Tahoe El Dorado (TED) Area Plan

March 25, 2026

RPC Agenda Item A

TAHOE REGIONAL PLANNING AGENCY

Area Plans Help Implement the Regional Plan

Furthers the Land Use, Transportation, Recreation, and Housing Goals & Policies of the Regional Plan

Town Centers:

- Meyers (expanded)
- Tahoma (new)

New Multi-Family Zoned Areas:

- Meyers
- Pioneer Trail
- Tahoma

Phase 2 Affordable & Workforce Housing Amendments

- TRPA's Phase 2 standards apply in town centers and areas zoned for multi-family housing
- County proposing to **"opt-out" of Phase 2 height standards** in town centers
- Local jurisdictions can set alternative standards through an area plan
  - Must consider the alternatives financial impact on building deed-restricted housing in their jurisdiction

Regional Plan Conformance

- As proposed, the TED conforms with TRPA's Regional Plan and Code
- County considering the following policies:
  - Allow up to 4 *units per parcel* in "multi-plex zone"
  - Allow mixed-income developments to utilize Phase 2 standards
- TRPA's Cultivating Community, Conserving the Basin Initiative moving on parallel schedule

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EL DORADO AREA PLAN

TRPA REGIONAL PLAN COMMITTEE

SCOPING MEETING & INFORMATION ITEM

MARCH 25, 2026

WHAT IS TED?

IT'S THE TAHOE EL DORADO AREA PLAN!

- One Area Plan for the County in the Basin
- One stop shop for projects in the Plan Area through an expanded MOU
- Includes policies for transportation, recreation, housing, environmental protection, and safety
- Will absorb the Meyers Area Plan

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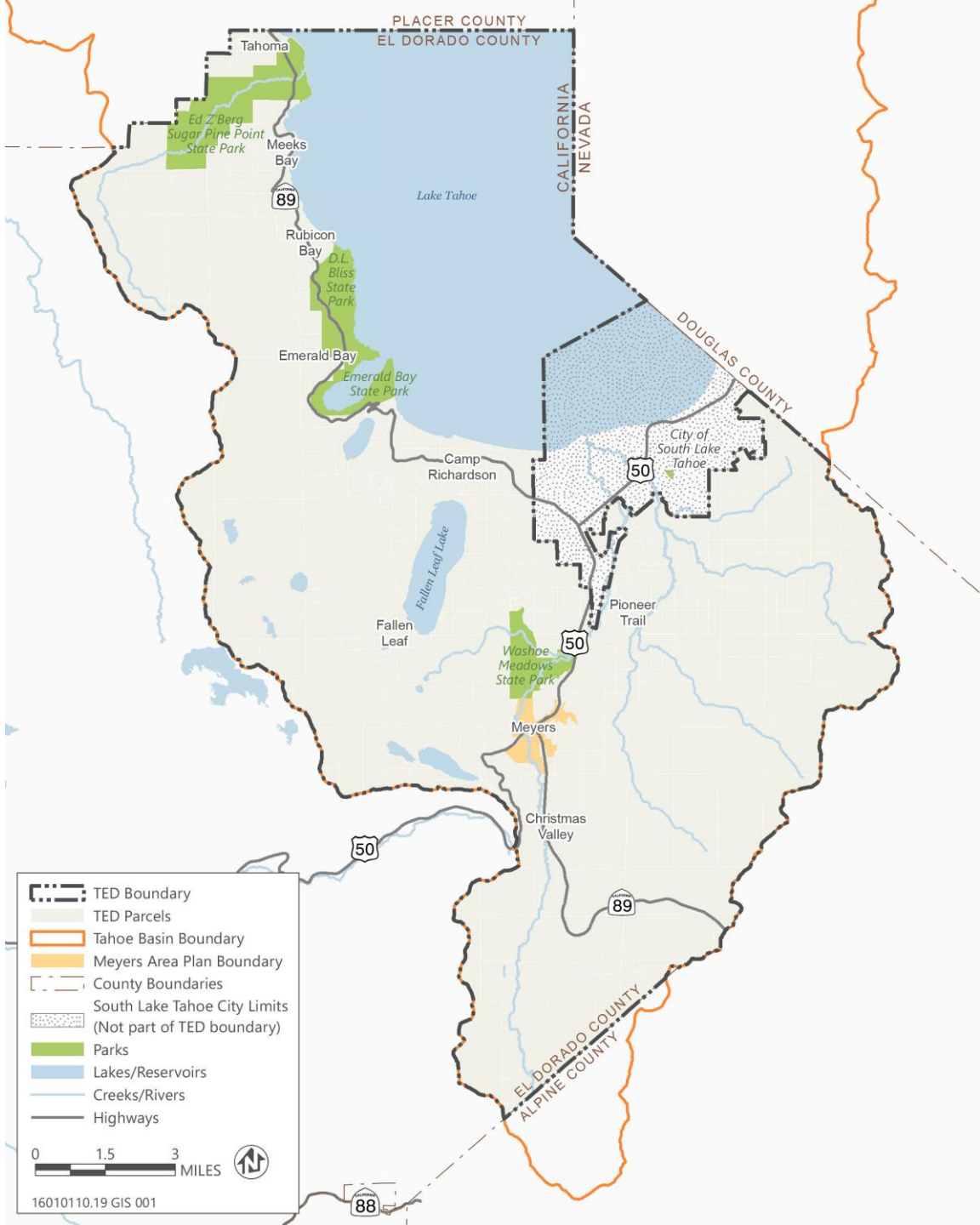

