

Tahoe Valley Area Plan Amendments

Governing Board
January 27, 2021

Background Summary

- Regional Plan and housing
 - Near walkable/bikeable Town Centers
 - Review/update policies and regulations
- State affordable housing efforts
- State-owned site located within TVAP
 - 248-unit residential project – Sugar Pine Village
 - Includes public service uses



Sugar Pine Village

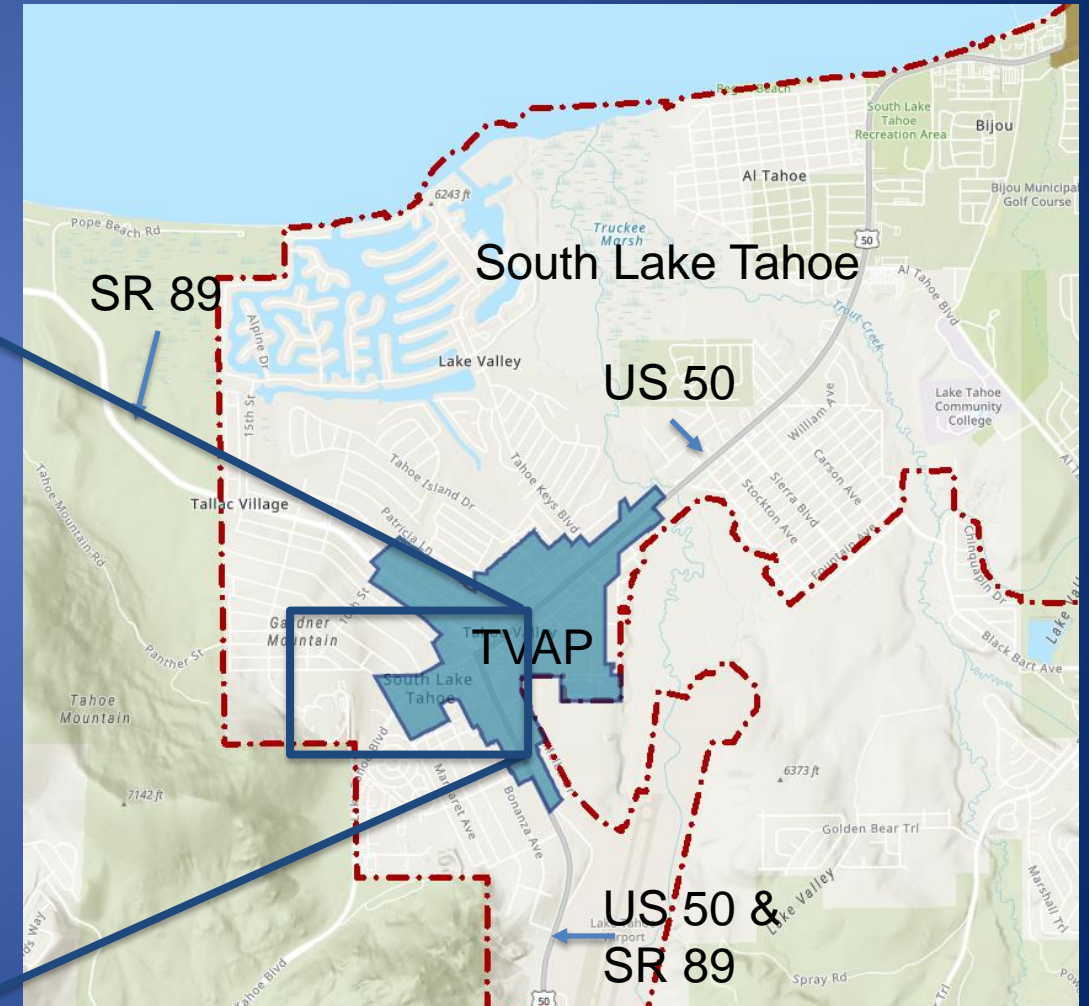
Background Summary

- Time Constraints
 - Grants, tax credits
 - Executive Order – *break ground in 2 years*
- Streamlining / Incentives
 - Addresses City permits
 - No parallel regulation in TRPA Code
 - Opportunity to amend the TVAP
- TRPA is lead agency



