



M E M O R A N D U M
COMMUNITY DEVELOPMENT RESOURCE AGENCY
ADMINISTRATION
County of Placer

TO: Honorable Board of Supervisors DATE: April 13, 2021
FROM: Steve Pedretti, Director, CDRA
BY: Crystal Jacobsen, Deputy Director, CDRA-Tahoe
Michele Kingsbury, CDRA Principal Management Analyst
SUBJECT: Two-Year Pilot Parking Exemption Program (PPEP) for North Lake Tahoe Town Centers

ACTION REQUESTED

1. Adopt an Uncodified Ordinance to allow implementation of the regulatory provisions of a two-year pilot parking exemption program for North Lake Tahoe Town Centers with a sunset date of April 30, 2023.

BACKGROUND

This ordinance was previously introduced during the Board of Supervisor’s meeting on March 30, 2021. No changes have been made to the ordinance from the version introduced by the Board. The ordinance will allow implementation of the regulatory provisions of a two–year pilot parking exemption program (PPEP) for the North Lake Tahoe Town Centers with a sunset date of April 30, 2023. On March 30, 2021, the Board adopted a resolution that approved the program as well. Staff now requests the Board adopt the ordinance.

FISCAL IMPACT

Staff has not found that PPEP results in any negative fiscal impacts. Exempting certain town center development from the Tahoe Basin Area Plan provision of parking for a period up to ten (10) years from date of adoption of Tahoe Basin Area Plan, unless otherwise extended, will support redevelopment of the North Lake Tahoe Town Centers, and contribute toward the overall financial feasibility of development within the town centers. Property Owners wishing to participate in PPEP will be required to contribute funding toward expanding transit/mobility options which will help expand alternative transportation resources.

CEQA COMPLIANCE

This action is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061(b)(3) and 15306 since this action involves fiscal administration and will not result in a significant disturbance to an environmental resource or a significant effect on the environment.

ATTACHMENT

Attachment 1: Uncodified Ordinance to allow implementation of the regulatory provisions of a two-year pilot parking exemption program for North Lake Tahoe Town Centers with a sunset date of April 30, 2023.

ATTACHMENT 1

Before the Board of Supervisors County of Placer, State of California

In the matter of: An Uncodified Ordinance to allow implementation of the regulatory provisions of a two-year pilot parking exemption program for North Lake Tahoe Town Centers with a sunset date of April 30, 2023.

Ordinance No.: _____

Introduced: _____

The following Ordinance was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held on _____, by the following vote:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

WHEREAS, on December 6, 2016, the Board of Supervisors (Board) approved a comprehensive update to the Tahoe Basin Area Plan (Area Plan), outlining how the county will achieve environmental restoration goals for Lake Tahoe and setting land-use regulations for Placer County's portion of the Tahoe Basin for the next 20 years; and

WHEREAS, the Area Plan includes key elements designed to create walkable communities, increase alternative transportation options, restore the environment, and help achieve sustainability of existing communities. The Area Plan also outlines ways to clean up blight, restore environmentally sensitive lands, enhance recreation opportunities, and improve transportation options as well as encourages environmentally beneficial redevelopment in town centers; and

WHEREAS, a key component of the Area Plan update was to develop strategies to support redevelopment of town centers; and

WHEREAS, in furtherance of the effort to support redevelopment of town centers, the Area Plan currently provides certain exceptions to parking requirements; and

WHEREAS, the Area Plan allows Placer County and the Tahoe Regional Planning Agency to set forth procedures and standards to determine parking requirements; and

WHEREAS, Area Plan Section 3.07.A.8 allows for exceptions to determined parking requirements that are superior to the application of the parking demand table in Area Plan Section 3.07.A.3. pursuant to an assessment district's approved parking plan; and

WHEREAS, Area Plan Section 3.07.A.10.c.ii permits deviations from the determined parking requirements if there are adequate existing parking facilities; and

WHEREAS, the County approved the Resort Triangle Transportation Plan (RTTP) on October 27, 2020, which included a parking analysis that evidenced that there is sufficient parking facilities in the North Lake Tahoe Town Centers; and

WHEREAS, to receive a parking exemption pursuant to the North Lake Tahoe Town Center Parking Exemption Pilot Program, an applicant is required to establish a County Service Area 28 Zone of Benefit assessment to provide support for transit services, or an equivalent funding mechanism that supports alternative modes of transportation, in support of strategies noted in the RTTP; and

WHEREAS, the Board of Supervisors desires to temporarily expand upon parking exemptions noted in Section 3.07.A.10.d, and establish the North Lake Tahoe Parking Exemption Pilot Program for two years to spur continued redevelopment of the North Lake Tahoe Town Centers.