PUBLIC OUTREACH

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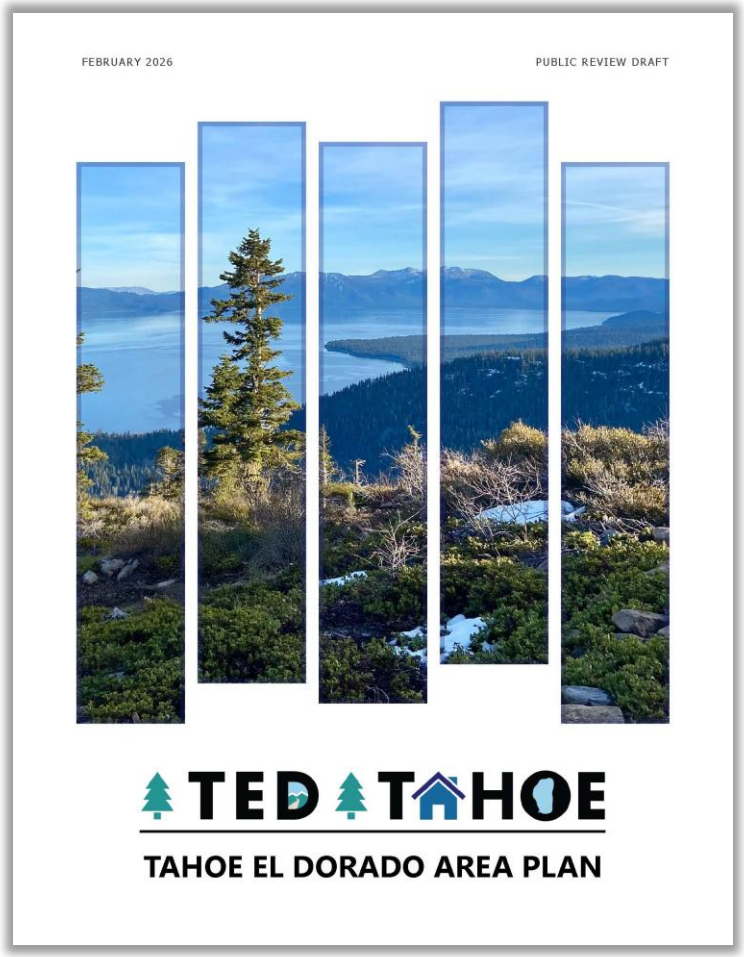


