

Local Government and
Housing Committee
June 9, 2021

Near-Term (“Basic”) Housing
Package

Discussion and Direction



Agenda Item III

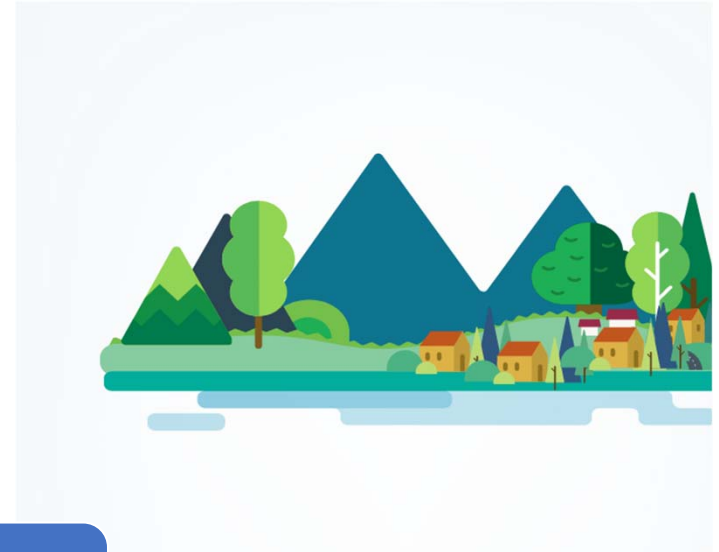
“Basic” Housing Package –

- 1) Bonus Unit Boundary
- 2) Non-Conforming Tourist Density
- 3) Accessory Dwelling Units (ADUs)

Agenda Item VI.A



“Basic” Housing Package supports:



