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

In the matter of:
Amendments to Placer County Code
Chapter 17, Articles 17.04, 17.06,
17.20, 17.22, 17.26, 17.30, 17.34,
17.48, and 17.56 pertaining to
Single-Room Occupancy Residential Housing

Ordinance No.: 5710-B

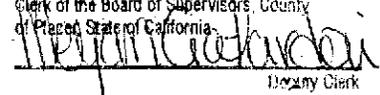
The following Ordinance was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held June 4, 2013, by the following vote on roll call:

Ayes: DURAN, WEYGANDT, UHLER, MONTGOMERY, HOLMES

Noes: NONE

Absent: NONE

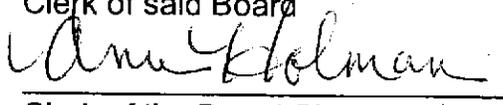
THE FOREGOING INSTRUMENT IS A CORRECT
COPY OF THE ORIGINAL ON FILE IN THIS OFFICE
ATTEST

ANN HOLMAN
Clerk of the Board of Supervisors, County
of Placer, State of California

Deputy Clerk

Signed and approved by me after its passage.

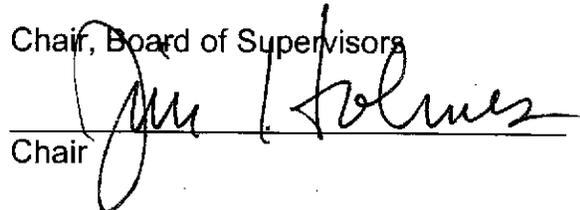
Attest:

Clerk of said Board



Clerk of the Board Signature

Chair, Board of Supervisors



Chair

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

Section 1. Chapter 17, Article 17.04, Section 17.04.030 of the Placer County Code is hereby amended as follows:

17.04.030 Definitions of land uses, specialized terms and phrases.

~~“Boarding House. See “Multifamily dwellings.” “~~

“Boarding and Rooming House” means any building, or dwelling, or portion thereof with access provided through a common entrance, for the renting of individual bedrooms to five or more people with a property owner or other manager that resides in the residence. Boarding of four or fewer renters is not considered to be a land use different from a single-family dwelling.

“Multifamily dwellings” (land use) mean and include: (1) a building or a portion of a building used and/or designed as residences for two or more families living independently of each other; or (2) two or more detached single-family dwellings on a single lot where all of the single-family dwellings and the lot are under common ownership, provided that one of the units is not a secondary dwelling. Includes halfplex structures (a halfplex is a single dwelling unit that is half of a two-unit building where a property line separates the two units), duplexes, triplexes, and fourplexes (detached buildings under one ownership with two, three or four dwelling units (respectively) in the same building) and apartments (five or more units under one ownership in a single building); common ownership, attached unit projects such as condominiums and townhouses; and ~~rooming and boarding~~ **and rooming houses (single dwellings where bedrooms are rented to five or more people and at least one common meal is offered each day **See “Boarding and Rooming House” under Section 17.04.030 for definition**). ~~The boarding of four or fewer renters is not considered to be a land use different from a single-family dwelling.~~**

“Single-Room Occupancy (SRO) Housing” means any building containing five or more units intended or designed to be used, or which are used, rented, or hired out, to be occupied, or which are occupied, for sleeping purposes by residents which is their primary residence. The individual units may lack either cooking facilities or individual sanitary facilities, or both and shall meet currently adopted California Building Code R-2 occupancy classification requirements.

Section 2. Chapter 17, Article 17.06, Section 17.06.050 of the Placer County Code is hereby amended as follows:

Section 17.06.050, Land Use and permit tables.

