

# Placer County Tahoe Basin Area Plan Amendments



TRPA RPIC Agenda Item #2 August 26, 2020



### Background

- Ongoing Coordination MHC, TTCF,TRPA
- Spring 2019 Presentation to RPIC to Bring TBAP into Conformance w/ TRPA and State Housing Regulations
- Fall 2019 TRPA Housing Initiatives Underway
- January 1, 2020 ADU Housing Laws;
   TBAP Not Consistent
- Summer 2020 APC Working Group: Tahoe Living: Housing and Community Revitalization Initiative



## **Amendment Components**

- 1. Multi-Residential Development
  - Add Multi-Person and Employee
     Housing Where Multi-Family Allowed
  - Multi-Person Density = 2.5 x MF
     (25, 37, 62 People Per Acre)
  - Employee Housing Density = MF
  - Limit Multi-Residential in Kings Beach Industrial to Affordable-Achievable Only



# **Amendment Components**

- 1. Multi-Residential Dev. (cont.)
  - Add Special Designations & Policies where Multi-Residential Uses Allowed to Align with TRPA Growth Mgmt. Provisions (Ch. 50, 51, and 52)
    - Remove "Senior Citizen" Affordable Housing Limitation Policies (Lake Forest Glen, Tahoma Residential, MUN-DH, MUN-LFG)



# **Amendment Components**

- 2. Accessory Dwelling Units (ADU)
  - Two-Step Permit Process Separate County & TRPA ADU Permits
  - Add ADU Parking Standards
- 3. Development Right Conversion
- 4. Clean-Up / Minor Amendments



### **Adoption Timeline**

July – Placer NTRAC

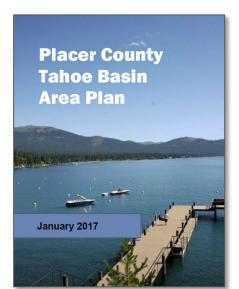
August - TRPA RPIC

September – Placer Planning Commission

October – Placer Board of Supervisors

November – TRPA APC and RPIC

December/January – TRPA Governing Board







#### **Future Amendments**

- Regional Amendments
  - APC Working Group
     Tahoe Living: Housing and
     Community Revitalization Initiative

- TBAP 2nd Phase Amendments
  - Require Heightened Environmental Review



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