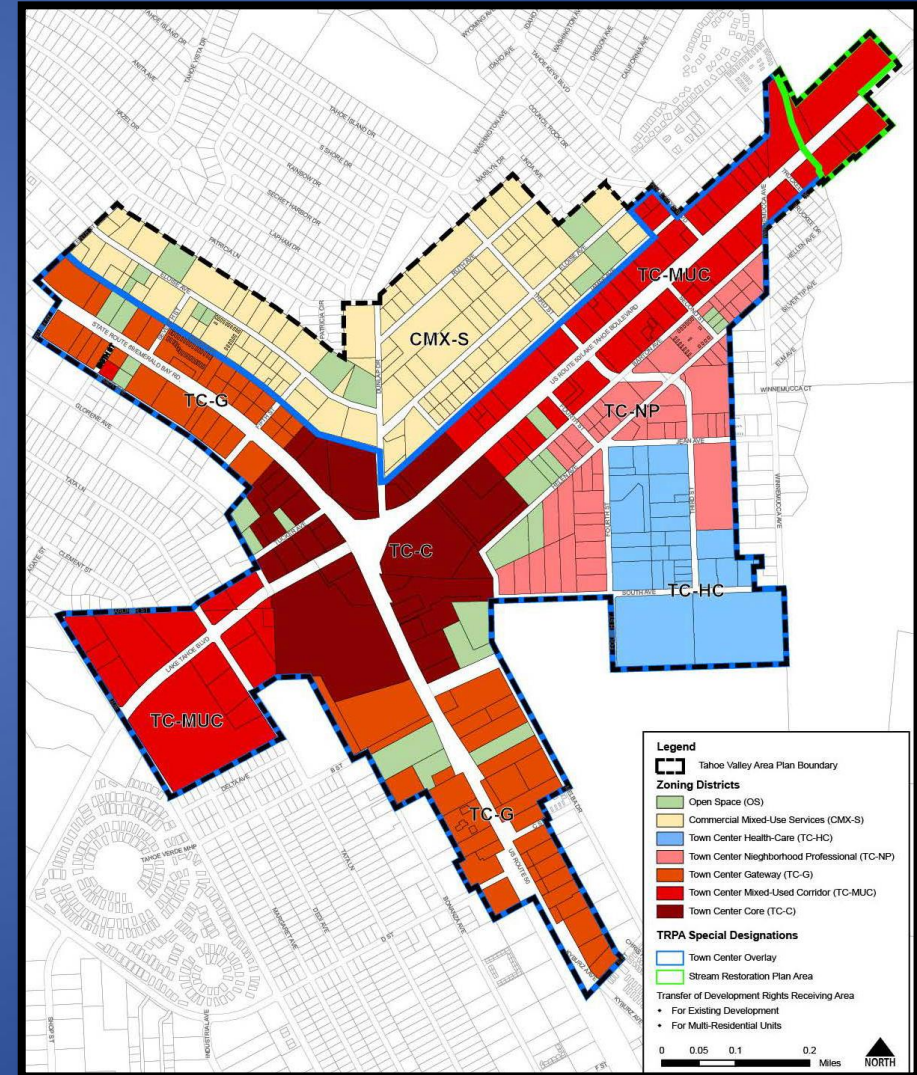
Tahoe Valley Area Plan

- Covers the area near “The Y” and Barton Hospital in South Lake Tahoe



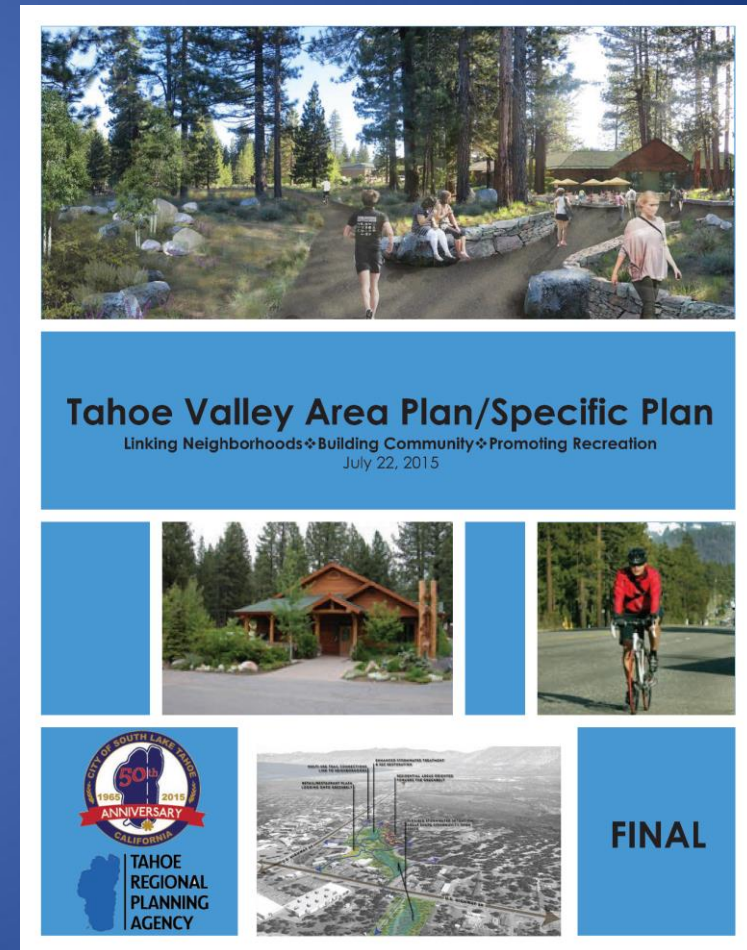
Tahoe Valley Area Plan

- Adopted 2015
- Part of both the Regional Plan and City's General Plan
- Includes a Town Center
- 7 zoning districts
- Design / development standards
- Opportunity area for housing



