



Placer County Tahoe Basin Area Plan Amendments

TRPA RPIC Agenda Item 4
January 27, 2021



Supporting Regional Plan Vision

- Expands options for Workforce Housing Types
- Draws on Local Government Housing Programs
- Increases Multi-Person Density within Growth Management System

Background

- Two-year effort to amend TBAP
- Ongoing Coordination: MHC, TTCF, TRPA, CTC, and public
- Jan. 1, 2020 – California ADU housing laws; TBAP not consistent
- TRPA Tahoe Living: Housing and Community Revitalization Initiative

Context

- ~1,000 vacant residential parcels
- ~500 vacant parcels IPES ≥ 726 , i.e. “buildable”
- Placer expects ~500 additional allocations through 2032
- Technical amendments aimed at workforce housing (Multi-Residential, ADUs, TDR)
- Consistent with TRPA growth management caps





Amendment Components

1. Multi-Residential Development
 - Add Multi-Person and Employee Housing Where Multi-Family Allowed
 - Limit Multi-Residential projects in Kings Beach Industrial to Affordable-Achievable Income
 - Multi-Person Density Increase
(25, 37, 62 People Per Acre)



Amendment Components

1. Multi-Residential Dev. (cont.)
 - Add Designations & Policies where Multi-Residential Uses Allowed to Facilitate TDR
 - Remove “Senior Citizen” Affordable Housing Limitation Policies
 - Placer County Certified Local Government Moderate Income Housing Program

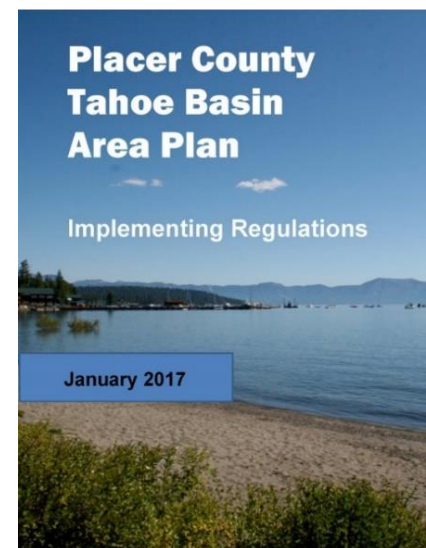
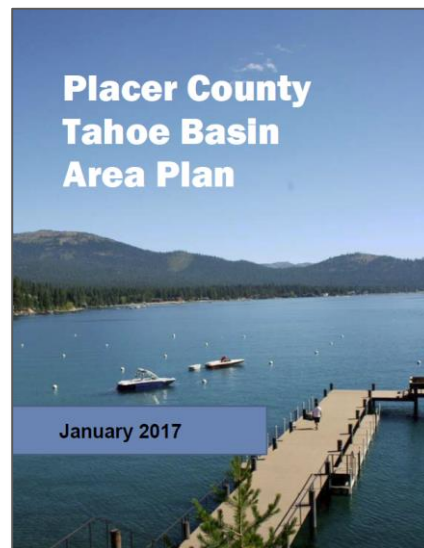


Amendment Components

2. Accessory Dwelling Units (ADUs)
 - Two-Step Permit Process – Separate County & TRPA ADU permits required
 - Add ADU Parking Standards
3. Update Banking, Conversion, and Transfer of Development Rights
4. Clean-Up & Minor Amendments

Adoption Timeline

- ✓ July '20 – Placer NTRAC
- ✓ August '20 – TRPA RPIC
- ✓ November '20 – Placer Planning Commission
- ✓ December '20 – Placer Board of Supervisors
- ★ January '21 – TRPA RPIC
- February '21 – TRPA APC & Governing Board





