



MEMORANDUM
COMMUNITY DEVELOPMENT RESOURCE AGENCY
PLANNING SERVICES DIVISION
County of Placer

TO: Board of Supervisors

FROM: Paul Thompson 
Interim Agency Director

BY: Nikki Streegan
Associate Planner

DATE: June 21, 2016

SUBJECT: Ordinance amending Placer County Code Chapter 15, Secondary Dwelling Units

ACTION REQUESTED

1. Introduce an Ordinance amending Placer County Code Chapter 15, Article 15.04, Section 15.04.123 pertaining to Secondary Dwelling Unit Fee Exemption, waive oral reading, and
2. Find the Ordinance Statutorily Exempt pursuant to Section 15282(h) of the California Environmental Quality Act (CEQA) Guidelines.

BACKGROUND

On March 22, 2016, the Board approved a Zoning Text Amendment to support the development of secondary dwelling units on smaller lots as long as current development standards are met. The proposal was made in an effort to implement Housing Element Program B-10, to establish a greater amount of affordable housing throughout Placer County, as well as accommodate changing trends for multi-generation households. As added incentive, the proposal included exemption of fees for units that are deed-restricted for income-qualified residents. At the previous hearing, exemptions were outlined for Chapter 15, Articles 15.28, 15.34, and 15.65 of the Placer County Code.

Fees under Chapter 15, Article 15.04, Section 15.04.123 were inadvertently omitted and the issue is being corrected with this subsequent request to add the following subsection (5):

5. Permit Fee Exemption 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 processing, plan check, inspection and building permit fees. Deed restricted secondary dwelling units are secondary dwelling units that are restricted for affordability as verified in writing by the County Housing Specialist and in accordance with current State Department of Housing and Community Development Requirements. To qualify for this exemption, the written verification and a copy of the recorded deed restriction required under Ch. 17, Article 17.56, Section 17.56.200(H) must be provided to the Building Services Division prior to issuance of any permits required under this Article.

This request is made in order to establish consistency in Sections throughout the Placer County Code pertaining to fee exemptions for deed-restricted secondary units.

ENVIRONMENTAL CLEARANCE

The Ordinance is exempt pursuant to Section 15282(h) of the California Environmental Quality Act (CEQA) Guidelines, Other Statutory Exemptions implementing Gov. Code 65852.2 for Secondary Dwelling Units.

FISCAL IMPACT

As outlined in the March 22, 2016 staff report, the approval of ordinances to exempt development fees for the construction of secondary dwelling units that 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 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 take 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. Introduce an Ordinance amending Placer County Code Chapter 15, Article 15.04, Section 15.04.123 pertaining to Secondary Dwelling Unit Fee Exemption and waive oral reading, supported by the following finding:
 - A. The proposed Code Amendment related to secondary dwelling units is consistent with the Placer County General Plan and implements General Plan Housing Element Program 8-6 - 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

cc: Paul Thompson – Interim CDRA Director
E.J. Ivaldi - Deputy Planning Director
Crystal Jacobsen – Principal Planner
Christopher Schmidt – Senior Planner
Karin Schwab - County Counsel

ATTACHMENT A

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

In the matter of: An ordinance amending
Placer County Code Chapter 15, Section
15.04.123 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 15, Article 15.04, Section 15.04.123 is hereby
amended to add the following:

15.04.123 Permit issuance.

5. Permit Fee Exemption 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 processing, plan check, inspection and building permit fees. Deed restricted secondary dwelling units are secondary dwelling units that are restricted for affordability as verified in writing by the County Housing Specialist and in accordance with current State Department of Housing and Community Development Requirements. To qualify for this exemption, the written verification and a copy of the recorded deed restriction required under Ch. 17, Article 17.56, Section 17.56.200(H) must be provided to the Building Services Division prior to issuance of any permits required under this Article.

SECTION 2: 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.