Walkability

Local housing targets

Regional housing targets

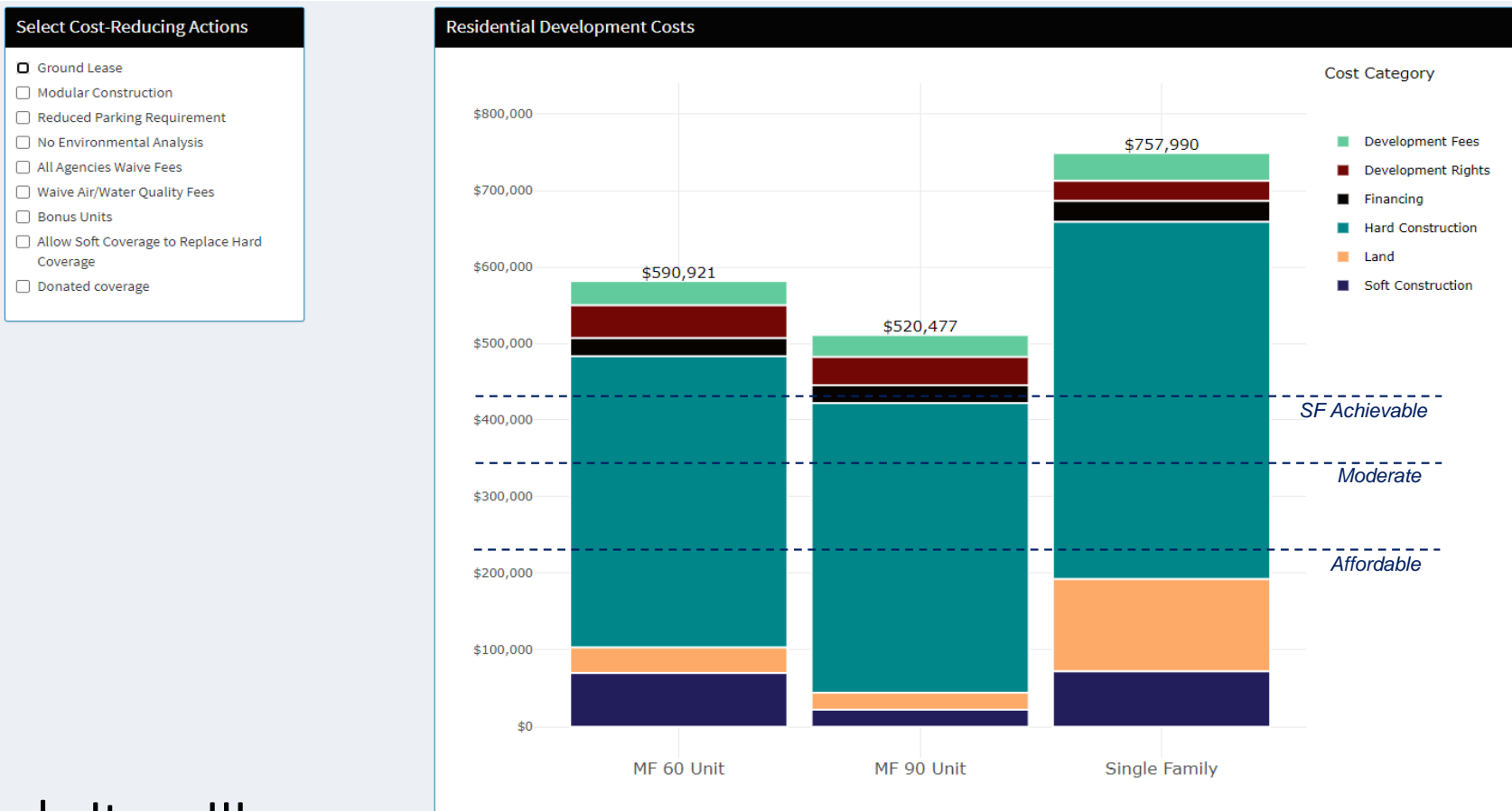
Agenda Item III

Tahoe Living Working Group – Approved Actions

| Land Use Action | Policy Action | Timeframe |
|---|----------------------|-------------|
| ADUs/Small Homes | Density | Near Term |
| Mixed Use Residential | Permitting | Medium Term |
| Tourist/Commercial Conversion to Residential Land Donations | Coverage Fees | Long Term |

Agenda Item III

Housing Cost Analysis Tool

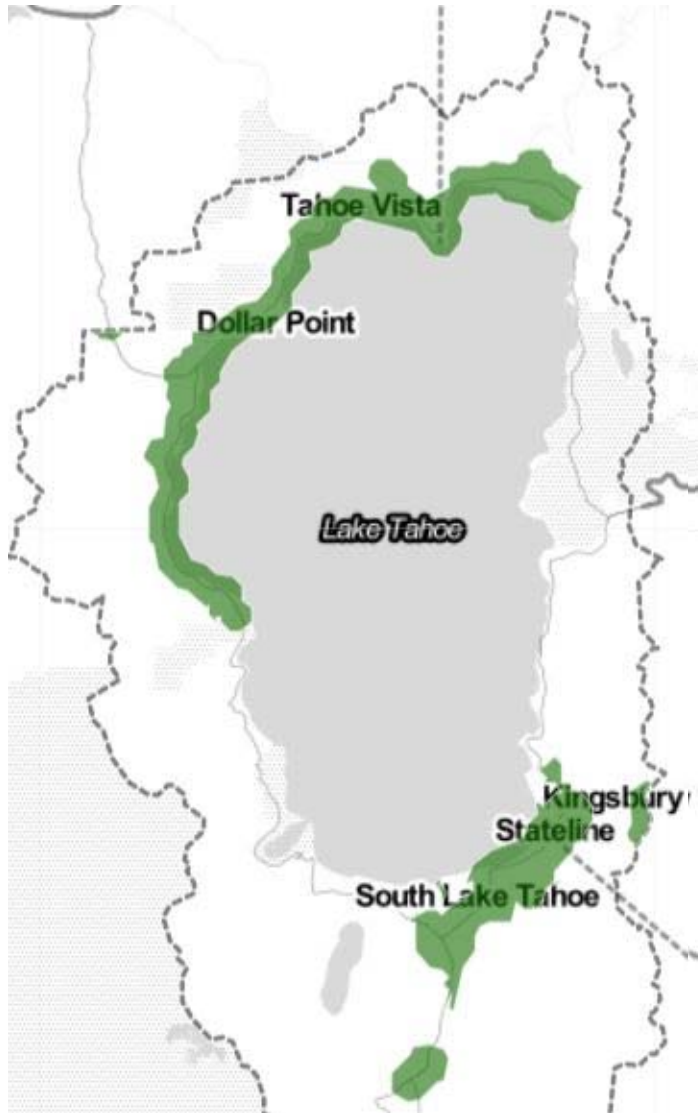


Agenda Item III



Missing Middle Concepts

Agenda Item III



Proposed Code Change: Expand Bonus Unit Boundary

Include:

- ½ Mile Transit Buffer
- ½ Mile Town Center Buffer
- Multi-Family Zones

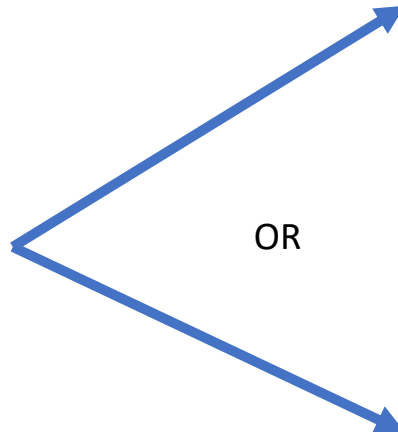
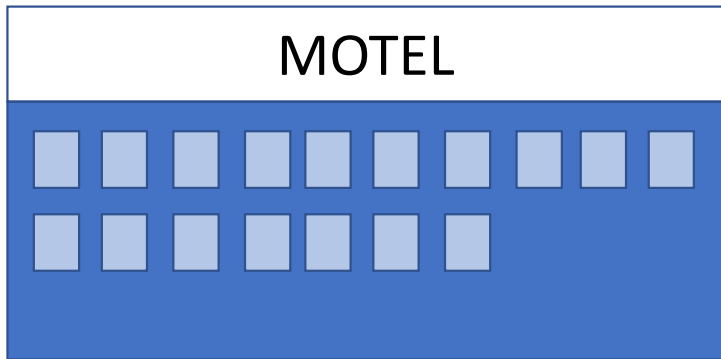
Proposed Code
Change: Non-
Conforming
Tourist Density