Chapters

- 1: Introduction
- 2: Land Use Element
- 3: Transportation Element
- 4: Environmental Conservation Element
- 5: Recreation Element
- 6: Public Facilities & Services Element
- 7: Community Policies

Appendices

- A: Development and Design Standards
- B: Commodities Policy & Resolution
  (To be provided in subsequent draft)

PHASE 2 AFFORDABLE & WORKFORCE HOUSING AMENDMENTS

- For affordable housing in **Town Centers** & **areas zoned for multi-family**
- Local jurisdictions can:
  - > Amend their plans to be consistent with TRPA

  OR

  - > Alternative standards must be at least as effective as TRPA standards at providing deed restricted housing

The County is proposing to accommodate affordable and workforce housing that fits with the character of its communities

LAND USE STRATEGY

1. Tahoma Village Center
2. Meyers Town Center
3. Multi-Plex Residential Zone
4. Rezone Sites for Multi-Family Residential
5. Commodities & Land Incentives

STRATEGY 1: TAHOMA VILLAGE CENTER

Vision for Tahoma Village Center

- A walkable, mixed-use community center
- Housing for local residents and workers

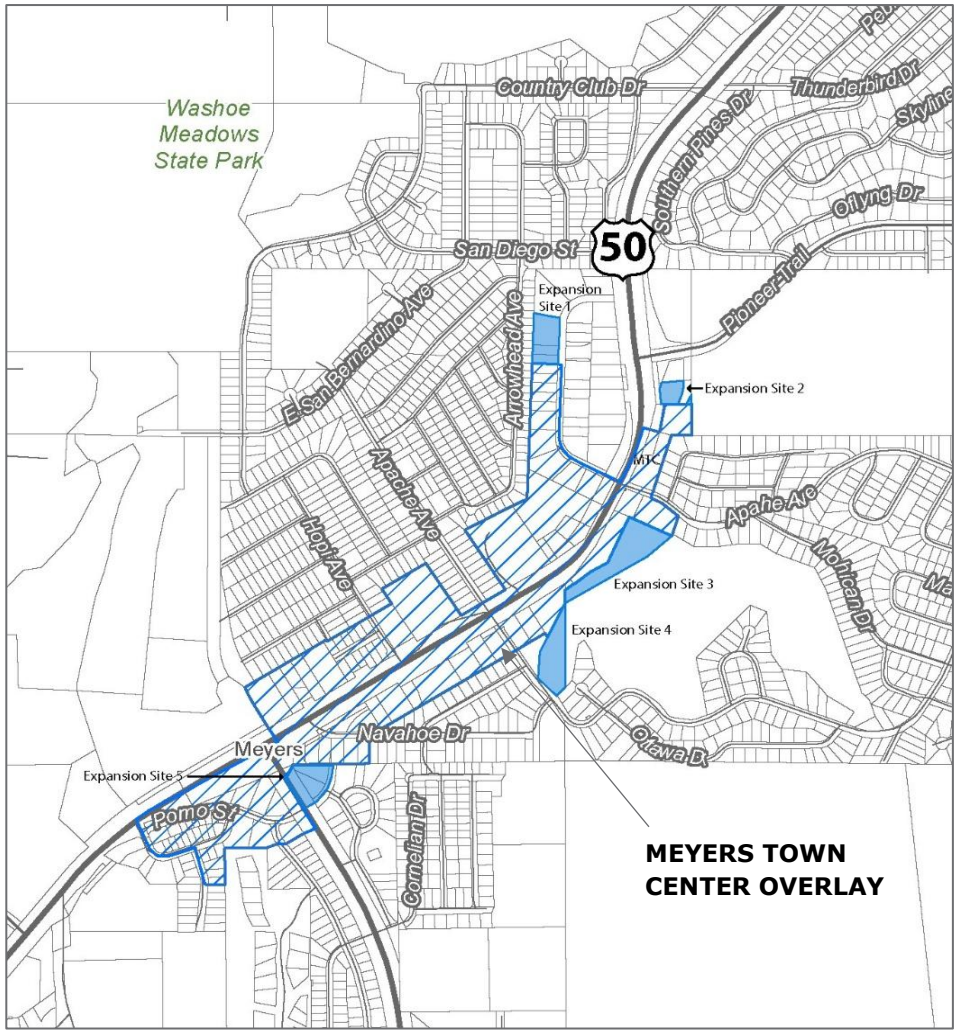
Artist Rendering of Envisioned Village Center

