

TRPA REGIONAL PLAN IMPLEMENTATION COMMITTEE  
AUGUST 26, 2020

Agenda Item No. 2  
Draft Placer County TBAP Amendments

Errata Sheet

**CORRECTION**

The language in the RPIC Agenda Item No. 2, Attachment B, "Tahoe Basin Area Plan Implementing Regulations with Track Changes," page 268, Section 3.01 A, should be corrected to reflect that accessory dwelling units and junior accessory dwelling units are permitted consistent with California Code and under Section 21.3.2.A.2 of the TRPA Code of Ordinances, which requires that the units be deed-restricted to affordable, moderate, or achievable housing limits. Please see the attachments to view the corrected language with changes accepted, and to view in "track changes" the difference between the corrected version and the previously published version. Since this is an informational item only there is no change to any motions.

**ATTACHMENTS**

- Revised page 268 of Attachment B, Tahoe Basin Area Plan Implementing Regulations with changes accepted
- Revised page 268 of Attachment B, Tahoe Basin Area Plan Implementing Regulations with "track changes"

## Chapter 3 Area-Wide Standards and Guidelines

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The standards and guidelines outlined in this Chapter apply to the entire Plan area. The district standards in Chapter 2 supplement these standards for each subdistrict or overlay district.

### Permissible Uses

Permissible Uses are defined in Chapter 21 of the TRPA Code of Ordinances. Permissible uses for each zoning subdistrict are outlined in Chapter 2 of these Area Plan Regulations. Additional provisions for accessory dwelling units are outlined in section A below.

#### A. Additional Accessory Dwelling Units (ADUs) Allowed.

In addition to accessory dwelling units (ADU) and Junior Accessory Dwelling Units (JADU) defined in the California Government Code, or what is referred to as secondary residential units by TRPA, permitted as an accessory use by Section 21.3.2.A.1 of the TRPA Code of Ordinances, ADUs and JADUs are also permitted as accessory use to the single family primary use it serves under Section 21.3.2.A.2 of the TRPA Code of Ordinances, as the Placer County Area Plan and Placer County's zoning code section 17.56.200 serve as a TRPA-Certified Local Government Housing Program. Consistent with the TRPA four-year Area Plan recertification process, the ADU program shall be evaluated for efficacy and necessary adjustments.

Note: Pursuant to State of California regulations that prevent local jurisdictions from imposing restrictions on ADUs, as of this date XXXXX XX, 2020 a two-step permit process is required to construct an ADU or JADU. Placer County shall process all ADU permits in accordance with applicable Placer County Code and California Government Code Sections, and TRPA shall process ADU permits in accordance with the Regional Plan, including requirements that the ADU be deed-restricted to affordable, moderate, or achievable housing. Delegated ADU permitting authority may be reassumed by Placer County when/if the State of California or TRPA regulations are changed.

### Temporary Uses, Structures, and Activities

Temporary uses, structures, and activities are outlined in Chapter 22 of the TRPA Code of Ordinances (also see Placer County Zoning Ordinance Section 17.56).

#### Land Coverage

Land coverage limitations are outlined in Chapter 30 of the TRPA Code of Ordinances.

### Density

Density within the Town Center Overlay District is outlined in Chapter 13, Area Plans, of the TRPA Code of Ordinances. Additional density standards for each zoning subdistrict are outlined in Chapter 2 of these Area Plan Regulations.

Density outside Town Centers is outlined in Chapter 31, Density, of the TRPA Code of Ordinances. Additional density standards for each zoning subdistrict are outlined in Chapter 2 of these Area Plan Regulations.

## Chapter 3 Area-Wide Standards and Guidelines

The standards and guidelines outlined in this Chapter apply to the entire Plan area. The district standards in Chapter 2 supplement these standards for each subdistrict or overlay district.

### 3.01 Permissible Uses

Permissible Uses are defined in Chapter 21 of the TRPA Code of Ordinances. Permissible uses for each zoning subdistrict are outlined in Chapter 2 of these Area Plan Regulations. Additional provisions for [secondary residences](#)[accessory dwelling units](#) are outlined in Subsections A and B below.

#### A. [Additional Secondary Residences](#)[Accessory Dwelling Units \(ADUs\) Allowed.](#)

In addition to [accessory dwelling units \(ADU\)](#) and [Junior Accessory Dwelling Units \(JADU\)](#) defined in the [California Government Code](#)~~secondary residences, or what is referred to as secondary residential units by TRPA~~, permitted as an accessory use by Section -21.3.2.A.1 of the TRPA Code of Ordinances, ~~ADUs and JADUs~~~~secondary residences~~ are also permitted as accessory use to ~~the a~~ single family ~~or multi-family dwelling residence~~ ~~primary use it serves under Section 21.3.2.A.2 of the TRPA Code of Ordinances, as the Placer County Area Plan and Placer County's zoning code section 17.56.200 serve as a TRPA-Certified Local Government Housing Program, if the parcel is deed restricted to prohibit the secondary residence to be ADU and from being converted to a tourist use or utilized as a short term vacation rental as defined in Placer County Code Section 9.42.020, and that is deed restricted for affordability as determined by the Placer County Housing Specialist and in accordance with current California Department of Housing and Community Development requirements. Prior to issuance of a Building Permit for an ADU, the property owner shall record a deed restriction which addresses the restrictions on such units contained herein, must record a deed restriction in a form acceptable to the County that runs with the land and restricts the attributes of the ADU to those contained herein and allowable by State law, and Placer County Code. The declaration shall run with the land and be binding upon the applicant and successor property owners.~~  
~~The recorded deed must be filed with the County immediately after recordation. An secondary residence ADU shall be considered a Residential Unit subject to the residential allocation and transfer provisions of the TRPA Code of Ordinances.~~ Consistent with the TRPA four-year Area Plan recertification process, the [secondary residential unit](#)[ADU](#) program shall be evaluated for efficacy and necessary adjustments.

Note: Pursuant to State of California regulations that prevent local jurisdictions from imposing restrictions on ADUs, as of this date XXXX XX, 2020 a two-step permit process is required to construct an ADU or JADU. Placer County shall process all ADU permits in accordance with applicable Placer County Code and California Government Code Sections, and TRPA shall process ADU permits in accordance with the Regional Plan, including requirements that the ADU be deed-restricted to affordable, moderate, or achievable housing. Delegated ADU permitting authority may be reassumed by Placer County when/if the State of California or TRPA regulations are changed.

#### B. [Requirements for Secondary Residences](#)