

## STAFF REPORT

Date: October 16, 2019

To: TRPA Regional Plan Implementation Committee

From: TRPA Staff

Subject: Discussion and possible recommendation of proposed Amendment of Performance Review System, Code Amendment, Section 50.5.2, regarding Short-Term Rentals; and Short-Term Rental Neighborhood Compatibility Guidelines

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### Summary and Staff Recommendation:

On October 9, 2019, the Tahoe Regional Planning Agency (TRPA) Advisory Planning Commission (APC) voted to recommend approval of a Performance Review System Code Amendment for the future distribution of residential allocations and Short-Term Rental Neighborhood Compatibility Guidelines to the Regional Plan Implementation Committee (RPIC) and Governing Board. The proposed Code Amendment and Guidelines were developed by a Working Group formed by the Local Government and Housing Committee. Based on the Working Group and APC recommendations (with one deviation discussed in the Governing Board Staff Report), staff recommends that RPIC recommend to the Governing Board adoption of the Ordinance approving the Code Amendment and direct staff to use the Guidelines in the future application of the Performance Review System.

### Required Motions:

In order to recommend approval of the proposed Code Amendment and Guidelines, RPIC must make the following motions, based on this staff summary and the evidence in the record:

- 1) A motion to recommend approval of the required findings, including a finding of no significant effect, for adoption of the Code Amendment to the Performance Review System (TRPA Code, Section 50.5.2.E), as provided in the Governing Board Staff Report (Attachments A).
- 2) A motion to recommend approval of Ordinance 2019-\_\_\_, amending Ordinance 87-9, as previously amended, to amend Section 50.5.2.E of the TRPA Code of Ordinances to add Short-Term Rental Neighborhood Compatibility as a third criterion to the Performance Review System, as provided in the Governing Board Staff Report (Attachment B).
- 3) A motion to recommend that the proposed Short-Term Rental Neighborhood Compatibility Guidelines be used during the future application of the Performance Review System, as provided in Governing Board Staff Report (Attachment C).

In order for the motions to pass, an affirmative vote of a majority of a quorum of RPIC members present is required.

Staff Report:

Background information on this item is provided in the Governing Board Staff Report, agenda item VIII.A, available at: [www.trpa.org/category/gb-materials](http://www.trpa.org/category/gb-materials).

Contact Information:

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