



 

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

**Regional Plan Implementation  
Committee**


December 16, 2015

12/16/2015


 

**Presentation Outline**


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



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## 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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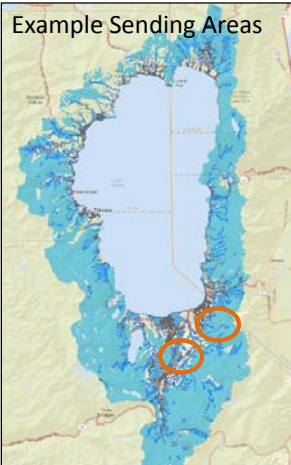


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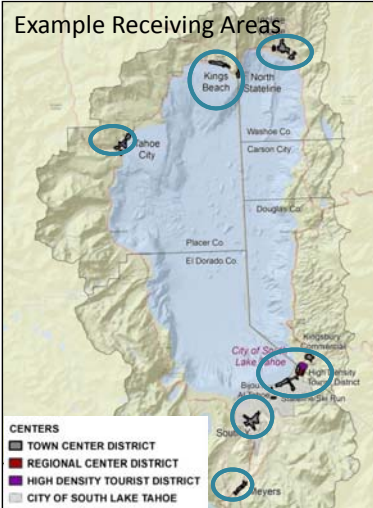
## Background: Sending and Receiving Areas

### Example Sending Areas




12/16/2015 SEZs & Sensitive Lands w/ dev.

### Example Receiving Areas




**CENTERS**

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



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## 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

Incentives highest for transfers from SEZs (1:3)



SEZ

→

Development removed & site restored

↙ ↘

1 tourist unit dev. on the ground


+

1 tourist bonus unit "paper"

1 tourist bonus unit "paper"


