




**Commercial Floor Area /Tourist Bonus Unit  
Conversion Pilot Program  
Ch. 50 Code Amendment**

**Advisory Planning Commission**  
December 9, 2015

**Presentation Outline**

- Background
- Issues
- Process
- Recommendation
- Relationship to Strategic Initiative
- Discussion, Questions, and Motions



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**45 YEARS OF PROGRESS**  
TAHOE REGIONAL PLANNING AGENCY

## Background: Transfer of Development

- Reduce VMT, GHG Emissions, and Coverage
- Support redevelopment in Centers
- Accelerate restoration of disturbed SEZs

Overall balance between economic, social, & environmental health

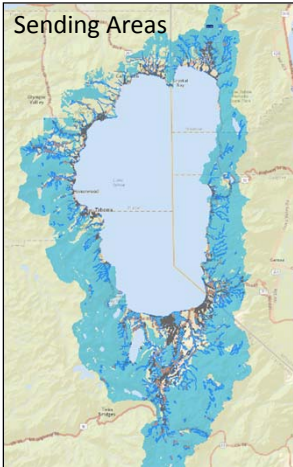



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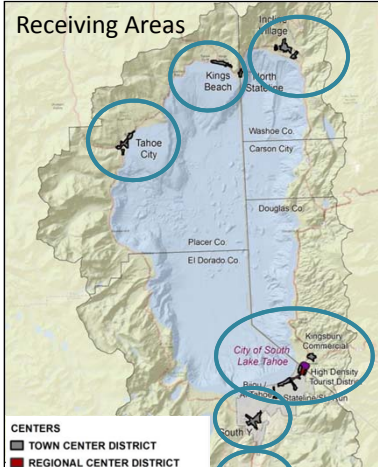
## Background: Sending and Receiving Areas

**Sending Areas**




SEZs & Sensitive Lands

**Receiving Areas**




**CENTERS**

- TOWN CENTER DISTRICT
- REGIONAL CENTER DISTRICT
- HIGH DENSITY TOURIST DISTRICT
- CITY OF SOUTH LAKE TAHOE




## Background: Bonus Unit Transfer Incentives




**TABLE 51.5.3-1: TRANSFER OF EXISTING DEVELOPMENT TO CENTERS**

**Step 1: Determine applicable transfer ratio based on sending parcel.**


Sending Parcel	Transfer Ratio
SEZ	1:3
Other Sensitive Lands	1:2
Non-Sensitive Lands	1:1




SEZ




Development removed &  
site restored




1 tourist  
bonus  
unit  
“paper”



1 tourist  
bonus  
unit  
“paper”




1 tourist  
unit dev.  
on the  
ground




3 total units  
in center


Incentives highest for transfers from SEZs (1:3)




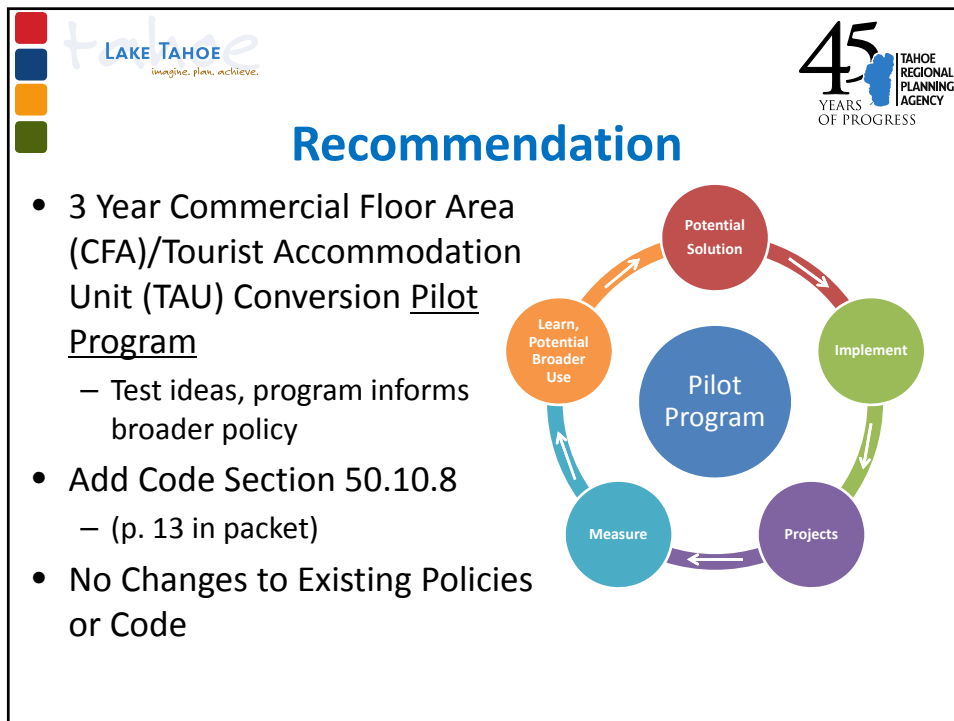
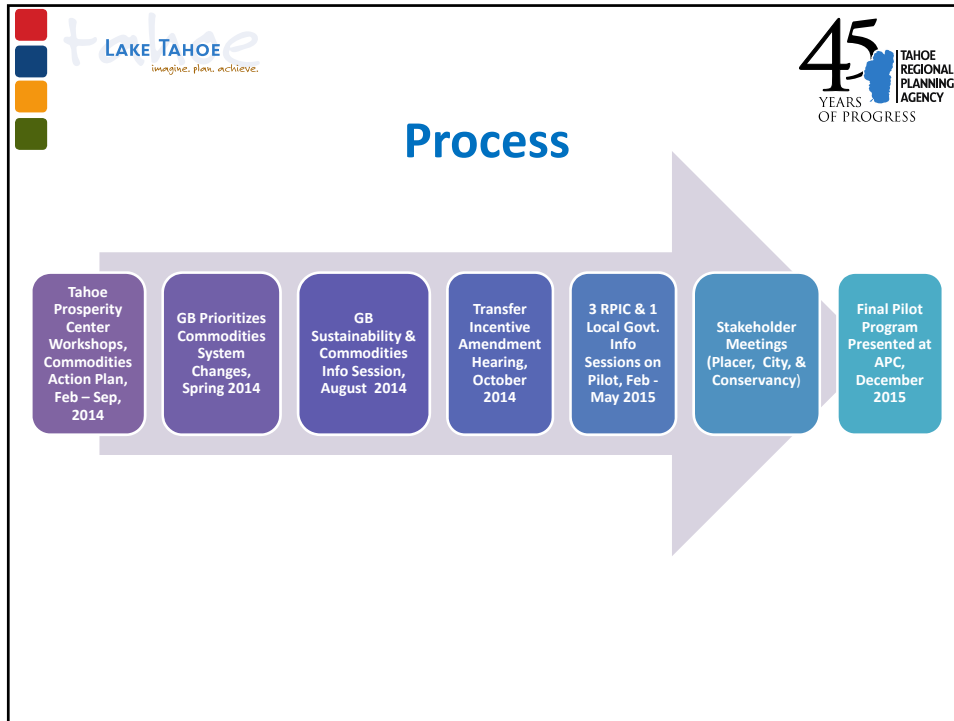
## Issues




