



Farmworker Housing

Proposed Zoning Text Amendment

Crystal Jacobsen, Placer County Planning

State Housing Law

CA EMPLOYEE HOUSING ACT

Health and Safety Code Section 17000-17062.5

Any farmworker employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household is considered an agricultural land use.

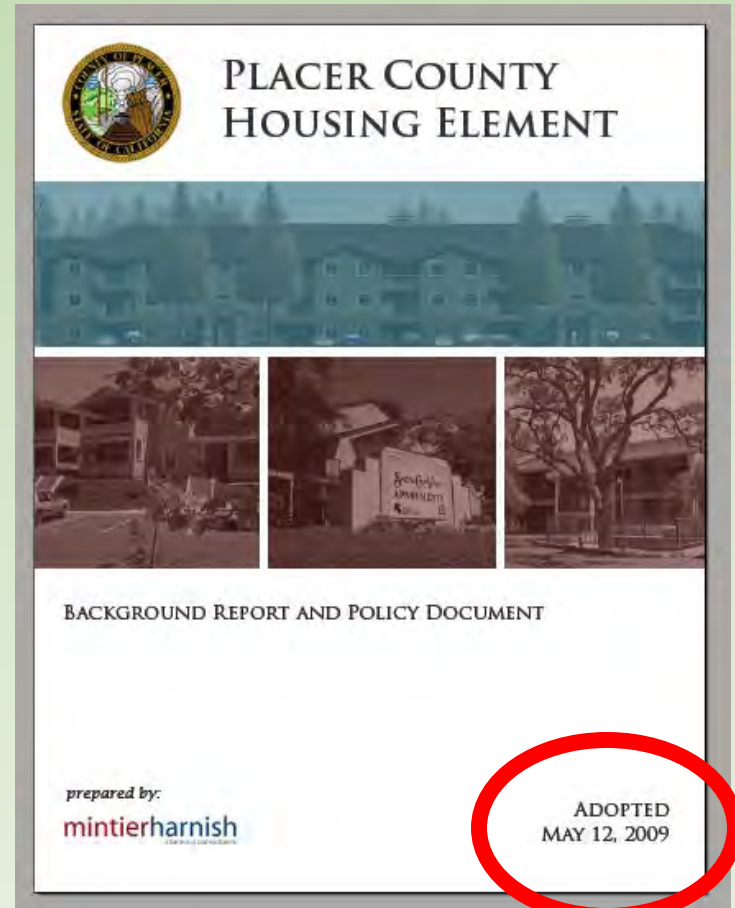
No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone.




2009 Housing Element

Program F-4: Zoning for Farmworker Housing

The County shall amend the Zoning Ordinance to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Section 17021.6.



Current Regulations – Zoning Ord.



“Farm labor housing” (land use) means and includes dwellings, mobile homes, rooming and boarding houses and mess halls for farms and agricultural workers employed on land occupied by the owner of the site on which quarters are located. See Section 17.56.090 (Caretaker and Employee Housing).

Where Allowed:


Farm (F)

Residential Agricultural (RA)

Agriculture Exclusive (AE) Zone Districts.

In all cases it is subject to discretionary review through a *Minor Use Permit* heard by the Zoning Administrator.


Current Regulations



In order to comply with State law, the County needs to revise the Zoning Ordinance to better define farmworker housing and to allow such facilities to operate as an allowed agricultural use in identified zoning districts with up to 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household.

The requirement for discretionary review will need to be eliminated. The newly described use will also need to be included in zone districts that have the potential for some type of farm labor. Consequently, it is being recommended that it also be included in the Residential-Forest (RF), Forestry (FOR), and Timberland Production (TPZ) Zone Districts.

Proposed Definitions



Farmworker Dwelling Unit: Housing for up to six agricultural (farm) employees or one farm employee and the worker's household. The accommodations may consist of any living quarters, dwelling, boarding house, bunkhouse, mobile home, manufactured home, recreational vehicle, or travel trailer. In the FOR and TPZ zone districts, tents, recreational vehicles or other mobile camping equipment for agricultural farm employees may be used for up to 90 days annually.

Farmworker Housing Complex: Agricultural (farm) employee housing with up to 36 beds in group quarters and 12 units designed for use by single families or households. The units may be of an alternative housing type that meets state and federal standards for livability and durability, including manufactured housing, factory-built housing, other forms of prefabricated housing, and dormitory and barracks-style housing in which residents share common cooking and sanitary facilities.

These definitions are consistent with State law and are very similar in nature to similar definitions used throughout the state. When compared to other ordinances, Placer County's primary difference is to not allow tents for long-term farm labor housing occupancy.