TAHOMA VILLAGE CENTER AFFORDABLE HOUSING STANDARDS

DEVELOPMENT STANDARDS	INCENTIVES FOR AFFORDABLE HOUSING
Maximum Density	No density limit
Maximum Building Height	42 feet (i.e., 3 stories)
Maximum Lot Coverage	100% with regional stormwater treatment system
Minimum Number of Parking Spaces	Based on parking demand as determined by a parking analysis

STRATEGY 2: MEYERS TOWN CENTER

Artist Rendering of Envisioned Meyers Town Center

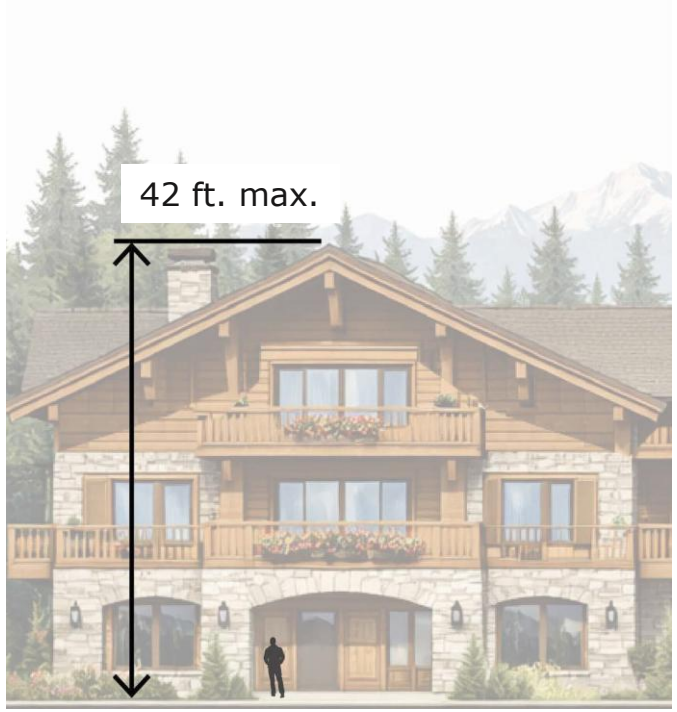


MEYERS TOWN CENTER STANDARDS

DEVELOPMENT STANDARDS	MARKET RATE HOUSING	INCENTIVES FOR AFFORDABLE HOUSING
Maximum Density	25 units/acre	No density limit
Maximum Building Height	48 feet (~ 3-3.5 stories)	56 feet (~ 4-4.5 stories)
Maximum Lot Coverage	70%	100% with regional stormwater treatment system
Minimum Number of Parking Spaces	Studio/1 bedroom: 0.75 spaces/unit 2+ bedroom: 1 space/unit	Based on parking demand as determined by a parking analysis

HEIGHT LIMITS IN MEYERS TOWN CENTER

COMPARISON OF HEIGHT LIMITS FOR AFFORDABLE HOUSING



Meyers Area Plan Maximum (Current)

TED Area Plan Maximum (Proposed)