- Insufficient TAU Bonus Unit Supply – *enough for a transfer of one 61 room motel in SEZ*
- Little TDR Program Usage - *lack of environmentally beneficial redevelopment*
- Uncertainty – *allocation only after receiving site permitting*











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## Recommendation: Conversion

- Conversion Ratio: 450 sf CFA to 1 TAU
  - Captures localized trip generation differences, floor area differences, helps mitigate VMT
- Limited to ½ of the Supply in TRPA pools:
  - 80,000 sf of CFA -> converts to max 177 TAUs
  - 61 TAUs -> converts to max 27,450 sf CFA
- Conversions Limited to Only a Few Projects on a Project-by-Project Basis



**Commercial Floor Area**



**Tourist Rooms**




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## Recommendation: Reservation

- Bonus Unit Reservations up to 2 Years if:
  - Program application completed
  - Sending site restoration plan approved
  - Endorsement from receiving site local jurisdiction gained
  - Binding purchase option between buyer & seller submitted
- Units Allocated when Sending Site Restoration Completed
- Limited to 1 Year Extension if Diligently Pursuing Restoration
- Banking of Earned Bonus Units Limited to Local Jurisdictions or Land Banks





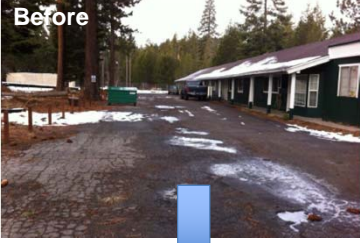
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## Recommendation: Example

1. Motel in SEZ = Sending Site
2. Reservation granted after application completed, restoration plan submitted along with a purchase option & endorsement
3. Remove 20 room motel and complete SEZ restoration
4. Allocated bonus units
5. Transfer bonus units to eligible Receiving Site

Before



↓



After



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## Recommendation: Benefits

- Increases Bonus Unit Supply
- Incentivizes environmental restoration, creates new green spaces
- Incentivizes Center redevelopment
- Consistent w/ 2012 RPU growth limits
- Increases investor certainty








## Recommendation: Monitoring & Evaluation

**Key Monitoring Metrics:**

- SEZ Restoration, Coverage Reduction, Sensitive Land Acquisition
- Commodity Transfers to Centers
- VMT (4 years), % Non-Auto Trips, Pedestrian / Bicycle Facilities
- BMP Certificates
- Participant Interviews










## Relationship to Strategic Initiative

- Limited scope in pilot
- Commodities Strategic Initiative
  - First step is stakeholder assessment - underway
  - Results presented Spring 2016
  - Multi Year Effort





## Discussion, Questions, and Motions

### Staff Recommendation:

- A motion to recommend approval of the required findings, including a finding of no significant effect, for adoption of the amendments to Code Chapter 50 to implement the CFA/TAU Bonus Unit Conversion Pilot Program as provided in Attachments A and B hereto.
- A motion to recommend adoption of Ordinance 2015-\_\_\_ , amending Ordinance 87-9, as previously amended, to amend Code Ch. 50 to implement the CFA/TAU Conversion Pilot Program as provided in Attachment B hereto.

10/14/2015