



**MEMORANDUM**  
**COMMUNITY DEVELOPMENT/RESOURCE AGENCY**  
**PLANNING SERVICES DIVISION**  
County of Placer

TO: Board of Supervisors DATE: March 22, 2016

FROM: Michael J. Johnson, AICP  
Agency Director

BY: Crystal Jacobsen, Principal Planner

SUBJECT: Secondary Dwelling Unit Housing Zoning Text Amendments and Fee Exemption Ordinances

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**ACTION REQUESTED**

Conduct a Public Hearing to consider the following:

1. Adopt an Ordinance amending Placer County Code Chapter 17, Articles 17.04 and 17.56 pertaining to Secondary Dwelling Units and Chapter 15, Articles 15.28, 15.34 and 15.65 pertaining to Secondary Dwelling Unit Fee Exemptions, and
2. Find the Ordinance Statutorily Exempt pursuant to Section 15282(h) of the California Environmental Quality Act (CEQA) Guidelines.

**BACKGROUND**

A secondary dwelling unit is an additional self-contained living unit, which is either attached to or detached from the primary residential unit on a single lot, and which is limited in size. Secondary dwelling units have cooking, eating, sleeping, and full sanitation facilities. Secondary dwelling units can be an important source of affordable housing since they can be constructed relatively inexpensively, have no associated land costs, and the smaller size of the unit tends to control the affordability.

The Zoning Ordinance currently allows smaller, auxiliary residential units in accordance with certain standards. These smaller, auxiliary residential units can be created by converting part of an existing house, adding area to an existing house, converting an existing structure, or constructing a new building.

*State Housing Law*

State law sets standards regarding second unit regulation through Gov. Code Section 65852.2. The code states that any lot that allows single-family or multi-family residences has a right to develop a second unit as long as local standards are met. Local governments are precluded from totally prohibiting second dwelling units in residentially-zoned areas unless the agency makes specific findings. A jurisdiction is still entitled to promulgate standards governing the placement, size, and setbacks applicable to secondary units, but if the proposed second unit complies with those standards, a building permit for a secondary dwelling must be issued. Any request for a variance from those standards would still be considered a discretionary matter.

AB 1866 modified Gov. Code Section 65852.2 and provided guidance stating that after July 1, 2003, the permit process for second units must be ministerial, which streamlined the process without a public hearing or discretionary approval. Local governments were required to implement a process for second units (like the process for obtaining a permit for a room addition, for example) in which the applicant is entitled to the permit if he/she complies with local standards, thereby eliminating the need for time-consuming, contentious, and costly public hearings. The clear intention of the legislation is to streamline and simplify issuance of building permits for second units when these second units comply with the standards that the local agency has established.

### *Previous ZTA*

Placer County regulates secondary dwelling units through its Zoning Ordinance. On June 24, 2003, the County amended Section 17.56.200 of the Zoning Ordinance to simplify the permit process and allow secondary dwelling units through a ministerial process opposed to the prior review through a discretionary process. Additionally, the previous ZTA modified design standards for secondary dwelling units (ZTA-339), many of which will remain in place with the proposed changes.

### *Secondary Units in Tahoe Basin*

While the County's Zoning Ordinance contains standards for second units in the Tahoe Basin, TRPA's regulations regarding second units supersede the County's regulations. TRPA limits the construction of second units to lots larger than one acre. Further, within the Tahoe Basin, a second unit is considered a residential unit, and is therefore subject to the same residential allocation limitations and transfer provisions. Prior to construction of a second unit, the developer must obtain a building allocation from TRPA, unless the second unit is deed-restricted for affordable housing. In many cases, the TRPA Code restricts second units to a greater extent than what State law allows. It should be noted, however, that Placer County is currently processing its Tahoe Basin Area Plan, and as part of that the County is proposing to allow second units deed restricted for residential use only and on lots less than one acre if located within one-quarter mile of a transit route.