LAND USE TYPES	RESIDENTIAL				COMMERCIAL							INDUSTRIAL				AGRICULTURAL, RESOURCE, OPEN SPACE					
	RS	RM	RA	RF	C1	C2	C3	CPD	HS	OP	RES	AP	BP	IN	INP	AE	F	FOR	O	TPZ	W
Residential Uses																					
Caretaker and employee housing (Section 17.56.090)					C	C	MUP	C	C	C	MUP	C	MUP	C	C	MUP	MUP	MUP		MUP	
Emergency Shelter, 30 or less (Section 17.56.295)		C			MUP	CUP		CUP	MUP		MUP										
Emergency Shelter, 31 or more (Section 17.56.295)		MUP			MUP	CUP		CUP	MUP		MUP										
Farmworker Dwelling Unit (Section 17.56.095)			A	A												A	A	A		A	
Farmworker Housing Complex (Section 17.56.095)			A	A												A	A	A		A	
Home occupations (Section 17.56.120)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			C	
Mobile home parks (Section 17.56.140)		CUP			CUP	CUP															
Mobile homes (Section 17.56.150)	C	C	C	C							C					C	C				
Multifamily dwellings, 20 or fewer units		C			MUP	CUP		CUP	MUP		MUP										
Multifamily dwellings, 21 or more units		MUP			MUP	CUP		CUP	MUP		MUP										
Residential accessory uses (Section 17.56.180)	C	C	C	C	C	C		CUP			C	C	MUP			C	C				
Residential care homes, 6 or fewer clients	C	C	C	C							C						C				
Residential care homes, 7 or more clients		MUP	MUP														MUP				
Secondary dwellings (Section 17.56.200) (Ord. 5126-B required ARP)	C	C	C	C							C					C	C				
Senior housing projects (Section 17.56.210)		CUP			CUP	CUP		CUP	CUP												
Single-family dwellings (Section 17.56.230)	C	C	C	C							C					C	C				
<u>Single-Room Occupancy Residential Housing (30 or fewer units)</u>		MUP			MUP	CUP		CUP	C		C										
<u>Single-Room Occupancy Residential Housing (31 or more units)</u>		MUP			MUP	CUP		CUP	MUP		MUP										
Storage, Accessory (Section 17.56.250)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Supportive Housing 30 or fewer units		C			MUP	CUP		CUP	MUP		MUP										
Supportive Housing 31 or more units		MUP			MUP	CUP		CUP	MUP		MUP										
Temporary dwelling (Section 17.56.280)			C	C							C			C		C	C			C	
Temporary dwelling - hardship/disaster (Section 17.56.290)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Transitional Housing 30 or fewer units		C			MUP	CUP		CUP	MUP		MUP										
Transitional Housing 31 or more units		MUP			MUP	CUP		CUP	MUP		MUP										

Key To Permit Requirements	
Allowed use, zoning compliance required (Section 17.06.050)	A
Zoning Clearance required (Section 17.06.050)	C
Administrative Review Permit required (Section 17.06.050)	ARP
Minor Use Permit required (Section 17.06.050)	MUP
Conditional Use Permit required (Section 17.06.050)	CUP
Permit requirements set by Article 17.56	*
Use not allowed	

Section 3. Chapter 17, Article 17.20, Section 17.20.010 of the Placer County Code is hereby amended as follows:

Commercial Planned Development (CDP)

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the CPD zone district as provided by Sections 17.06.030 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter. See also subsection C of this section for permit requirements where a proposed site is to be subdivided.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Residential Uses		
Caretaker and employee housing	C	17.56.090
Emergency Shelter, 60 or fewer clients	CUP	17.56.295
Emergency Shelter, 61 or more clients	CUP	17.56.295
Home occupations	C	17.56.120
Multifamily dwellings, any size	CUP	17.20.010
Residential accessory uses	CUP	17.56.180
Senior housing projects	CUP	17.56.210
Single-Room Occupancy Residential Housing, 30 or fewer units	MUP	17.56.233
Single-Room Occupancy Residential Housing, 31 or more units	MUP	17.56.233
Supportive Housing 60 or fewer clients	CUP	
Supportive housing, 61 or more clients	CUP	
Transitional Housing 60 or fewer clients	CUP	
Transitional Housing 61 or more clients	CUP	

Section 4. Chapter 17, Article 17.22, Section 17.22.010 of the Placer County Code is hereby amended as follows:

General Commercial (C2)