TRPA Phase 2 Amendments

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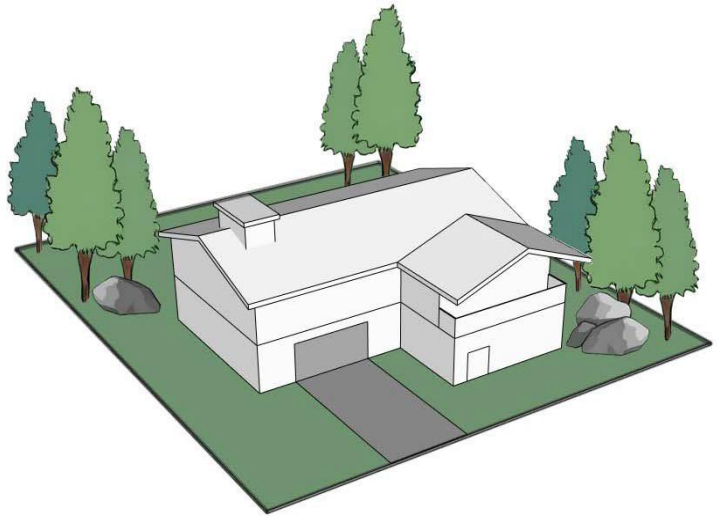
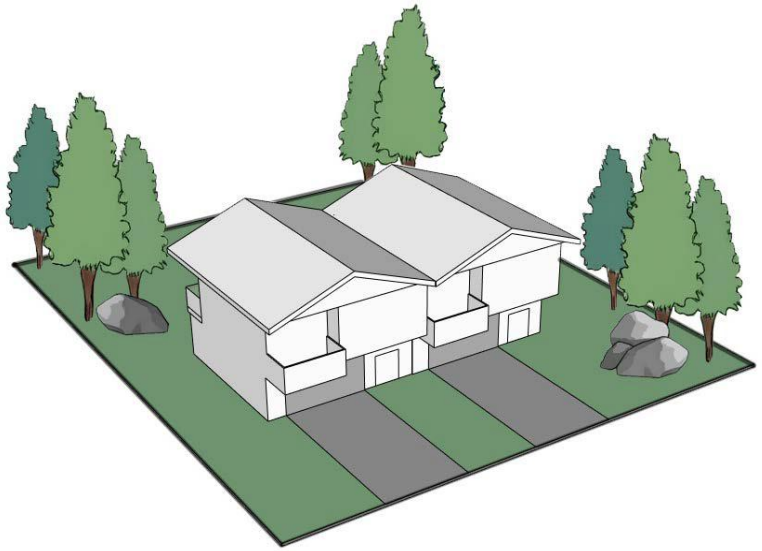
STRATEGY 3: MULTI-PLEX RESIDENTIAL

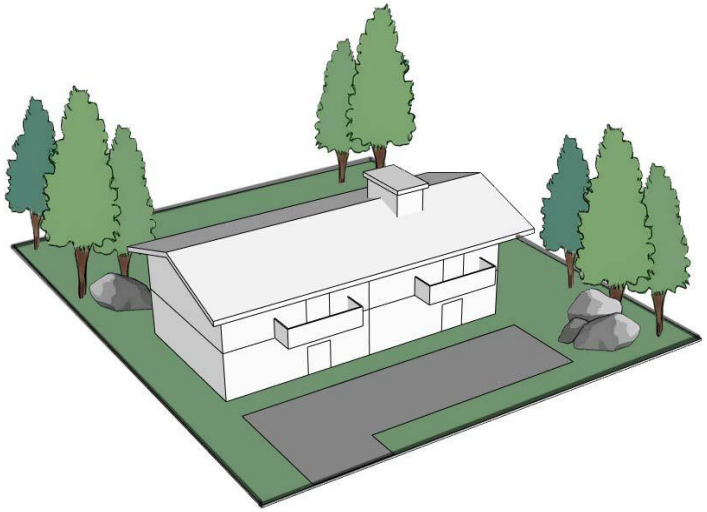
MISSING MIDDLE HOUSING



Single-Family Home
(4,000 square feet)