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The North Lake Tahoe Pilot Parking Exemption Program (PPEP) shall be established to allow for an expansion of those parking exemptions of Section 3.07.A.10.d. of the Tahoe Basin Area Plan, adopted as implementing regulations subject to the criteria of this ordinance. This ordinance shall become effective on the effective date and terminating on April 30, 2023, unless extended by adoption of an ordinance prior thereto further extending the term.

Section 2. This ordinance shall remain uncodified and shall apply only to those projects as described in this ordinance that are located within the North Lake Tahoe Town Centers as defined in Section 3.

Section 3. Definitions.

Unless the context clearly requires otherwise, the definitions in this section shall govern the provisions of this uncodified ordinance.

“CDRA” means Placer County community development resource agency.

“County” means Placer County, a political subdivision of the state of California.

“Department of Public Works” means the Placer County department of public works.

“North Lake Tahoe Town Centers” means Tahoe City, Kings Beach and North State Line as depicted in the Tahoe Basin Area Plan as Town Center Overlay Districts as adopted by the Placer County board of supervisors on December 6, 2016.

“PPEP” means the North Lake Tahoe Pilot Parking Exemption Program.

Section 4. Pilot program duration

Consistent with Section 3.07. A.10.d and Section 3.08 of the Tahoe Basin Area Plan Implementing Regulations, under the pilot parking program parking requirements may be waived for a period of ten (10) years from the date of approval of Tahoe Basin Area Plan for projects proposed on parcels. Waivers may be granted beyond ten (10) years from the date of approval of Tahoe Basin Area Plan on a case-by-case basis, as approved by the county department of public works. Applications for waivers pursuant to the pilot program will be accepted between the effective date and April 30, 2023.

Section 5. Area of applicability

New development projects (new or redevelopment of existing uses) within town centers located in the North Lake Tahoe Area Plan Town Center Overlay Districts as defined in the Tahoe Basin Area Plan are eligible. For residential and tourist accommodation uses to be considered, further collaboration with community development resource agency and department of public works staff is required to review parking plans and analysis to ensure a reasonable parking plan is in place if a waiver is sought.

Section 6. Pilot program criteria and guidelines

A. Parking requirements for applicable projects located in the North Lake Tahoe Town Centers may be exempted subject to the following:

- Separate projects by applicant, with adjoining or non-contiguous parcels, will be treated as one and the same project for the purposes of the exemption. The waiver and corresponding requirements apply to the property the project is located on, and not the individual applicant (it runs with the land and not the person).
- 1. Properties with onsite parking will agree to participate in parking management programs and allow parking by non-business patrons in the North Lake Tahoe Town Centers. This will be outlined in a separate agreement with each eligible business use.
- 2. As a condition of approval of any project approved under the pilot parking program, the project shall either:
 - a. Annex into an existing or form a new zone of benefit under Placer County's Community Service Area (CSA) 28 or;
 - b. Pay and support other funding mechanism(s) as approved by the department of public works director and / or community development resource agency director for transit service enhancements or other alternative transportation projects and shall support multi-modal transportation and/or strategies noted in the Resort Triangle Transportation Plan (RTTP).
- 3. If a formal parking in-lieu fee is adopted, properties being assessed on an annual basis to support transit services will be given the right to continue the assessment or pay a parking in-lieu one-time fee based on an approved parking in-lieu program.
- 4. Alternative funding mechanisms will be considered and shall be equal to or greater than that which otherwise would be required to be paid through a zone of benefit assessment.

5. After the ten (10) year waiver period (or as extended), a parking in-lieu fee program may be considered which will take the place of the transit in-lieu fee assessment. At such time, properties being assessed a transit in-lieu fee will be given the option to continue with the transit assessment or pay a parking in-lieu one-time fee, based on an approved parking in-lieu program.

B. The property owner will be required to enter into an agreement with the County of Placer which outlines the waiver provisions, waiver duration and other requirements.

C. At the end of the ten (10) year waiver period, projects utilizing a parking waiver under this pilot program may seek an extension of the waiver beyond ten (10) years from the date of approval of Tahoe Basin Area Plan on a case-by-case basis, as approved by both the department of public works and the community development resource agency.

Section 7. This ordinance shall remain uncodified.

Section 8. This ordinance shall take effect and be in full force thirty (30) days after the date of its passage (“Effective Date”) and expire on April 30, 2023. The Clerk is directed to publish this ordinance, or a summary thereof, within fifteen (15) days in accordance with Government Code section 25124.

