




**PLACER COUNTY TAHOE BASIN AREA PLAN
ECONOMIC SUSTAINABILITY AND HOUSING AMENDMENTS
(PLN22-00490)**



**TRPA Advisory Planning Commission
December 6, 2023**



Proposal & Background



Proposed County-initiated TBAP amendments aimed at promoting and encouraging economic sustainability and production of housing - initiated mid- 2021



Public outreach included multiple public meetings, workshops, hearings



TBAP Implementation Report prepared



Oct 16 Placer County BOS hearing – public comment received, hearing continued to allow staff time to review and respond to comments received



Written responses to comments prepared



October 31 Placer County BOS Adoption

Public Outreach Timeline

2022

- September 22 Placer County Planning Commission Workshop
- October 5 North Tahoe Community Alliance Meeting
- October 13 North Tahoe Regional Advisory Council Information Meeting
- October 17 North Tahoe Business Association Meeting
- October 18 Tahoe City Downtown Association Meeting
- November 9 North Tahoe Regional Advisory Council Information Meeting
- November 30 North Tahoe Regional Advisory Council Action Meeting
- December 8 Placer County Planning Commission Hearing
- December 14 TRPA RPIC Workshop

2023

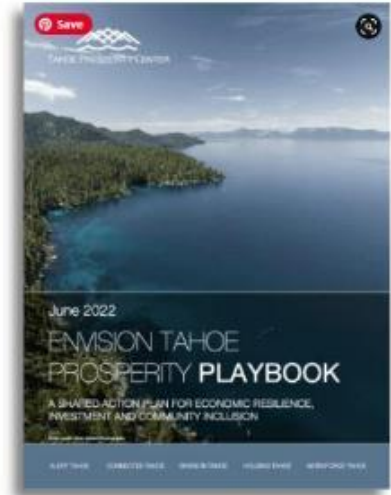
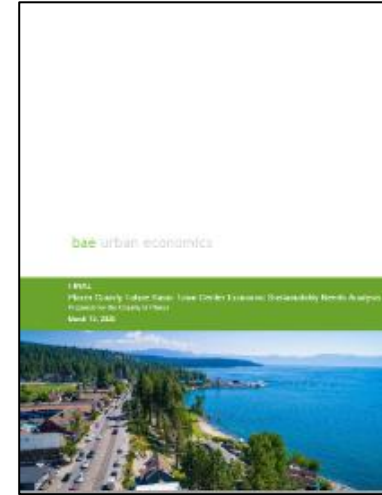
- March 9 TBAP Comunity Workshop
- August 1 TBAP Town Hall Meeting
- August 10 Placer County Planning Commission Hearing
- October 16 Placer County BOS Hearing
- October 31 Placer County BOS Hearing - Final Action
- December 6 TRPA APC Hearing

2024

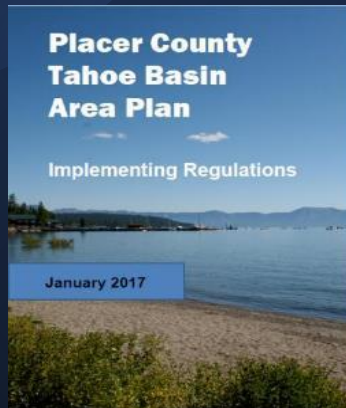
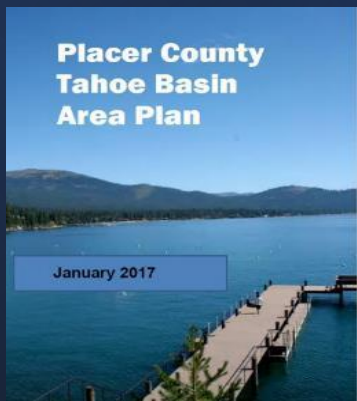
- January 2024 Targetted TRPA RPC Hearing
- February 2024 Targetted TRPA GB Hearing

Purpose - Years of Feedback on Existing TBAP

- Processing Barriers
- Strict Development Standards and/or Required Site Improvements
- Zoning Restrictions, etc.



TBAP Amendments Summary



What they do?

