF units only allowed if part of mixed-use project or if SF are deed restricted for affordable/workforce housing
6. Prohibit ADUs	Allow existing ADUs; new ADUs not allowed on highway ground floor frontage

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7. Allow MF, Multi-person, Employee Housing Units	Allow “by-right” if 100% of units are deed restricted for affordable/workforce housing; would require Design Review
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Table C. Amendments to Implementing Regulations
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Town Center – Development Standards Changes	
1. Clarified Streetscape/Roadway Requirements	Added references to County Code related to roadway standards
2. Clarified Frontage Improvements	Added language to provide consistency with County Code related to sidewalk, curb, gutter requirements
3. Shorezone Requirements	Added references to County Code “Lake Tahoe Shorezone Ordinance”
4. Building Length	Added language to provide consistency/clarity; decreased length for commercial buildings adjacent to residential zone districts
5. Building Height	Maintain allowed height of 56’; eliminated reference to number of “stories” allowed
6. Setbacks	Removed rear setbacks when adjacent to residential zones with substantial rear setbacks; addresses constraints of small town center lots

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7. Ground Water/Snow Storage	Allow ground water interception for below-grade parking; require snow storage for projects
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Table D. Amendments to Implementing Regulations
(Zoning/Development Standards)

Other Amendments	
1. Community Service Zone Districts	<ul style="list-style-type: none"> • Allow SF, MF, multi-person, employee housing and encourage deed restricted housing • Allow mobile vending uses • Modify/modernize development standards to encourage affordable housing
2. Recreation and Tourist Zone Districts	<ul style="list-style-type: none"> • Allow employee housing within 64-Acre Tract Zone District • Allow residential uses within Granlibakken Zone District if 100% deed restricted
3. West Shore Mixed-Use Zone Districts	<ul style="list-style-type: none"> • Allow mobile vending within Tahoma, Homewood, and Sunnyside Zone Districts
4. Parking	<ul style="list-style-type: none"> • Modernize/reduce parking requirements for residential uses • Eliminate parking requirements for projects that add under 1,000 SF in town centers • Allow parking management plans for projects in town centers to provide parking flexibility if project contributes to transit and mobility and commits to participating in community-wide parking management program
5. Tiny Homes	<ul style="list-style-type: none"> • Added Movable Tiny House uses and development standards
6. Signage	<ul style="list-style-type: none"> • Removed sign requirements and refer instead to TRPA requirements

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7. Various Revisions	<ul style="list-style-type: none">• Modified areas of miscellaneous cleanup, typos, etc.
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Table E. Amendments to Implementing Regulations
(Zoning/Development Standards)

Housing Related Amendments	
Allow MF, Multi-Person, Employee Housing “by-right” where currently allowed with a use permit	No use permit required if in a residential district currently designated as preferable areas for workforce housing and if 100% deed restricted; may require Design Review
Modified/Modernized Development Standards within Residential Zone Districts	<ul style="list-style-type: none"> • Matched minimum lot size to existing density maximums • Reduced minimum lot width to match existing development patterns and encourage smaller scale development • Deleted minimum lot area per dwelling unit (excessive restrictions, rely instead on setbacks and coverage) • Allow for zero-foot setbacks to accommodate duplexes • Cleanup: Matched multiple family density with existing employee housing density in Fairway Tract Northeast

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Table F. Public Comment Summary

1.	Changes Triggering Supplemental Analysis	CEQA Guidelines Sections 15162-15164 (i.e., the CEQA Guidelines sections governing the need for supplemental environmental review)
2.	Setbacks	What is changing, where reduced, and why
3.	Food Trucks	Where allowed, how permitted, and why
4.	Parking	Policy related to overnight camping in parking areas and why; parking standards/requirements and why
5.	School enrollment	Historical counts for Truckee Tahoe Unified School District
6.	TRPA Environmental Review	Preparation of IEC & Findings
7.	2017 TBAP EIR/EIS Mitigation Measures	Implementation Report, how mitigation measures are implemented
8.	Lake Clarity	Amendment package objective and Addendum findings
9.	Carrying Capacity	TBAP buildout, density, TRPA growth control limits
10.	Cumulative	Errata to CEQA Addendum – analysis & findings
11.	CEQA Piecemealing	TBAP amendments & independent utility
12.	Wildfire Risk	Attorney General guidance
13.	Traffic and VMT	CEQA analysis & findings