### *2013 Housing Element*

The County's recently adopted 2013 through 2021 Housing Element encourages secondary dwellings as a source of affordable housing in the County, and the Housing Element includes several programs and policies pertaining to secondary dwelling units. Staff's scope for this Zoning Text Amendment is driven by the following Program in the Housing Element:

#### Program B-10: SECOND UNITS/MULTI-GENERATIONAL HOUSING

The County shall explore the possibility of streamlining the approval process for second units, as well as allowing second units on smaller parcels than what is currently allowed. The County shall adopt new rules to allow second units on parcels less than 10,000 square feet in size (eliminating need for 1.5 times base zoning minimum parcel size requirement).

### **DISCUSSION**

Second units are a source of affordable housing that may count towards the County's Regional Housing Needs Allocation set forth by the Sacramento Area Council of Governments (SACOG), as well as generate additional income for homeowners. Second units provide a diversified form of affordable housing to many groups, including the local workforce, seniors, caregivers, college students, and multi-generational households (e.g., parents, adult children, grandchildren). Second units are a valuable component of the County's housing stock and are generally well-integrated into existing neighborhoods. They may be considered as an ideal form of sustainable affordable housing because they are compact in size and situated on existing developed lots.

Much of the new development in unincorporated Placer County is focused on providing detached single-family residences, the target of which is usually households of families with children. While many non-family households and households without children also prefer single-family housing, non-family and childless households will consider other housing choices if they are available.

Secondary units require no additional land or government funding as a source of affordable housing because they use existing structures or new small structures and most components and infrastructure (e.g., water, sewer, roads) are in place. Second units add flexibility, affordability, and diversity.

A great deal of literature has focused on how changing demographic trends and household preferences may influence future housing demand. In particular, the aging U.S. population and the declining share of married-couple households and households with children are likely to have significant consequences for the housing market. A multi-generational housing trend shows that young adults are moving back home and families are inviting aging relatives to live in their home.

In line with the multi-generational housing trend, some regional production new home builders have constructed a percentage of second dwelling units in new single-family subdivisions in recent years. However, due to the lot size limitations that currently exist in the County's secondary unit zoning provisions, these builders have not been able to offer a similar product within unincorporated Placer County subdivisions. Moreover, it is staff's conclusion that the existing size limitations have also hindered property owners' ability to construct secondary units on developed residential parcels. In a review of historic permit information between 2010 and 2014, an average of 15 total permits for secondary dwelling units were issued per year in Placer County. During that period of time the County has not deed restricted any of these units.

## OVERVIEW OF PROPOSED CHANGES

### Chapter 17 – Zoning Code

The proposed ZTA language is provided in Attachment A and is discussed below. The proposed amendments to the Zoning Ordinance are shown as underlined for added text and strikeout for deleted text.

#### 1. *Defining Multi-Generation Housing*

A secondary dwelling unit is a small, self-contained, clearly subordinate residential unit built on the same lot as an existing single-family home. Secondary dwelling units may be built within a primary residence, attached to the primary residence (like a small duplex unit with a separate entrance), or detached from the primary residence.

Multi-generational housing accommodates two adult generations. Housing specifically designed for multigenerational families will generally have one larger unit and a smaller, subordinate, accessory dwelling unit.

The following definition would be added to the Zoning Ordinance:

*Multi-Generational Housing - A type of Secondary Dwelling that is accessory to a primary dwelling on a site and is internally accessible from the principal dwelling. A multi-generation housing unit may or may not have a separate external entry that leads directly into the unit.*

Zoned living spaces for different family members with separate entrances is a big plus, and not only for reasons of privacy. In the multi-generation housing built by new home builders, the space is isolated from the rest of the house and could conceivably be turned into a rental unit, thereby supplementing a family's income.

#### 2. *Required Lot Size*

The Zoning Ordinance currently limits secondary dwellings on small lots. Where the minimum lot area required by the applicable zone district is ten thousand square feet or less, the minimum lot area required for a secondary dwelling must be one hundred fifty percent (150%) of the minimum lot area specified for the zoning district where the lot is located.

