



**PLACER COUNTY TAHOE BASIN AREA PLAN  
ECONOMIC SUSTAINABILITY AND HOUSING AMENDMENTS**

**TRPA GOVERNING BOARD  
February 28, 2024**





# Proposal & Background

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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 2022-2024



TBAP Environmental Analysis and Implementation Report prepared



October 31 Placer County BOS Adoption

# Public Meetings 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 Community 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*

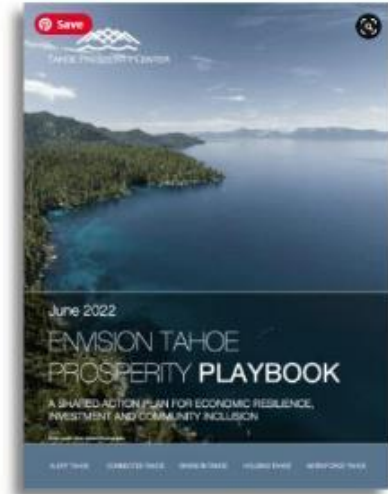
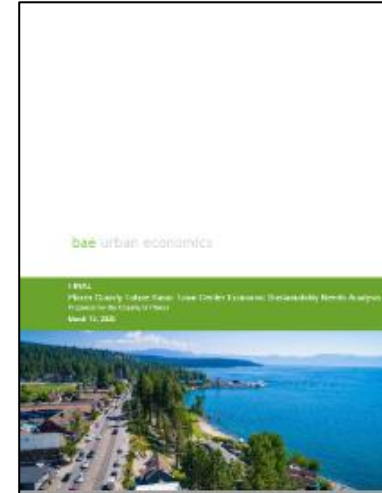
2024

- *January 24, 2024 TRPA RPC Hearing*
- **February 28, 2024 TRPA GB Hearing**

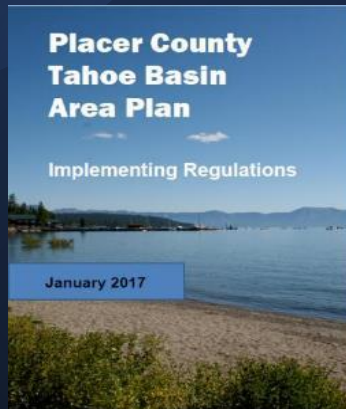
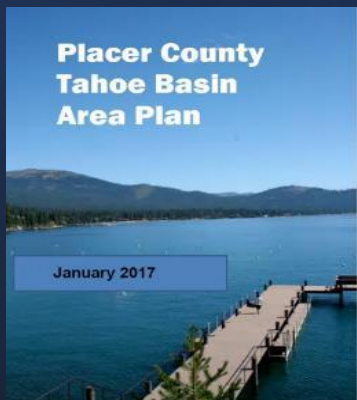


# Purpose - Years of Feedback on Existing TBAP

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



# TBAP Amendments Summary



## What they do?

### Businesses in Town Centers:

- 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:

- 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 building height (no change proposed from current TBAP allowance of 56' in town centers)
- 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
- Increase units allowed per acre
- Increase carrying capacity (buildout 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

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

# TBAP Amendments Summary



## TRPA Development Rights & Carrying Capacity

TRPA: Maximum Amounts of Each for Entire Basin



Coverage



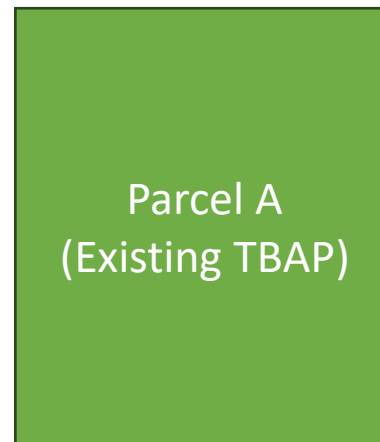
Commercial  
Floor Area



Residential Unit

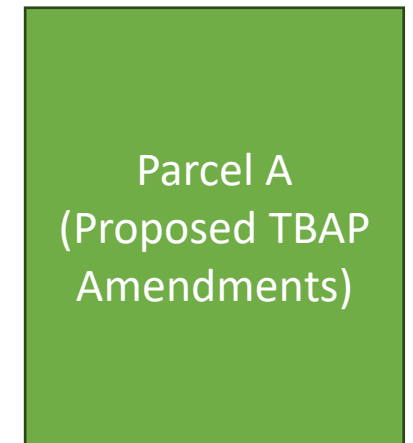


Tourist  
Accommodation Unit



Hypothetical Scenario of  
Parcel A Allowances  
(Residential Zone District) :

Coverage: 30%  
Density: 15 units/acre  
TAU: Not allowed  
CFA: Not allowed



Max Density: 15  
Coverage: 30%



Setbacks, parking  
requirements reduced



Max Density: 15  
Coverage: 30%





# Cost of Doing Nothing



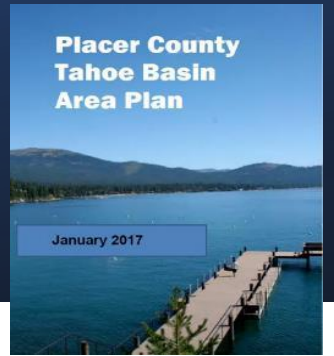
*Increased runoff into lake, more STRs in neighborhoods*