RPIC Questions - Agenda Item 4

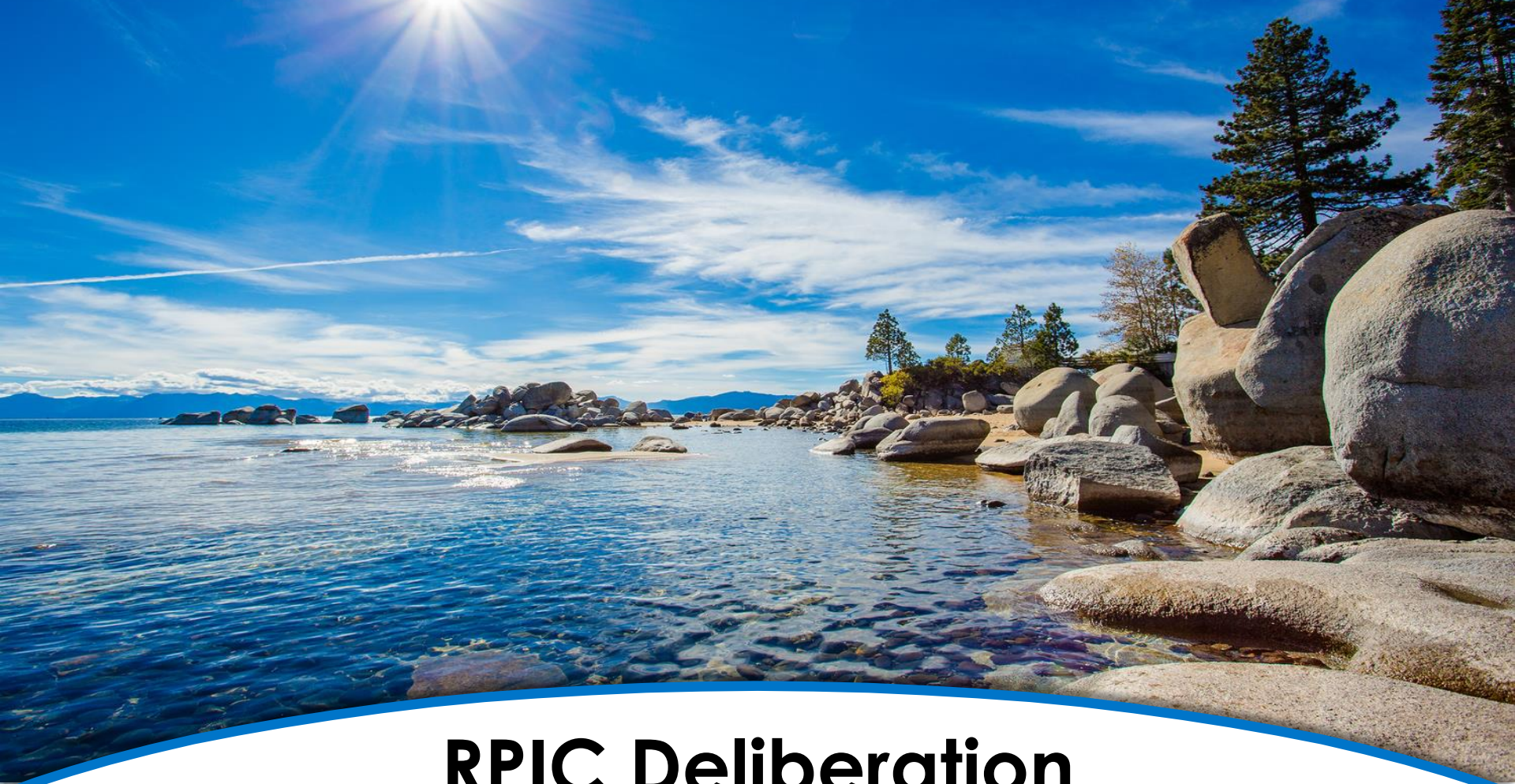
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Public Comment RPIC Agenda Item 4



RPIC Deliberation

RPIC Agenda Item 4

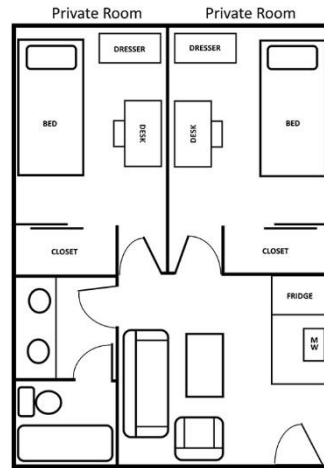
Required Motions – RPIC Agenda Item 4

1. A motion to recommend Governing Board approval of 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 of the staff report.
2. A motion to recommend Governing Board adoption of Ordinance 2021-___, amending Ordinance 2017-01, to amend the Placer County Tahoe Basin Area Plan to include the changes referenced in Attachments B and C of the staff report.



Multi-Person Density, explained

Dorm Rooms



= 2 Multi-Person Units

Apartments

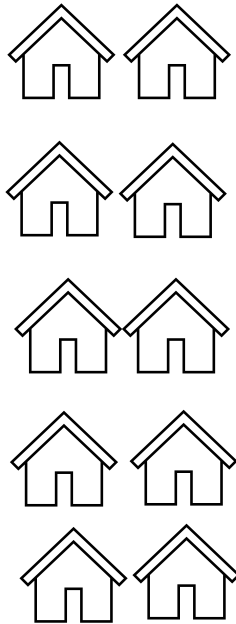


= 2 Multi-Family Units

25 units per acre allows:

 = 2.5 people/1 allocation

1 acre parcel
Multi-person @25/ac



1 acre parcel
Multi-Family @25/ac

