

# Proposed Meyers Area Plan Minor Amendments - Accessory Dwelling Units

Meyers Advisory Council  
Planning Commission  
Board of Supervisors

**Melanie Shasha, Associate Planner  
Planning and Building Department,  
Tahoe Planning and Stormwater Division**



# Presentation Overview

- **Accessory Dwelling Units and Junior Accessory Dwelling Units**
- **California Legislative and EDC Zoning Ordinance Changes**
- **Tahoe Regional Planning Agency revised Code of Ordinances**
- **Amendment of the Meyers Area Plan**



# Accessory Dwelling Units (ADU) Junior Accessory Dwelling Units (JADU)



▲ Accessory dwelling units (or ADUs) come in many shapes and styles.

# New ADU Rules in California State Law

- **Faster ADU plan review times of 60 days**
  - **Prohibits local agencies from imposing strict requirements that exceed state mandates (Can be LESS restrictive)**
  - **Allows both ADUs and JADUs on the same property**
  - **Allows ADUs for multi-family projects and duplexes**
  - **Prohibits local agencies charging “Impact Fees” for ADUs <750 sq. ft.**
  - **ADU’s created by a conversion of parking structure cannot require off street parking spaces**
- \* Note – County’s Zoning Ordinance is being amended to comply with these new rules



# TRPA Code of Ordinance Amendment



- **Allow ADUs on all California residential parcels, subject to local jurisdiction rules and regulations;**
- **Allow up to two ADUs on all California residential parcels, to accommodate one detached ADU and one attached ADU;**
- **Remove requirements for noticing to adjacent neighbors, similar to rules for other accessory single-family uses;**
- **Require ADUs to still comply with existing coverage regulations; and**
- **Require ADUs to still comply with existing development rights requirements.**



# Purpose of the MAP ADU Update

**The update is required to comply with changes in State laws, Zoning Ordinance and TRPA Code of Ordinances**





# Summary of ADU Revisions to the MAP

## Updates to Meyers Area Plan to allow ADUs

- **Revise Table 2-1 for ADUs in MAP-1 and MAP-3**
- **Revise Table 2-2**
  - **Remove the one-acre minimum parcel size**
  - **Add a disclaimer for the density in MAP-3**
- **Remove the requirement for a Design Review Permit for an ADU**
- **Add definitions for ADU and JADU consistent with the Zoning**
- **Revise definitions for Multi-family and Single-family Dwelling for consistency with the Zoning**
- **Clean up the language on page 2-20**



# Staff Recommendation

**Staff recommends that the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:**

1. Approve the California Environmental Quality Act (CEQA) Exemption consistent with Section 15282(h) of the CEQA Guidelines pursuant to Section 21080.17 of the California Public Resources Code; and
2. Approve the proposed amendments to the Meyers Area Plan for the additional use of Accessory Dwelling Unit (ADU) as presented by staff.