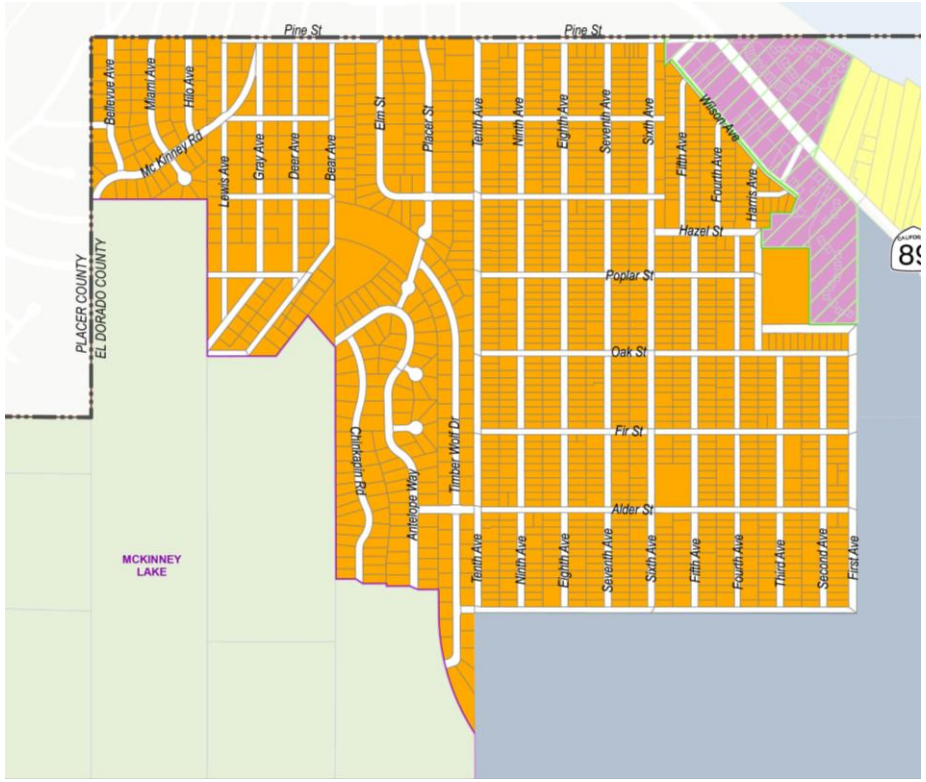


2 Townhomes
(2,000 square feet/unit)

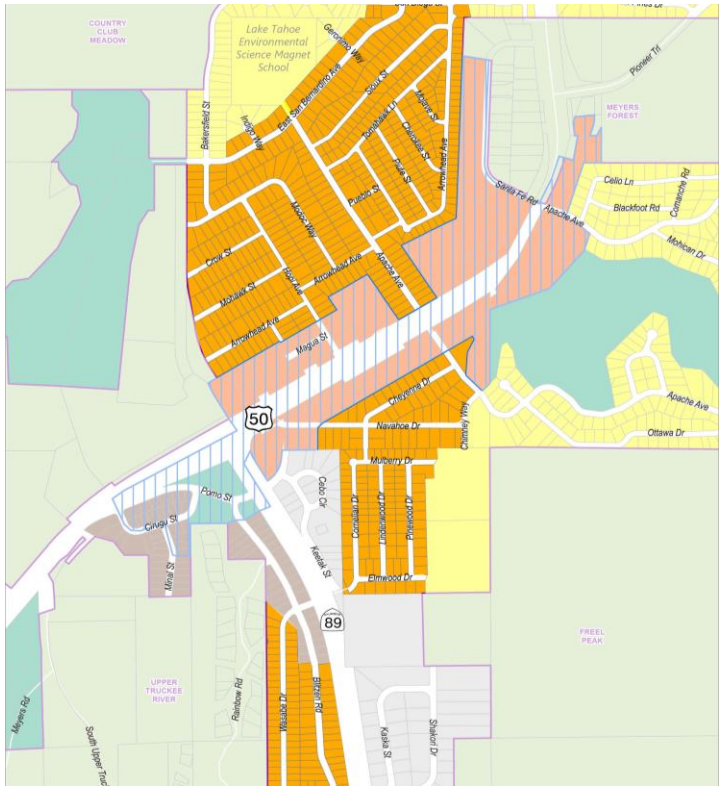


Fourplex
(1,000 square feet/unit)

