Proposed Meyers Area Plan Minor Amendments -Accessory Dwelling Units

Meyers Advisory Council
Planning Commission
Board of Supervisors

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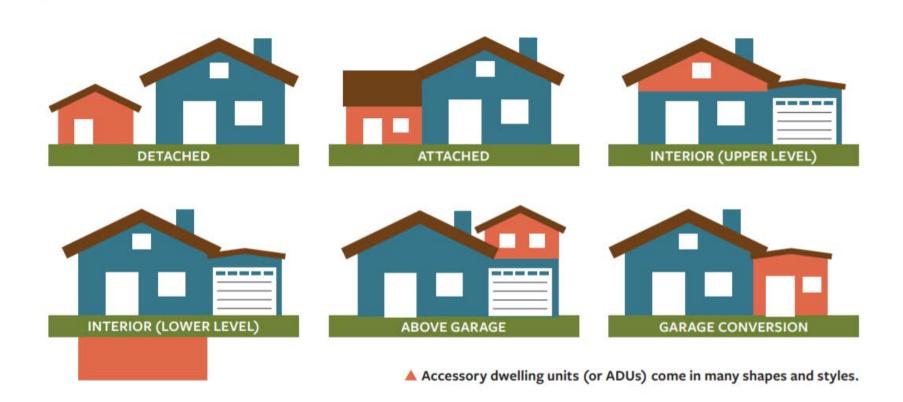


Presentation Overview

- 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)



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.

