

# PROPOSED ARCHITECTURAL STANDARDS ADU RULE CHANGE: 45-DAY NOTICE PUBLICATION AUTHORIZATION

July 25, 2025



# MEETING OUTCOME

The staff will present the proposed Architectural Standards ADU/JADU Rules changes to the Board of Directors.

The desired outcome of today's meeting is:

## **ACTION - BY MOTION:**

The Board of Directors authorizes the publication of a 45-Day Notice for the proposed Architectural Standards ADU/JADU Rules change (Exhibit A), including supporting materials necessary to inform members about the purpose and impact of the rules changes.



# PROPOSED RULE CHANGE PROCESS

- In response to recent changes in state law, the ASC established an ADU Subcommittee to provide guidance on accessory dwelling unit and junior accessory dwelling unit (ADU/JADU) standards for Tahoe Donner.
- The committee's purpose is to review updates to state and local ADU codes and requirements while collaborating with the HOA's legal counsel.
- The result is a proposed amendment of the ADU/JADU rules.
- The proposed changes to the ADU rules are informed by feedback from the ADU Subcommittee, which has thoroughly reviewed Tahoe Donner's current ADU rules in conjunction with legal advice from our counsel.
- To change the AS Rules, the proposed changes must go through the required rule-making process provided for in the C&Rs.



A vertical photograph on the left side of the slide shows a person from behind, running up a grassy hill. The person is wearing a red vest over a blue long-sleeved shirt and dark pants. The background features rolling hills and mountains under a clear blue sky.

# RULE CHANGE PURPOSE + EFFECT

The purpose of the proposed change includes:

- Align our regulations with the recent changes in state and federal law regarding ADUs.

## RULE CHANGE EFFECTS

- Allow for both an ADU and a JADU on a single lot, whereas previously only one ADU or JADU was permitted per lot.
- Increase the maximum allowable sizes for ADUs to match the standards set by the Town of Truckee.
- Eliminate the 90-day grace period for applying for approval, as ADUs have been allowed in the TDA for over five years, and the regulations are now well established.

See Exhibit A for the proposed AS Rules changes.



# RECOMMENDED NEXT STEPS

To summarize, staff is recommending the following next steps:

- **Board Action Today:** Authorize publication of the proposed Architectural Standards ADU rule change (Exhibit A), for a 45-Day Notice with all supporting materials necessary to inform the members about the purpose and effect of the rule change for ADUs.
- **45-Day Notice:** The publication of the 45-Day Notice (Exhibit B) will be included in the September Tahoe Donner News.
- **Future agenda item:** The Board will hear member comments on the proposed rule change at the September 26, 2025 board meeting.
- **Future action item:** The Board will consider action to adopt the rule change at the October 24, 2025 board meeting after the 45-day notice period expires.



# RECOMMENDED ACTION

## **BY MOTION:**

The Board of Directors authorizes the publication of a 45-Day Notice for the proposed Architectural Standards ADU/JADU Rules change (Exhibit A), including all necessary supporting materials to inform members about the purpose and impact of the rules changes.



# THANK YOU