For example, a parcel with RS-B-6 (residential single family, minimum lot area of 6,000 square feet) zoning is not currently eligible for a secondary unit unless it has a lot area of 9,000 square feet or greater. The proposed Zoning Text Amendment would allow a secondary dwelling on lots with an area of 5,000 square feet or larger. To that end, by reducing the size limitation requirement, the option to construct a secondary dwelling unit would be available to a wider range of existing legally created lots.

#### 3. *Parking Requirements Clarified*

The parking requirement for secondary units had been tied to unit size previously: one parking space if the unit is 640 square feet or less and two spaces for larger units. Parking would now be tied to bedrooms under the proposed Zoning Text Amendment: one parking space for a studio or one-

bedroom unit and two spaces for two-bedroom or larger dwellings. These requirements are in addition to parking required for the primary unit.

4. *Number of Units Allowed*

Language is proposed to clarify that no more than one secondary dwelling unit shall be allowed per parcel. In addition, secondary dwelling units are prohibited in boarding houses and residential care homes or dwellings that contain an accessory non-residential use or a guest house.

5. *Location*

A secondary dwelling unit may be incorporated within or added onto an existing house, garage, or other accessory structure, or may be built as a separate, detached structure on a lot where a single-family dwelling exists.

6. *Unit Size*

The maximum secondary dwelling floor area would not change at 1,200 square feet on lots 4.6 acre or more. However, a secondary dwelling may be 1,200 square feet on any size lot if it is deed-restricted as affordable to households that earn 80 percent or less of the area median income. A minimum unit size requirement of 240 square feet would also be added.

7. *Deed Restriction for Affordability*

The County has strategized with stakeholders on ways to provide an incentive for property owners to construct secondary dwelling units for low-income households. To that end, the proposed ZTA includes a provision that would allow property owners to construct secondary units up to 1,200 square feet regardless of the size of the property if the unit is deed restricted for affordability. A unit that is deed-restricted for affordable housing would only be occupied by a lower-income household. The rent must be affordable to the household that lives in the second unit. A deed restriction would be recorded against the property deed when the permit for the secondary dwelling unit is issued. The deed restriction would remain in effect for a period of 55 years (as required by the State Department of Housing and Community Development for deed-restricted affordable rental units) and would remain in force even if the property is sold during that period. Owners of deed-restricted units would be required to file an Affordable Rent Certification with the County once a year. This form would be used to verify the income status of the second unit household and to ensure that the rent being charged is affordable to that household.

Property owners opting to deed restrict their units as affordable would not be taking a big financial loss in the current real estate market. The U.S. Department of Housing and Urban Development (HUD) sets income requirements for affordable housing by region. The limits come from a formula that compares incomes and the cost of housing. HUD sets the lower income limits at 80 percent of the median income for the Sacramento Primary Metropolitan Statistical Area (PMSA).

<b>Table 2: HUD Income and Rent Limits</b>				
<b>Low-Income Households at 80% of 2015 Median Family Income</b>				
	<b>Studio</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>
Number of Persons	1	2	3	4
Income Level	\$42,650	\$48,750	\$54,850	\$60,900
Max. Monthly Gross Rent *	\$1,066	\$1,219	\$1,371	\$1,523

*\*includes utilities*

Table 2 shows maximum affordable monthly rents. For example, a three-person household is classified as low-income (80 percent of median) with an annual income of up to \$54,850 in 2015. A

household with this income could afford to pay a monthly gross rent (including utilities) of up to \$1,371. The HUD-defined fair market rent (FMR) levels are the amounts that would be needed to pay the gross rent (shelter rent plus utilities) of privately owned, decent, safe, and sanitary rental housing of a modest (non-luxury) nature with suitable amenities.

For a landlord, the HUD rent limits and the market rate rents are closely aligned. Table 3 shows an example of monthly rents for apartments in Placer County, including rentals available in cities, based on internet rental listings from March 2014. Average monthly rents for studio, one, and two bedroom units are lower than the HUD limits; however, the market-rate rents do not include utilities. As shown in Table 3, the average monthly market-rate rent for a three-bedroom unit is slightly higher than HUD limits.

