

Accessory Dwelling Units

Board of Supervisors Workshop

January 24-25, 2018

Background

- Housing Discussion at 12/12/17 BOS Hearing
 - Discussed variety housing options
 - ADU's received focused discussion and direction
- Other Housing issues discussed
 - Increase R2 density (currently 6 units per acre)
 - Residential Units in Commercial zones
 - Pursue Grant/Funding opportunities for housing projects
- Housing Element Update
 - Begin update June 2018
 - Include policies related to options discussed

ADU Ordinance

- Current Ordinance
 - ADU's Allowed in all residential/rural zones (R1 R2 RA AG AE FR TPZ) with building permit
 - Requires Owner Occupancy of one unit onsite
 - Limits size to 1,200 maximum (detached)
 - 1 acre size limit for detached units
- Recent Amendments per SB1069 and AB2299 (9/12/17)
 - Increase attached ADU size to 50% of main dwelling from 30%
 - Reduced parking requirements
 - Removed setback requirements for existing converted structures

ADU Ordinance

- Potential Amendments
 - Remove Owner Occupancy but Require Management Company
 - Ensure property maintenance
 - Add Incentives
 - Defer permit/impact fees for low income restriction
 - Defer permit/impact fees for smaller unit size
 - Restrict Short Term Rentals (less than 30 days) through Deed Restriction
 - Ensure units are used for long term residents
 - Allow detached units on less than 1 acre per State law requirement
 - Convert legal structure to ADU

ADU Issues

- Septic Tank Requirement
 - County requires separate septic tank for ADU
 - Leach fields may be shared assuming capacity
 - Other County information
 - 22 Counties in Region 1 (including Nevada)
 - 9 Responses - All require separate tank (Butte, El Dorado, Lake, Modoc, Placer, Plumas, Shasta, Trinity, Yuba)
 - Separate tank ensures that system will not be overtaxed.
 - Evaluated on case by case basis
- Title 25
 - Repealed when 2010 CA Building Code adopted
 - Vague and difficult to follow

Next Steps

- Prepare a Draft Ordinance:
 - With changes/modifications
- Circulate for Public Review
 - Agency/Department Comments
- Planning Commission
 - Recommendation to BOS
- Board of Supervisors
 - Final Approval