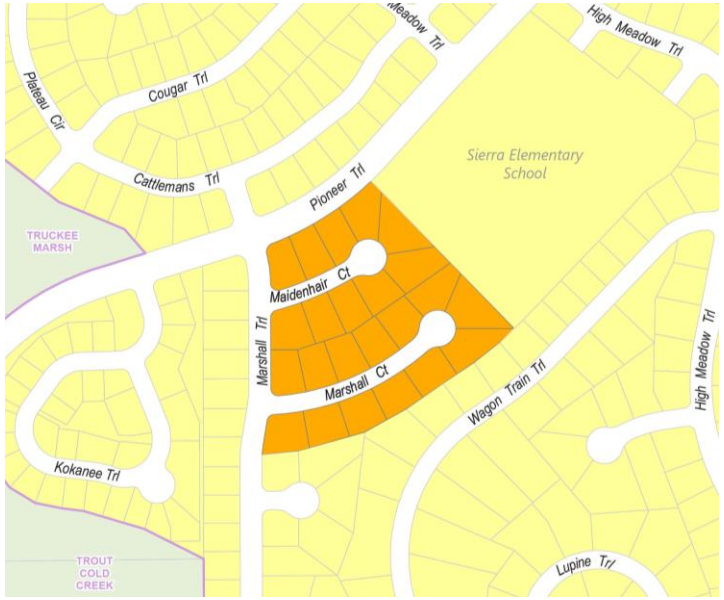
STRATEGY 3: MULTI-PLEX RESIDENTIAL ZONE



Neighborhood by Tahoma Village Center



Surrounding Meyers Town Center



Sierra House

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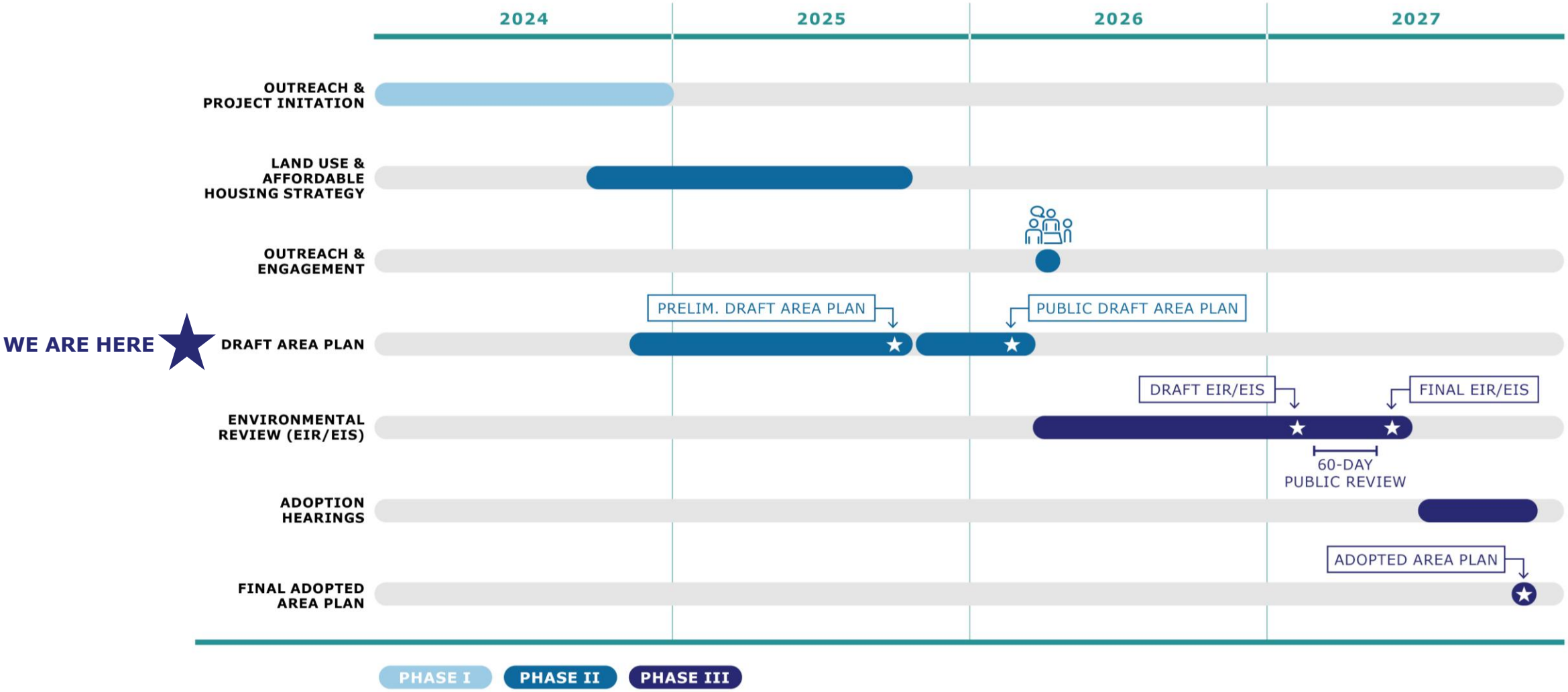
STRATEGY 4: REZONE SITES FOR MULTI-FAMILY