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the C2 zone district as provided by Sections 17.06.030 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Residential Uses		
Caretaker and employee housing	C	17.56.090
Emergency Shelter, 60 or fewer clients	CUP	17.56.295
Emergency Shelter, 61 or more clients	CUP	17.56.295
Home occupations	C	17.56.120
Mobile home parks	CUP	17.56.140
Multifamily dwellings, any size	CUP	17.20.010
Residential accessory uses	C	17.56.180
Senior housing projects	CUP	17.526.210
Single-Room Occupancy Residential Housing, 30 or fewer units	CUP	17.56.233
Single-Room Occupancy Residential Housing, 31 or more units	CUP	17.56.233
Supportive Housing 60 or fewer clients	CUP	
Supportive housing, 61 or more clients	CUP	
Transitional Housing 60 or fewer clients	CUP	
Transitional Housing 61 or more clients	CUP	

Section 5. Chapter 17, Article 17.26, Section 17.26.010 of the Placer County Code is hereby amended as follows:

Highway Service (HS)

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the HS zone district as provided by Sections 17.06.030 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Residential Uses		
Caretaker and employee housing	C	17.56.090
Emergency Shelter, 60 or fewer clients	MUP	17.56.295
Emergency Shelter, 61 or more clients	MUP	17.56.295
Home occupations	C	17.56.120
Multifamily dwellings, any size	MUP	17.20.010
Senior housing projects	CUP	17.56.210

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Single-Room Occupancy Residential Housing, 30 or fewer units	CUP	17.56.233
Single-Room Occupancy Residential Housing, 31 or more units	CUP	17.56.233
Supportive Housing 60 or fewer clients	MUP	
Supportive housing, 61 or more clients	MUP	
Transitional Housing 60 or fewer clients	MUP	
Transitional Housing 61 or more clients	MUP	

Section 6. Chapter 17, Article 17.30, Section 17.30.010 of the Placer County Code is hereby amended as follows:

Neighborhood Commercial (C1)

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the C1 zone district as provided by Sections 17.06.030 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Residential Uses		
Caretaker and employee housing	C	17.56.090
Emergency Shelter, 60 or fewer clients	MUP	17.56.295
Emergency Shelter, 61 or more clients	MUP	17.56.295
Home occupations	C	17.56.120
Mobile home parks	CUP	17.56.140
Multifamily dwellings	MUP	17.30.010(D)
Residential accessory uses	C	17.56.180
Senior housing projects	CUP	17.56.210
Single-Room Occupancy Residential Housing, 30 or fewer units	MUP	17.56.233
Single-Room Occupancy Residential Housing, 31 or more units	MUP	17.56.233
Supportive Housing 60 or fewer clients	MUP	
Supportive housing, 61 or more clients	MUP	
Transitional Housing 60 or fewer clients	MUP	
Transitional Housing 61 or more clients	MUP	

Section 7. Chapter 17, Article 17.34, Section 17.34.010 of the Placer County Code is hereby amended as follows:

Resort (RES)

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the RES zone district as provided by Sections 17.06.030 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Residential Uses		
Caretaker and employee housing	MUP	17.56.090
Emergency Shelter, 60 or fewer clients	MUP	17.56.295
Emergency Shelter, 61 or more clients	MUP	17.56.295
Home occupations	C	17.56.120
Mobile homes	C	17.56.150
Multi-family dwellings	MUP	
Residential accessory uses	C	17.56.180
Residential care homes, 6 or fewer clients	C	
Secondary dwellings (<i>Ord. 5126-B req'd ARP</i>)	C	17.56.200
Single-family dwellings	C	17.56.230
Single-Room Occupancy Residential Housing, 30 or fewer units	C	17.56.233
Single-Room Occupancy Residential Housing, 31 or more units	MUP	17.56.233
Supportive Housing 60 or fewer clients	MUP	
Supportive housing, 61 or more clients	MUP	
Temporary dwelling	C	17.56.280
Transitional Housing 60 or fewer clients	MUP	
Transitional Housing 61 or more clients	MUP	

Section 8. Chapter 17, Article 17.48, Section 17.48.010 of the Placer County Code is hereby amended as follows:

Residential Multi-Family (RM)

