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STAFF REPORT

Date: February 16, 2021

To: TRPA Governing Board

From: TRPA Staff

Subject: Consideration and possible approval of proposed amendments to the Placer County Tahoe Basin Area Plan

Summary and Staff Recommendation:

TRPA staff asks the Governing Board to review the materials provided in this packet to ensure the proposed amendments are in conformance with the Regional Plan and approve the proposed amendments to the Placer County Tahoe Basin Area Plan.

The Placer County Planning Commission recommended approval of the amendments on November 12, 2020, and the Placer County Board of Supervisors approved the amendments on December 15, 2020. TRPA's Regional Plan Implementation Committee (RPIC) recommended approval of the amendments to the TRPA Governing Board on January 27, 2021, and TRPA's Advisory Planning Commission (APC) recommended approval of the amendments on February 10, 2021.

Required Motions:

To recommend approval of the draft amendments, the Governing Board must make the following motions, based on the staff report:

- 1) A motion to approve the required findings, including a finding of no significant effect, for adoption of draft amendments to the Placer County Tahoe Basin Area Plan and as provided in Attachment D.
- 2) A motion to adopt Ordinance 2021-__, amending Ordinance 2017-01, as previously amended, to amend the Placer County Tahoe Basin Area Plan to include the changes referenced in Attachments B and C.

In order for motion(s) to pass, an affirmative vote of at least four Board members from each state is required.

Project Description/Background:

Placer County has proposed a set of amendments to the Placer County Tahoe Basin Area Plan (TBAP) that are aimed at accelerating the production and supply of affordable-achievable housing in the North Tahoe-Placer County area. These amendments are part of a comprehensive effort to meet State of California mandates for affordable housing specified in the Regional Housing Needs Assessment (RHNA)

and Sustainable Communities Strategy, as well as meet Regional Plan and TBAP goals of sufficient workforce housing in compact, walkable town centers to meet TRPA threshold standards.

The amendments include these components:

- 1) Expansion of multi-residential land uses in all Residential, Mixed-Use, and Community Service districts where one or more multi-residential land use type is already permissible;
- 2) Adding multi-residential land uses to the Kings Beach Industrial Community Service District;
- 3) Aligning transfer of development right receiving areas with allowable multi-residential land use types so that existing residential units of use may be transferred into districts where multi-residential development is allowed;
- 4) Increasing allowable multi-person densities (such as for a dormitory or assisted living) so that they are equivalent to the allowable multi-family densities in each district;
- 5) Removing references that limit affordable housing for seniors only;
- 6) Updates to policies, regulations and general text for alignment with the Regional Plan, including aligning with changes adopted as part of the Development Rights Strategic Initiative;
- 7) Updating accessory dwelling unit (ADU) regulations to be consistent with California law, and clarifying a two-step permitting process where separate County and TRPA permits are required to construct an ADU. Placer County will review and permit ADUs in accordance with California housing law, and TRPA will review ADU applications in accordance with the Regional Plan;
- 8) Adding a TRPA-certified Moderate Income Housing Program to the TBAP;
- 9) Non-substantive administrative corrections.

A list of the existing subdistricts in the Placer County Area Plan along with their land use designations and detailed maps may be found on pages 9-21 of Electronic Attachment J.

On August 26, 2020, Placer County and TRPA staff presented the amendments noted above, with the exception of item number 8, to the RPIC as an informational item. RPIC members voiced general support for the amendments, with a request for additional detail on how the proposed multi-person densities align with TRPA's growth management system. Additional information on this is provided in Attachment A. There was also some discussion at the RPIC meeting on how to engage previous members of the TBAP area planning teams to review the proposed amendments. In response Placer County staff provided notice of the November 12, 2020, Planning Commission hearing to all individuals on the previous TBAP area planning teams.

While processing the amendment, Placer County staff identified that the requisite elements of a Moderate Income Housing Program as described in the code are in place, and asked that the TBAP be certified as a Moderate Income Housing Program. Additional text describing this program has been added to the proposed amendments, and is shown in Attachment B.

Additional detail about these amendments is included in the Attachments A, B, and C. The TBAP consists of two documents – a policy document containing eight sections and an implementing regulations document which contains a zoning code that is specific to the Tahoe Basin portion of Placer County. Attachment A provides a detailed overview of the amendments. Attachment B is the Placer County Board of Supervisors Resolution amending the TBAP, and it includes the changes to the TBAP policy document. Attachment C is the ordinance adopted by the Placer County Board of Supervisors to amend the Area Plan Implementing Regulations and it shows the changes to the Implementing Regulations. The complete track changes version of the full policy document and Implementing Regulations are shown in the Electronic Attachments I and J.

TRPA Process

On January 27, 2021, the RPIC held a hearing on the amendments and recommended approval to the Governing Board. At the hearing, one committee member asked for clarification on how Placer County and TRPA assure that units are used for workforce housing rather than for other uses, such as by individuals who are not working but wish to retire in the Basin. The amendments aim to encourage more workforce housing types in locations where they would be eligible for deed-restricted bonus units, i.e., within a half-mile of transit. TRPA's deed-restriction is income-based, not employment-based, however, so seniors with low incomes could use the new units. TRPA's deed-restriction requires that the residents of the units be permanent residents, that their incomes not exceed "achievable" income levels as defined in TRPA's Code of Ordinances Chapter 90, and that the units not be used for second homes or vacation rentals. Separately, Placer County's Workforce Housing Preservation Program offers a deed-restriction in exchange for a financial incentive. In Eastern Placer County the program requires that at least one occupant of the deed-restricted home work at least 30 hours per week for an employer with an employment site located within the Tahoe Truckee Unified School District geographical boundary. The Tahoe Living Housing and Community Revitalization Working Group is considering a proposal to modify the TRPA deed restriction to address employee housing.

On February 10, 2021, the APC held a hearing on the amendments and recommended approval to the Governing Board. Committee member comments suggested directing readers to maps of the subdistricts and asked for clarification that the focus of the amendments was on supporting walkable neighborhoods close to transit.

Contact Information:

For questions regarding this agenda item, please contact Karen Fink, at (775) 589-5258 or kfink@trpa.org.

Attachments:

- A. Detailed Summary of Proposed Changes to the Tahoe Basin Area Plan
- B. Placer County Board of Supervisors Resolution amending the Tahoe Basin Area Plan (shows amendments to the main body of the TBAP)
- C. Placer County Board of Supervisors Ordinance to amend the Tahoe Basin Area Plan Implementing Regulations (shows amendments to the Implementing Regulations)
- D. Regional Plan Conformance Findings and Finding of No Significant Effect (FONSE)
- E. Area Plan Conformance Checklist
- F. Initial Environmental Checklist and Threshold Indicator Evaluation
- G. Compliance Measures Evaluation
- H. Adopting Ordinance

Electronic Attachments:

- I. Full TBAP Policy Document with track changes showing
- J. Full TBAP Implementing Regulations with track changes showing