- Allows up 15 units/acre
- Applies to:
  - > Existing multi-family zoning in Meyers & Christmas Valley
  - > Near Lake Tahoe Airport
  - > Intersection of Pioneer Trail and Black Bart Ave

STRATEGY 5: COUNTY-OWNED COMMODITIES & LAND INCENTIVES

- Provide County-Owned Lands to Facilitate Housing
- Provide County-Banked Coverage
- Provide County-Owned Potential Residential Units of Use (PRUUs)
- Convert Commercial Floor Area (CFA)

PROJECT SCHEDULE



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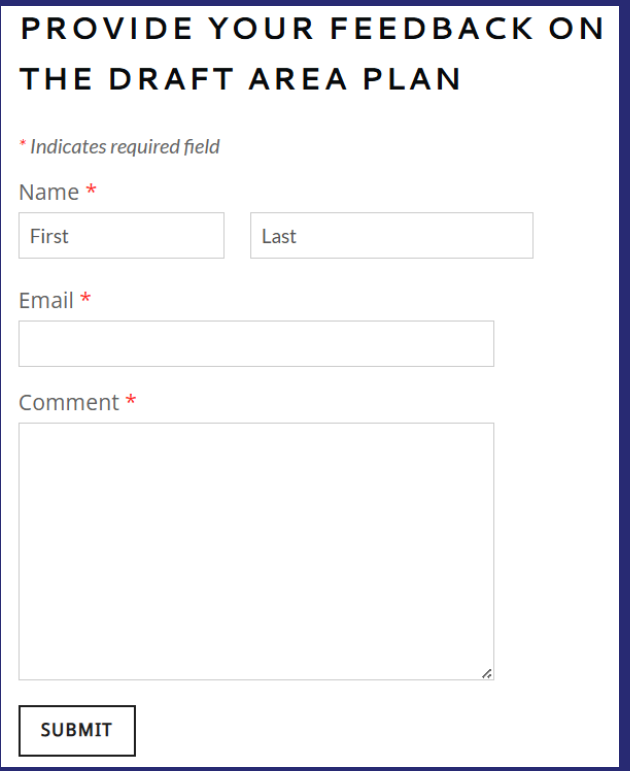
SUBMIT YOUR COMMENTS!

Submit written comments by visiting the project website at:

TEDAreaPlan.com

OR

Email comments to:

TEDAreaPlan@edcgov.us