Agenda Item III

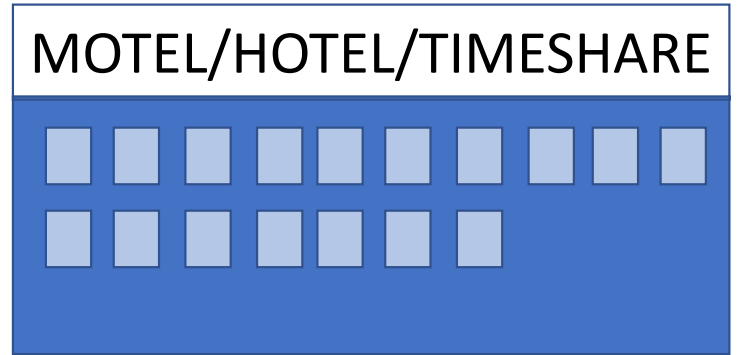


Current Code

Existing Units:

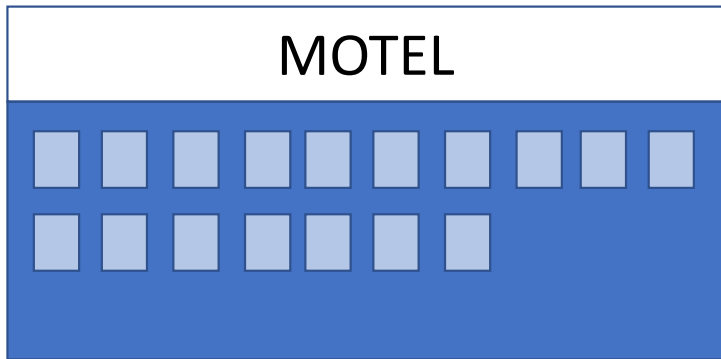


Allowed Units:

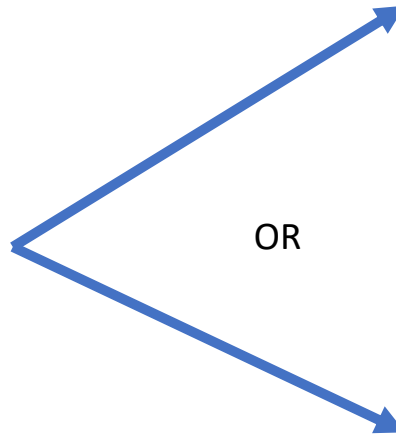


Proposed Code

Existing Units:

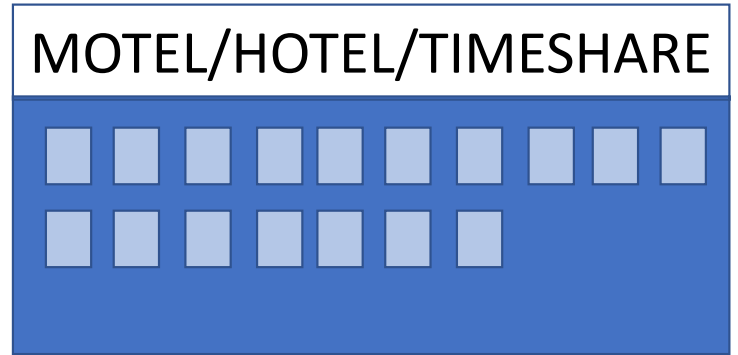


17 TAUs



OR

Allowed Units:



17 TAUs



17 Residential Units

Proposed Code
Changes:
Accessory
Dwelling Units

Agenda Item III



Current ADU Regulations

Only on parcels of 1-acre or greater



Only 1 per parcel



Must notice neighbors

Proposed Changes

Parcel Size: No size limit

2 ADUs per parcel

Permitting: Noticing is the same as for other single-family uses

Local ADU regulations

| | |
|--------------------------|--|
| Douglas County | <ul style="list-style-type: none">• Only on parcels of greater than 1 acre in Tahoe Basin |
| Washoe County | |
| City of South Lake Tahoe | <ul style="list-style-type: none">• ADUs allowed on all residential parcels• No rentals <30 days |
| El Dorado County | |
| Placer County | |



Photo: Darin Dinsmore



Working Group feedback

- Coverage
- Development Rights



Next Steps

- Basic Package schedule
 - Informational Hearings - June
 - Recommendations for Approval – July or August



**TAHOE
REGIONAL
PLANNING
AGENCY**

Agenda Item III