<b>Studio</b>	<b>One-Bedroom</b>	<b>Two-Bedroom</b>	<b>Three-Bedroom</b>
\$800	\$1,025	\$1,255	\$1,600

*\*does not include utilities*

Therefore, an average two-bedroom rental (\$1,255 monthly rent) is possibly affordable for a three-person low-income household depending on the utility costs (can afford \$1,371 monthly rent and utilities). An average three-bedroom unit (\$1,600), on the other hand, would not be affordable to a low-income family of four (can afford \$1,523 monthly rent and utilities).

## Chapter 15

### 8. Development Fee Exemptions

The County is able to re-evaluate permit and impact fees for secondary dwelling units (with the exception of fire and school fees) in order to lower this barrier to affordable housing. A secondary unit would be made eligible for a fee exemption of development fees including building permit/plan check fees, park and facility fees, and traffic fees. In order to allow an exemption of these fees for deed restricted secondary units, amendments to Chapter 15, Articles 15.28, 15.34 and 15.65 of the County Code are proposed.

The fee exemptions are being proposed specifically to incentivize deed-restricted units and maintain the rental value as affordable. Deed-restricted units can be used to reach County-wide goals established in the Regional Housing Needs Assessment, and therefore count towards the number of units considered available to lower income individuals. It is unknown how many deed restricted second units and fee exemptions the County would expect to see annually; however, below is a table that outlines the potential fiscal impact of fee exemptions per deed-restricted unit.

Average fees for traffic, parks, facilities, and building/plan check for single second unit permit	\$14,510
Fiscal impact of two affordable units per year	\$29,020
Fiscal impact of five affordable units per year	\$72,550

Fee exemptions would create a shortfall in the respective budgets of the Department of Public Works and Facilities and the Building Division. Therefore, it will be incumbent upon the County's General Fund to make up any shortfalls created by the program.

### **MUNICIPAL ADVISORY COUNCIL MEETING OVERVIEW**

Staff presented the above to the following Municipal Advisory Councils (MAC) beginning July through October: Horseshoe Bar/Penryn, Foresthill, Meadow Vista, Squaw Valley, North Auburn, West Placer, Sheridan, NTRAC, Rural Lincoln, WAC, Newcastle/Ophir, Granite Bay, and Donner Summit. The majority of the Municipal Advisory Councils are in support of the proposed Zoning Text Amendment. However, the Weimar-Applegate-Colfax MAC had concern regarding impacts to neighborhood character, and the Squaw Valley MAC had concerns regarding parking, snow removal and enforcement. Most MACs indicated support

for a program that would waive development fees for second units that are deed restricted for affordability. A summarization of the actions taken at these meetings is included in Attachment B.

### **PLANNING COMMISSION RECOMMENDATION**

A hearing was held with the Planning Commission on November 5, 2015 to consider the proposed Zoning Text Amendment. A proposed change to Section 17.56.200 E.2 was made by the Commission, which was originally developed in order to require the attachment of second units to primary units on parcels smaller than one acre. The Commission directed staff to remove this section because other development standards such as setback requirements and size limitations dictate the need for this type of design. The Planning Commission took formal action to recommend that the Board approve the proposed Zoning Text Amendment with a modification to Section 17.56.200 (E.2) as described above (6, 1, 0, 0, with Commissioner Moss voting no). Additionally, the Commission took an informal action that the Board should consider a waiver or exemption of impact and building fees to provide an incentive to construct second units should those units be deed-restricted for affordability.