*More congestion - Local workers commuting daily into Lake Tahoe*

*Town Centers lack vibrancy, walkability*

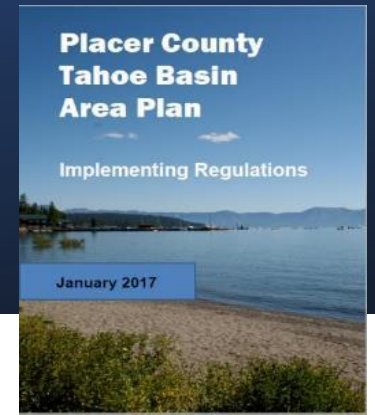


# A. Amendments to Policy Document



1. Scenic Resources
2. Vegetation
3. Socio Economic
4. Land Use
5. Mixed Use
6. Town Centers
7. Community Design
8. Redevelopment
9. Housing

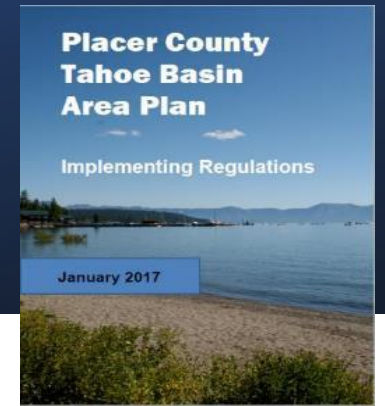
## B. Amendments to Implementing Regulations (Zoning/Development Standards)



### **Town Center – Land Use Regulations Changes**

1. Allow small-scale uses
2. Allow Food Trucks & Mobile Vendors
3. Prohibit Real Estate & Property Management Offices
4. Allow Small Scale Hotels/Motels/TAUs
5. Limit NEW Single-Family units
6. Prohibit ADUs
7. Allow Multi-family, Multi-person, Employee Housing Units

## C. Amendments to Implementing Regulations (Zoning/Development Standards)

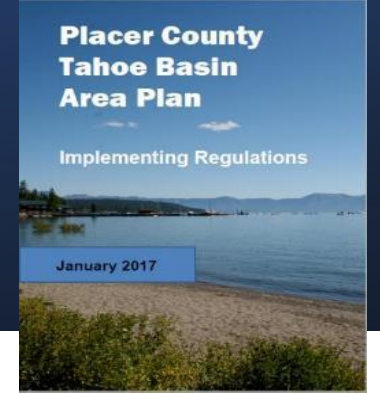


### **Town Center – Development Standards Changes**

1. Clarified Streetscape/Roadway Requirements
2. Clarified Frontage Improvements
3. Shorezone Requirements
4. Clarified Building Length
5. Clarified Building Height
6. Adjusted Setbacks
7. Added Requirements for Ground Water/Snow Storage



## D. Amendments to Implementing Regulations (Zoning/Development Standards)



### **Other Amendments**

1. Community Service Zone Districts
2. Recreation and Tourist Zone District
3. West Shore Mixed-Use Zone Districts
4. Parking
5. Tiny Homes
6. Signage
7. Various Revisions

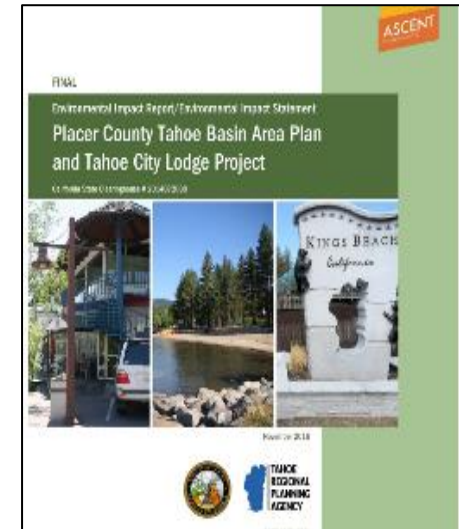
## E. Amendments to Implementing Regulations (Zoning/Development Standards)



1. Allow Multi-Family, Multi-Person, Employee Housing
2. Modified/Modernized Development Standards within Residential Zone Districts

# 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)





# 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 of the Proposed Amendments:

- 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
- Would not cause the environmental threshold carrying capacities to be exceed
- 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
- Continue to achieve and maintain the thresholds of the Regional Plan
- Consistent with and furthers the goals and policies of the Regional Plan



## F. Public Comment: Key Topics

- TRPA Environmental Review
- 2017 TBAP EIR/EIS Mitigation Measures
- Changes Triggering Supplemental Analysis
- Wildfire Risk / Evacuation
- Lake Clarity
- Carrying Capacity
- Cumulative
- CEQA Piecemealing
- Traffic and VMT
- Setbacks
- Food Trucks
- Parking
- School enrollment



## 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, including the changes detailed in Exhibit A to the staff report.