Businesses in Town Centers:

- The amendments help small businesses, entrepreneurs, and starts-ups in Placer County's Tahoe basin town centers of Kings Beach and Tahoe City by:
 - Complying with SB 946 to legalize sidewalk vending and clarifying mobile food truck requirements
 - Streamlining new small-scale hotels, restaurants, retail, and other local-serving land uses
 - Enhancing compatibility between mixed use/commercial zone districts and adjacent residential zone districts
 - Increasing creative solutions to address parking, transit, and mobility needs for projects in town centers

Workforce Housing:

- The amendments help promote the construction of workforce housing by:
 - Streamlining permitting of deed-restricted workforce housing
 - Limiting new single-family housing in town centers if not deed-restricted for workforce housing
 - Clarifying requirements for tiny homes

TBAP Amendments Summary



What don't they do?

Proposed TBAP amendments **DO NOT**:

- Increase density standards (allowed units per acre)
- Increase building height (no change proposed from current TBAP allowance of 56' in town centers)
- Increase carrying capacity (build out of TBAP area)
- Increase overall development potential, as this is capped by TRPA growth control system; as such, the amendments do not result in uses or activities that increase wildfire risk
- Conflict with TRPA scenic or environmental thresholds, including traffic/VMT
- Create a change of circumstances requiring CEQA supplemental analysis
- The amendments are not connected to any specific project and do not result in piecemealing under CEQA

- *Initially staff proposed height and building length increases in town centers; however, this proposal has been removed from these amendments.



Cost of Doing Nothing

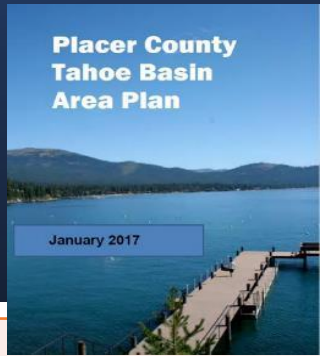


Increased runoff into lake, more STRs in neighborhoods

More congestion - Local workers commuting daily into Lake Tahoe

Town Centers lack vibrancy, walkability

Amendments to Policy Document



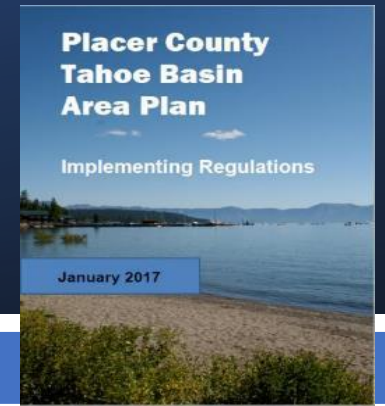
Scenic Resources	Policy to support for: TRPA Scenic Evaluation to direct private reinvestment into Town Centers
Vegetation	Policy to support for hardening, green waste, and defensible space incentive and/or rebate programs
Socio Economic	Policies to support for: High-speed broadband infrastructure capacity; Childcare facilities to meet the needs of the local workforce; Mechanisms to prevent ongoing blight
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
Mixed Use	Policy to support to encourage mixed use, and residential components in business park, and light industrial space
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
Community Design	Policy to support for Local public art in North Tahoe
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
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

Amendments to Implementing Regulations (Zoning/Development Standards)

Town Center – Land Use Regulations Changes

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
Allow Food Trucks & Mobile Vendors	No Use Permit; no Design Review; would require permits from Environmental Health & cannot be parked in roadways
Prohibit Real Estate & Property Management Offices	Do not allow on ground floor highway frontage
Allow Hotels/Motels/TAUs “by-right”	Allow by right if 20 units or less; would require Design Review
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
Prohibit ADUs	Allow existing ADUs; new ADUs not allowed on highway ground floor frontage
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

Amendments to Implementing Regulations (Zoning/Development Standards)



Town Center – Development Standards Changes

Clarified Streetscape/Roadway Requirements	Added references to County Code related to roadway standards
Clarified Frontage Improvements	Added language to provide consistency with County Code related to sidewalk, curb, gutter requirements
Shorezone Requirements	Added references to County Code "Lake Tahoe Shorezone Ordinance"
Building Length	Added language to provide consistency/clarity; decreased length for commercial buildings adjacent to residential zone districts
Building Height	Maintain allowed height of 56'; eliminated reference to number of "stories" allowed
Setbacks	Removed rear setbacks when adjacent to residential zones with substantial rear setbacks; addresses constraints of small town center lots
Ground Water/Snow Storage	Allow ground water interception for below-grade parking; require snow storage for projects

Amendments to Implementing Regulations (Zoning/Development Standards)

