



STAFF REPORT: Proposal for an Accessory Dwelling Unit (ADU) Subcommittee Charter

RECOMMENDATION:

By Motion:

The Board of Directors,

1. Approves the establishment of the Accessory Dwelling Unit (ADU) Subcommittee and its proposed charter as indicated in Exhibit A; and
2. Directs the Architectural Standards Committee (ASC) to implement the Subcommittee and oversee its operations.

BACKGROUND:

The growing importance of Accessory Dwelling Units (ADUs) in residential communities requires updated guidelines and standards. Recent changes in state and local regulations have introduced new requirements for ADUs that could affect the existing rules and procedures of the Tahoe Donner Homeowners Association (HOA).

This staff report, prepared on behalf of the Architectural Standards Committee (ASC), recommends establishing a specialized ADU Subcommittee to provide focused guidance and recommendations to ensure compliance with these changes and alignment with Tahoe Donner standards.

DISCUSSION:

Subject to board approval, Committee Resolution 2021-5 allows the ASC to “form standing or ad hoc Subcommittees (“task forces” or “working groups”) pertaining to its chartered purposes and its Board-approved tasks.” The ASC Chair and Staff have developed an ADU subcommittee charter with established purpose and assigned tasks as follows:

Purpose: The ADU Subcommittee is established for the following purposes:

1. Serve the ASC members and Community Standards Office (CSO) staff as a source of advice for ADU standards for the Tahoe Donner HOA.
2. Be knowledgeable and stay informed about State and Local ADU code changes and Tahoe Donner ADU rules.
3. Provide recommendations for rule changes to the ASC when needed.



Assigned Tasks:

1. Thoroughly explore the current Tahoe Donner ADU standards and assess how recent state and local regulatory changes may impact our existing ADU guidelines.
2. Collaborate with staff and legal counsel and propose recommended changes to the ASC for consideration of referring to the board for potential rule change.

Deliverable: Provide recommended ADU language and standards for Appendix B, “Accessory Dwelling Unit & Junior Accessory Dwelling Unit Rules,” contained within the Architectural Standards Rules, Procedures and Restrictions for Land Use, as amended February 22, 2020.

OUTREACH:

Not applicable.

FISCAL IMPACT:

Establishing the ADU Subcommittee is not anticipated to have a fiscal impact. Any incidental costs, such as communication or administrative support, will be managed within existing budgets.

ALTERNATIVE:

Pursuant to Resolution 97-5, the Board has the following alternatives:

1. Approve the Proposal: Establish the ADU Subcommittee and approve its charter as proposed.
2. Modify the Proposal: Adjust the proposed charter or scope of the Subcommittee.
3. Deny the Proposal: Opt not to establish the ADU Subcommittee and address ADU standards through existing ASC processes.

The Board may also direct staff to explore additional approaches or consult with legal counsel regarding compliance with State and Local ADU regulations.



ATTACHMENTS:

Exhibit A: Accessory Dwelling Unit (ADU) Subcommittee Charter – Final Draft

Prepared By: Lisa Purchard, Community Standards Manager
Reviewed By: Rod Whitten, Architectural Standards Committee Chair
Reviewed By: Jason Hajduk-Dorworth, Director of Administrative Services
Reviewed By: Annie Rosenfeld, General Manager
Board Meeting Date: January 24, 2025