=

3 total units in center





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## Issues

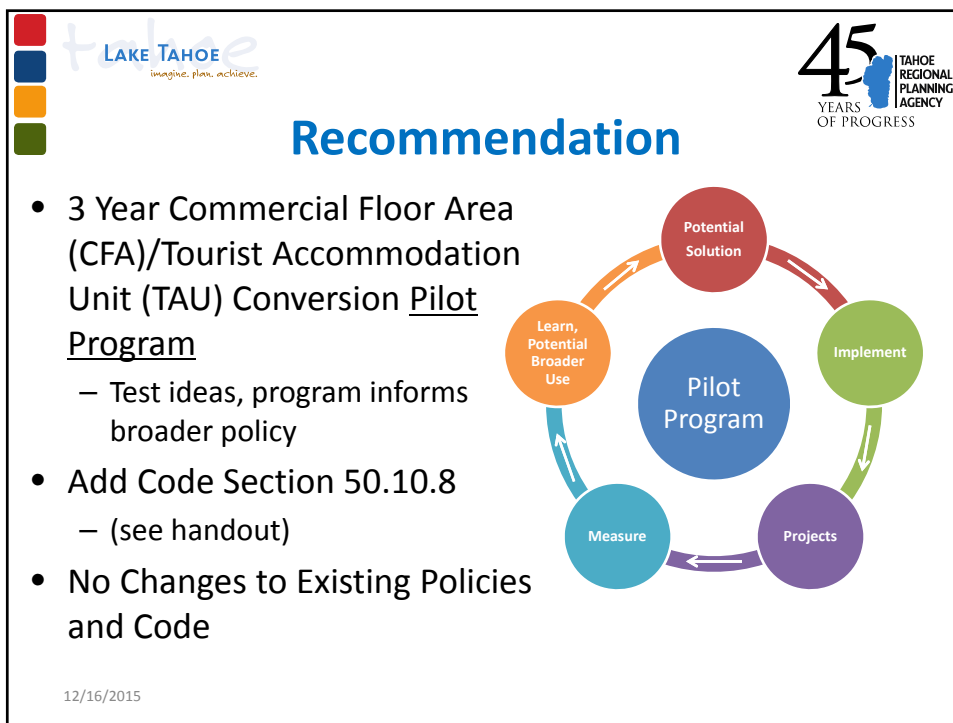
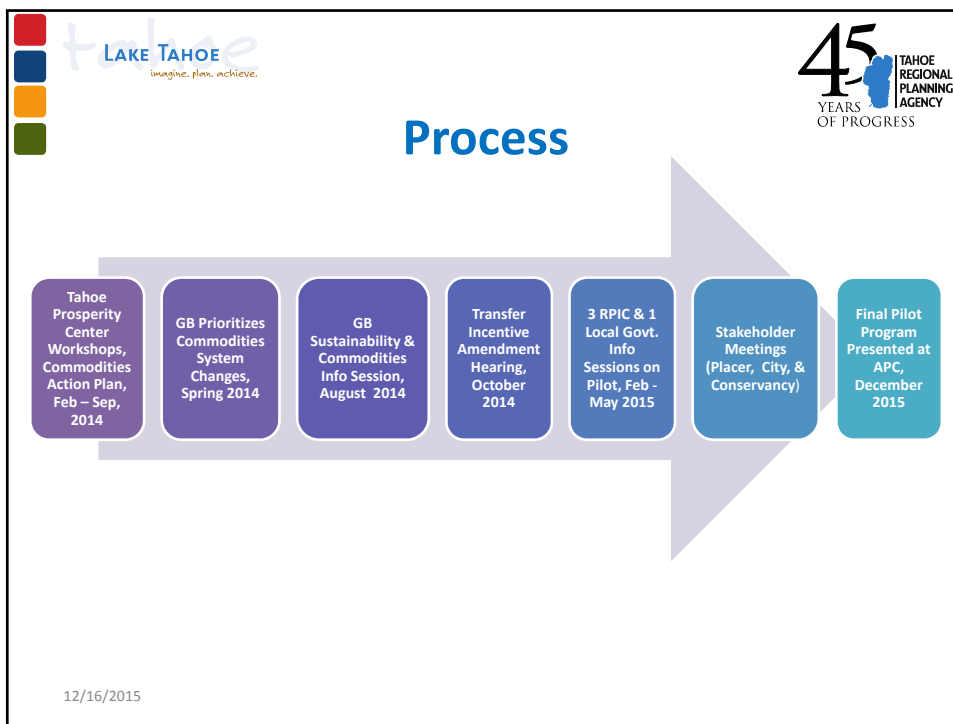



  

- Insufficient Tourist Bonus Unit Supply – *enough for a transfer of one 61 room motel in SEZ*
- Little TDR Program Usage - *lack of environmentally beneficial redevelopment*
- Uncertainty – *allocation only after receiving site permitting*





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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 & demolition plan approved
  - Binding purchase option between buyer & seller submitted (if sending site is not owned)
- Units Allocated when Sending Site Restoration Completed
- Limited to 1 Year Extension if Diligently Pursuing Restoration
- Earned bonus units may be held by private parties, local jurisdictions, and land banks



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## Recommendation: Example

RESERVE


1. Reservation after application completed including submittal of demolition/ restoration plan (conditional permit issued), & purchase option for parcel w/ 20 Room motel in SEZ.

CONVERT


2. No tourist bonus units available, convert 18,000 sf CFA to 40 tourist bonus units.

ALLOCATE

3. Sending Site: Remove motel, restore site, comply with permit conditions (except for vegetation growth, posted security) within 2 years. Allocated bonus units.
4. Transfer 60 total units to eligible Receiving Site in Center.



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## Recommendation: Benefits

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




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## Recommendation: Monitoring & Evaluation

**Key Monitoring Metrics:**

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




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## Relationship to Strategic Initiative

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





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## APC Recommendation

- Lengthy discussion
- Unanimous Recommendation
- Recommendation:
  - Clarify the process in the Code
  - Allow private parties to hold earned bonus units
  - Confirmed no expiration time limit for using earned bonus units for Receiving Site development

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## 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 (as revised in the addendum) 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 (as revised in the addendum) hereto.

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