### **CEQA COMPLIANCE**

The proposed Placer County Code amendments are exempt pursuant to Section 15282(h) of the California Environmental Quality Act (CEQA) Guidelines. Section 15282(h) is a statutory exemption to CEQA review for the adoption of an ordinance regarding second units in a single-family or multifamily residential zone by the county to implement the provisions of Section 65852.2 (creation of second units),

### **FISCAL IMPACT**

As outlined above, the approval of ordinances to exempt development fees for the construction of secondary dwelling units which are deed restricted for affordability will result in impacts to the respective budgets of the Department of Public Works and Facilities, and the Building Division. Such development fees average \$14,510 per secondary dwelling unit permit. Based on historical permit data, the County has issued an average of 15 building permits annually for secondary dwelling units. It is unknown how many additional secondary dwelling unit building permits and fee exemptions that the County would expect to see as a result of the proposed ordinances. However, should the County see five units restricted for affordability per year, the annual fiscal impact to the County's General Fund would be \$72,550.

### **RECOMMENDATION**

Staff recommends that the Board approve the following actions:

1. Find the proposed Placer County Code amendments exempt pursuant to Section 15282(h) of the California Environmental Quality Act (CEQA) Guidelines. Section 15282(h) is a statutory exemption in to CEQA review for the adoption of an ordinance regarding second units in a single-family or multifamily residential zone by the county to implement the provisions of Section 65852.2 (creation of second units),
2. Adopt an Ordinance to add a definition for multi-generation housing, and to allow secondary dwelling units on smaller residential parcels than currently permitted, in accordance with Housing Element Program B-10, and to exempt permit fees for secondary dwelling units that are deed restricted for affordability based on the following findings:
  - A. The proposed Code Amendments related to secondary dwelling units are consistent with Placer County General Plan and implements General Plan Housing Element Policy A-4: "The County shall encourage innovative subdivision design and a range of housing types within larger-scale development projects to encourage mixed-income communities (e.g., single-family detached homes, second units, duplexes, live-work units)";
  - B. The proposed Code Amendments related to secondary dwelling units are consistent with Placer County General Plan and implements General Plan Housing Element Policy B-7: "The County shall facilitate expanded housing opportunities that are affordable to the workforce of Placer County";

- C. The proposed Code Amendments related to secondary dwelling units are consistent with Placer County General Plan and implements General Plan Housing Program B-10: "Second Units/Multi-Generation Housing. The County shall explore the possibility of streamlining the approval process for second units, as well as allowing second units on smaller parcels than what is currently allowed. The County shall adopt new rules to allow second units on parcels less than 10,000 square feet in size (eliminating the need for 1.5 times base zoning minimum parcel size requirement)".
  
- D. The proposed Code Amendments related to secondary dwelling units are consistent with the Placer County General Plan and implements General Plan Housing Element Program B-6 – Impact Fee Waivers and Fee Deferrals for Affordable Housing: "The County shall establish a new program to waive or reduce impact fees for affordable housing project, or allow developers to pay over a number of years as a loan. Additionally, the County shall consider an impact mitigation fee waiver for special needs housing and deed-restricted affordable second units".

**ATTACHMENTS:**

- Attachment A: Proposed Ordinance
- Attachment B: Summary of Municipal Advisory Council Input

cc: Michael J. Johnson, CDRA Director  
EJ Ivaldi, Deputy Planning Director  
Crystal Jacobsen, Principal Planner  
Chris Schmidt, Senior Planner  
Nikki Streegan, Associate Planner  
Karin Schwab, County Counsel  
All Municipal Advisory Committees

**ATTACHMENT A**

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

**In the matter of:** An ordinance amending Placer County Code Chapter 17, Articles 17.04 and 17.56 pertaining to Secondary Dwellings and Chapter 15, Articles 15.28, 15.34 and 15.65 pertaining to Secondary Dwelling Unit Fee Exemptions

Ordinance No.: \_\_\_\_\_

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

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

\_\_\_\_\_  
Chair, Board of Supervisors

Attest:

\_\_\_\_\_  
Clerk of said Board

\_\_\_\_\_  
THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA,  
DOES HEREBY ORDAIN AS FOLLOWS:

**SECTION 1:** Placer County Code Chapter 17, Article 17.04, Section 17.04.030 is hereby amended as follows:

**17.040.030 Definitions of Land Uses, Specialized Terms and Phrases**

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**Multi-Generation Housing Unit is a type of Secondary Dwelling that is accessory to a primary dwelling on a site and is internally accessible from the principal dwelling. A multi-generation housing unit may or may not have a separate external entry that leads directly into the unit.**

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**SECTION 2:** Placer County Code Chapter 17, Article 17.56, Section 17.56.200 is hereby amended as follows:

**17.56.200 Secondary Dwelling/Multi-Generation Housing.**

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C. Minimum Lot Area.