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the RM zone district as provided by Sections 17.06.030 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Residential Uses		
Emergency Shelter, 60 or fewer clients	C	17.56.295
Emergency Shelter, 61 or more clients	MUP	17.56.295
Home occupations	C	17.56.120
Mobile home parks	CUP	17.56.140
Mobile homes	C	17.56.140
Multifamily dwellings, 20 or fewer units	C	
Multifamily dwellings, 21 or more units	MUP	
Residential accessory uses	C	14.56.180
Residential care homes, 6 or fewer clients	C	
Residential care homes, 7 or more clients	MUP	
Secondary dwellings (<i>Ord. 5126-B</i>)	C	17.56.200
Senior housing projects	CUP	17.56.210
<u>Single-Room Occupancy Residential Housing, 30 or fewer units</u>	<u>MUP</u>	<u>17.56.233</u>
<u>Single-Room Occupancy Residential Housing, 31 or more units</u>	<u>MUP</u>	<u>17.56.233</u>
Single-family dwellings	C	17.56.230
Supportive Housing 60 or fewer clients	C	
Supportive housing, 61 or more clients	MUP	
Transitional Housing 60 or fewer clients	C	
Transitional Housing 61 or more clients	MUP	

Section 9. Chapter 17, Article 17.56, Section 17.56 of the Placer County Code is hereby amended to add Section 17.56.233, which will read as follows:

Section 17.56.233 Single-Room Occupancy Residential Housing

When allowed by Sections 17.06.030 et seq., (Allowable Land Uses and Permit Requirements) in the zone applicable to a site, a Single-Room Occupancy

Residential Housing facility (SRO) at a fixed location is subject to the requirements of this section. The provisions of this Chapter are intended to provide opportunities for the development of permanent, affordable housing for small households and for people with special needs in proximity to transit and services, and to establish standards for these small units.

A. Location. A Single-Room Occupancy residential housing facility shall not be located within three hundred (300) feet of any other Single-Room Occupancy residential housing, emergency shelter, or other similar program, unless such program is located within the same building or on the same lot.

B. Development Standards.

1. Units shall have a minimum floor area of 150 square feet and a maximum floor area of 400 square feet.
2. Each unit shall accommodate a maximum of two persons.
3. Provide for adequate exterior security lighting.
4. Laundry facilities shall be provided in a separate room at the ratio of one washer and one dryer for every 20 units of fractional number thereof, with at least one washer and dryer per floor.
5. Cleaning Supply Room. A cleaning supply room or utility closet with a wash tub with hot and cold running water shall be provided on each floor of the SRO facility.
6. Bathroom. An SRO unit is not required to but may contain partial or full bathroom facilities. A partial bathroom facility shall have at least a toilet and sink; a full facility shall have a toilet, sink and bathtub or shower or bathtub/shower combination. If a full bathroom facility is not provided, common bathroom facilities shall be provided in accordance with the California Building Code for congregate residences with at least one full bathroom per floor.
7. Kitchen. An SRO unit is not required to but may contain partial or full kitchen facilities. A full kitchen includes a sink, a refrigerator and stove, range top or oven. A partial kitchen is missing at least one of these appliances. If a full kitchen is not provided, common kitchen facilities shall be provided with at least one full kitchen per floor.
8. Closet. Each SRO unit shall have a separate closet.
9. Code Compliance. SRO units shall comply with all requirements of the California Building Code. All units shall comply with all applicable accessibility and adaptability requirements. All common areas shall be fully accessible.

C. Business Practices.

1. Facility Management. An SRO facility with 10 or more units shall provide on-site management. An SRO facility with less than 10 units may provide a management office on-site.

- D. Parking.** Off-street parking for tenants shall be provided based upon a demonstrated need; however, the parking standard shall not require more parking than for other residential or commercial uses within the same zone. A SRO facility shall provide one parking space for each SRO unit, one parking space for the on-site manager where required, and one parking space for each additional employee. All parking shall be off-street and on-site.
- E. Tenancy.** Tenancy of SRO units shall not be for less than 30 days.
- F. Existing Structure.** An existing structure may be converted to an SRO facility, consistent with the provisions of this Section. Any such conversion must bring the entire structure up to current building code standards, including accessibility and adaptability standards, unless otherwise exempted by the Chief Building Official.

Section 10. 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.