



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 = $2.5 \times MF$
(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

**Placer County
Tahoe Basin
Area Plan**

January 2017

**Placer County
Tahoe Basin
Area Plan**

Implementing Regulations

January 2017



Future Amendments

- Regional Amendments
 - APC Working Group
Tahoe Living: Housing and
Community Revitalization Initiative
- TBAP 2nd Phase Amendments
 - Require Heightened Environmental
Review



RPIC Questions - Agenda Item #2

Patrick Dobbs, Senior Planner

pdobbs@placer.ca.gov

(530) 745-3060



Public Comment - Agenda Item #2

Patrick Dobbs, Senior Planner

pdobbs@placer.ca.gov

(530) 745-3060