1. ~~Where the minimum lot area required by the applicable zone district is ten thousand (10,000) square feet or less, the minimum lot area required for a secondary dwelling shall be one hundred fifty percent (150%) of the minimum lot area specified for the zoning district in which the lot is located.~~ **Second units shall only be located on lots that are greater than 5,000 square feet.**
2. ~~When located within zone C1 as identified in the airport land use compatibility plan, the minimum lot area required for a secondary dwelling shall be four acres.~~
3. ~~When located within either zone B1 or B2 as identified in the airport land use compatibility plan, the minimum lot area required for a secondary dwelling shall be twenty (20) acres.~~ **Secondary dwellings located within airport overflight zones shall conform to the criteria set forth in the Placer County Airport Land Use Compatibility Plans.**

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E. Design Standards for Secondary Units.

1. ~~Maximum Floor Area.~~ **Units shall be a minimum of 240 sq. ft.** The maximum floor area allowed for a secondary dwelling, whether attached to the primary unit or detached, shall be based on the area of the lot as follows. [Note: "Floor area" as used in this section means the living area of a dwelling, exclusive of any garage or carport, which is measured from the outside surfaces of exterior walls or walls between living areas and a garage.]

<b>Lot Area of Site (see Section 17.54.040(A))</b>	<b>Maximum Secondary Dwelling Floor Area</b>
Less than 1 acre	640 sq. ft.
1 acre to 2.29 acres	840 sq. ft.
2.3 to 4.59 acres	1,000 sq. ft.

4.6 acres or more	1,200 sq. ft.
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2. ~~Location of Secondary Dwelling. Secondary dwellings on parcels smaller than one acre (net) in size shall either be attached to the primary unit or integrated with detached accessory building (such as a garage).~~ **A secondary dwelling may be 1,200 sq.ft. on any size lot if it is deed-restricted as affordable (households that earn 80 percent or less of the area median income).**

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5. Appearance of Secondary Dwelling. The secondary dwelling shall be architecturally compatible with the primary residence **as well as subordinate to the primary residence.** For attached units, the appearance of the building shall remain that of a single family residence.
6. Parking Requirements. In addition to parking required for the primary unit by Article 17.54, ~~a secondary dwelling of six hundred forty (640) square feet or less shall be provided one off-street parking space; a larger secondary dwelling shall be provided two spaces.~~ **one parking space shall be provided on-site for each studio and one-bedroom unit, and two parking spaces shall be provided on-site for a two-bedroom unit or larger.**  
**Recognizing the Resolution of Conflicts (Section 17.54.130.B.6), parking for secondary dwelling units in Squaw Valley shall be subject to the parking requirement stated in this section.**
- F. Owner-Occupancy Required. Either the primary or secondary dwelling on the site shall be occupied by the owner of the property. Failure to comply with this requirement shall be a violation of the County Code and subject to enforcement action by the county. **No secondary unit may be sold separately from the primary dwelling unit.**
- G. General Development Requirements. Construction associated with any secondary dwelling shall conform to the height, setback, lot coverage, square footage limitations, site plan review, fees, **unless exempted in County Code,** charges and other requirements generally applicable to residential construction within the zone district where the subject property is located.
- H. Park Fees. ~~Fees shall be paid to Placer County for the development of park and recreation facilities. The amount of such fees shall be as specified in Article 16.08.100 or 16.20.228 of the Placer County Code prior to Building Permit issuance.~~
- I. **H. Deed Restriction.** Prior to issuance of a building permit for a secondary dwelling, the owner shall record a deed restriction which addresses the restrictions on such units contained herein. **The declaration shall run with the land and be binding upon the applicant and successor property owners.**
- I. **Number of Units. No more than one secondary dwelling unit shall be allowed per parcel. Secondary dwelling units shall be prohibited in boarding houses and**

residential care homes or dwellings that contain an accessory non-residential use or a guest house.