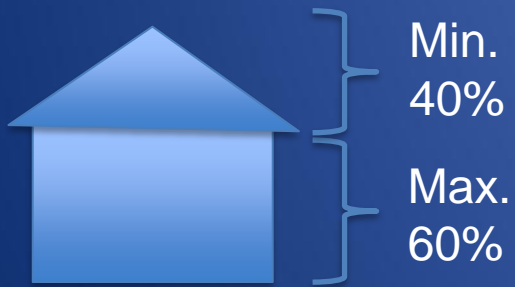
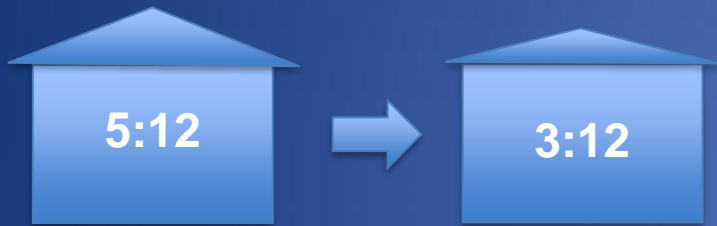
Proposal Summary

- Amend the Tahoe Valley Area Plan to provide flexibility for housing
 - Building Design
 - Parking
 - Coverage Transfers
- Scope of changes limited to TVAP
 - Bigger picture → Tahoe Living working group



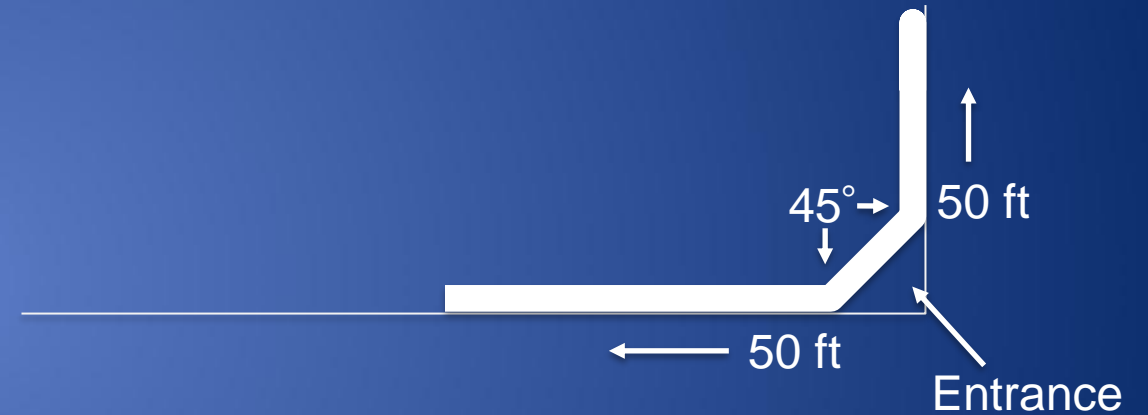
Building Design

Roof Pitch / Roof Design



Remove
Standard

Corner Buildings



Exempt residential buildings

Parking

Proposal: Allow reductions to parking demand ratios with administrative approval in certain cases.

- Parking study supports reduced ratios
- Parking management plan
- Ongoing parking management with monitoring

Transfers of Coverage

- **Current Requirement:** Mixed-use development does not qualify for the same coverage transfer allowances as residential development.

Coverage Transfer	Multi-Family Residential	Public Services	Residential + Public Services = Mixed-Use
Transfer Ratio	1:1	1:1	1:1 to 2:1
Hard Coverage	Allowed	Allowed	Allowed
Soft & Potential Coverage	Allowed	Allowed	Not Allowed

- **Proposal:** Allow 1:1 transfers of hard, soft, potential coverage when component uses qualify

Initial Environmental Checklist

- IEC was completed for the proposed amendments
- Relies upon the TVAP IEC and Regional Plan Update EIS
- Finds no significant impacts would occur from amendments

RPIC / APC Review

- Regional Plan Implementation Committee
December 16, 2020
Recommendation of approval
- Advisory Planning Commission
December 9, 2020
Recommendation of approval

Closing Summary

- Major affordable housing opportunity
 - Located in a Town Center near transit, services
 - Consistent with Regional Plan
- TVAP Amendment needed
 - Aligning with state efforts
 - Adding flexibility to design/development standards
 - Keeping environmental protections in place

Recommendation

- Adopt the Findings in Attachment D, including a Finding of No Significant Effect.
- Adopt the ordinance amending the Tahoe Valley Area Plan as set forth in Attachment H.

Questions

Public Comment

Deliberation / Action

Required Motions

1. Motion to approve the required findings, including a Finding of No Significant Effect, for adoption of amendments to the Tahoe Valley Area Plan as provided in Attachment D.
2. Motion to adopt Ordinance 2021-____, amending Ordinance 2015-05, as previously amended, to amend the Tahoe Valley Area Plan to include the changes referenced in Attachment H.