Other Amendments

Community Service Zone Districts

- Allow SF, MF, multi-person, employee housing and encourage deed restricted housing
- Allow mobile vending uses
- Modify/modernize development standards to encourage affordable housing

Recreation and Tourist Zone Districts

- Allow employee housing within 64-Acre Tract Zone District
- Allow residential uses within Granlibakken Zone District if 100% deed restricted

West Shore Mixed-Use Zone Districts

- Allow mobile vending within Tahoma, Homewood, and Sunnyside Zone Districts

Parking

- 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

Tiny Homes

- Added Movable Tiny House uses and development standards

Signage

- Removed sign requirements and refer instead to TRPA requirements

Various Revisions

- Modified areas of miscellaneous cleanup, typos, etc.

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

- 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



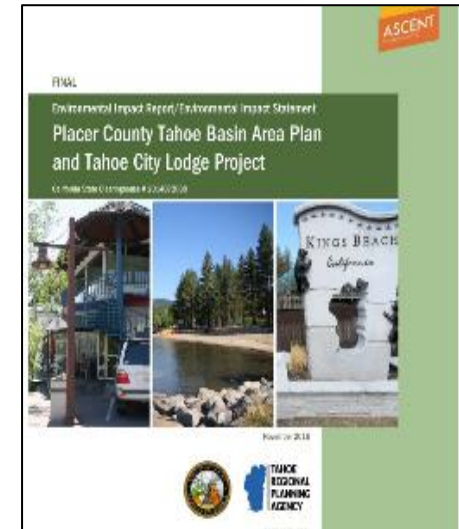
Public Comment: Key Topics

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

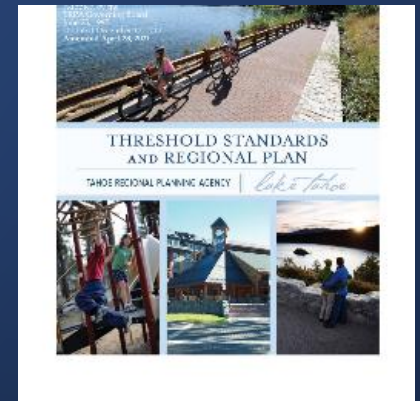
Addendum & Errata to the TBAP EIR/EIS – Placer County

Addendum and Errata to the Placer County Tahoe Basin Area Plan and Tahoe City Lodge Project Environmental Impact Statement/Environmental Impact Report (Area Plan EIR) (State Clearinghouse Number 20140720039)

- Prepared pursuant to CEQA Guidelines Section 15164 and Placer County Environmental Review Ordinance Section 18.20.110
- Conclusions
 - None of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR have occurred
 - Proposed amendments would not result in any new or substantially more severe significant effects than were identified in the Area Plan EIR
 - Errata concluded no alterations to the conclusions of the EIR Addendum



Environmental Review – TRPA



An Initial Environmental Checklist (IEC) was prepared in accordance with TRPA's requirements of Article VI of the TRPA Rules of Procedure and Chapter 3 of the TRPA Code of Ordinances to evaluate potential environmental effects resulting in the implementation of the TBAP Amendments



Required Findings were prepared pursuant to Chapters, 3, 4, and 13 of the TRPA Code of Ordinances

Environmental Review



Conclusions:

- No significant effect on the environment,
- Consistent with, and will not adversely affect implementation of the Regional Plan, including all applicable goals and policies, community plans/plan area statements, the TRPA Code, and other TRPA plans and programs,
- The Amendments would not cause the environmental threshold carrying capacities to be exceeded,
- The Amendments do not affect or change the federal, state, or local air and water quality standards applicable for the Region and projects developed under the Area Plan will meet the strictest applicable standards and will be attained, maintained, or exceeded pursuant to Article V(d) of the Tahoe Regional Planning Compact,
- The Amendments continue to achieve and maintain the thresholds of the Regional Plan,
- The Amendments are consistent with and furthers the goals and policies of the Regional Plan.

Recommended Action

- 1) Recommend approval of the Required Findings, as described in Attachment D, including a Finding of No Significant Effect, for adoption of the Tahoe Basin Area Plan amendment as described in the staff summary; and
- 2) Recommend adoption of the Ordinance prepared, amending Ordinance 2021-02, to amend the Tahoe Basin Area Plan as shown in Attachment C of the staff summary.