**J. Rental of Secondary Dwelling Units. Short-term rental of a secondary dwelling unit or its bedrooms to overnight guests for fewer than 30 consecutive days is prohibited.**

**SECTION 3:** Placer County Code Chapter 15, Article 15.28, Section 15.28.020 "Definitions" is hereby amended as follows:

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"Exempted development" means changes of land use or construction from which no additional dwelling units are created and no additional PM peak-hour usage of the road network over and above that attributed to the existing use as determined by the director. **"Exempted development" also means secondary dwelling units that are deed restricted for affordability as verified by the County Housing Specialist and in accordance with current State Department of Housing and Community Development requirements. Said verification must be rendered in writing prior to exemption from fees.**

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**SECTION 4:** Placer County Code Chapter 15, Article 15.34, Section 15.34.060 "Fee Payment" is hereby amended to add Section 15.34.060(H) as follows:

**H. Exemptions for Deed-Restricted Secondary Units. In the case where a property owner voluntarily opts to deed restrict a secondary dwelling unit for affordability, said unit is exempt from payment of fees established in this article. Deed restricted secondary dwelling units are secondary dwelling units that are restricted for affordability as verified by the County Housing Specialist and in accordance with current State Department of Housing and Community Development Requirements. Said verification must be rendered in writing prior to exemption from fees.**

**SECTION 5:** Placer County Code Chapter 15, Article 15.65, Section 15.65.140 "Affordable Housing Incentives" is hereby amended as follows:

**15.65.140 Affordable housing incentives.**

**A. Inclusionary Housing.** In the case of residential projects which meet the affordability requirements specified in Section 15.65.130 through the actual construction of affordable units, fifty (50) percent of development-related application and processing fees shall be waived for affordable units constructed in connection with such residential project. In addition, the planning commission may consider, on

a case-by-case basis, the provision of additional incentives as provided by law or in the housing element of the Placer County general plan.

**B. Deed-Restricted Secondary Dwelling Units. In the case where a property owner voluntarily opts to deed restrict a secondary dwelling unit for affordability, said unit shall be exempt from payment of building permit fees and those fees identified in Articles 15.28 and 15.34. Deed restricted secondary dwelling units are secondary dwelling units that are restricted for affordability as verified by the County Housing Specialist and in accordance with current State Department of Housing and Community Development Requirements. Said verification must be rendered in writing prior to exemption from fees.**

**SECTION 6:** This ordinance shall take effect and be in full force thirty (30) days after the date of its passage. The Clerk is directed to publish this ordinance, or a summary thereof, within fifteen (15) days in accordance with Government Code section 25124.

**ATTACHMENT B**

**Summary of MAC Meeting Actions – Secondary Dwelling Unit ZTA**

MAC	Action	Comments
Horseshoe Bar/Penryn	6-0	
Foresthill	7-0	Motion passed without Section k. Rental of Secondary Dwelling Units. Foresthill community was concerned with the further restriction this would create with a current lack of hotel and tourist accommodation.
Meadow Vista	5-0	
Squaw Valley	No Action	No quorum at presentations on 8/6 or 10/1. Presented a 3 <sup>rd</sup> time on 11/5. Key issues during MAC deliberation included parking and snow removal, enforcement, and impact of existing CC&Rs. The MAC took no action.
North Auburn	5-0	
West Placer	4-0	
Sheridan	4-0	
NTRAC	6 in support, 2 abstain	Motion passed with modification to clarify that this section does not apply to the Tahoe Basin.
Rural Lincoln	4-0	
WAC	3-3	Motion did not pass with concern for changes in neighborhood character with long-term renters.
Newcastle/Ophir	7-0	Motion passed with modification to evaluate enforcement of 30-day minimum lease requirement.
Granite Bay	6-0	
Donner Summit	3-0	