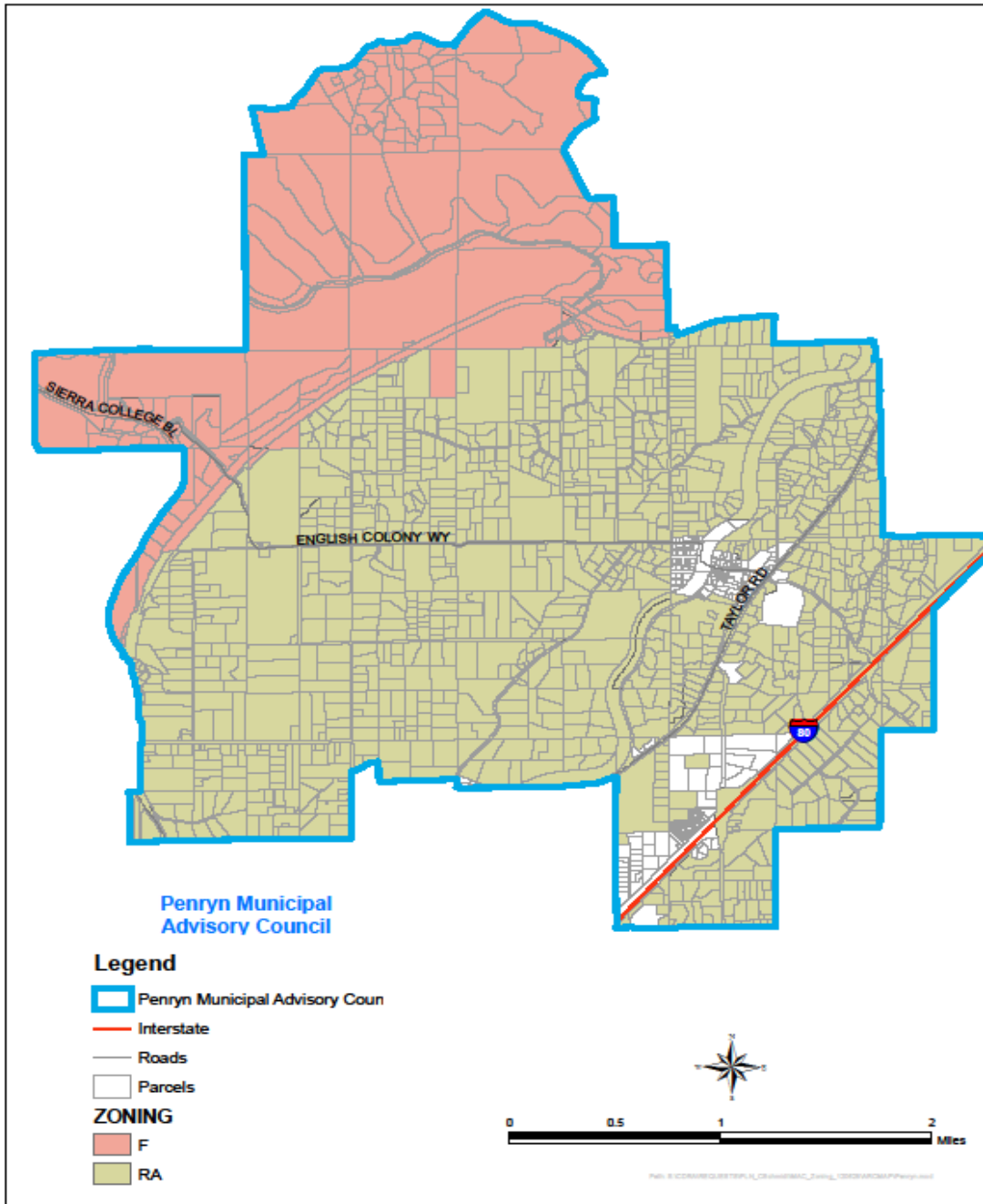
Permitted Zoning Districts



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	
Farm labor housing (Section 17.56.090)			MUE													MUE	MUE				
Farmworker Dwelling Unit			A	A												A	A	A		A	
Farmworker Housing Complex			A	A												A	A	A		A	

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	

Where Allowed



Development Standards

- For a farmworker dwelling unit, the maximum size is 1,200 square feet and unit cannot be subdivided from the primary parcel.
- For dormitory or barracks-style housing, the standard is 50 sq. ft. per occupant up to 36 occupants.
- Farmworkers do not need to work on the property where the employee housing is located (State law).



Development Standards

- Requires the completion of a farmworker housing verification form prior to occupancy.
- Farmworker housing for five or more workers requires a permit to operate from the California Department of Housing and Community Development (HCD).
- Must meet all Building, Health and Safety codes.



Development Standards

- On parcels adjacent to a residential zoning district, year-round farmworker housing must be set back a minimum of 200 feet from the property line adjacent to the residential zoning district.
- The unit must be at least 75 feet from barns, pens or other structures that house livestock or poultry (State law).
- Must be removed within 45 days (or converted) if the agricultural employment for which the unit is based is eliminated.



Next Steps

- Agricultural Commission Presentation
- MAC Presentations
- Planning Commission Hearing/Recommendation (September)
- Board of Supervisors Hearing/Adoption





Single Room Occupancy (SRO) Housing

*Proposed
Zoning Text Amendment*

State Housing Law

Senate Bill 2, Chapter 233 Government Code Section 65583

Generally, SB 2 amended housing law regarding planning and approval for single room occupancy units. At least one zone district in each jurisdiction must be identified to permit single-room occupancy units without a use permit or other discretionary action.

SRO buildings can only be subject to development and management standards that apply to residential or commercial uses within the same zone district.

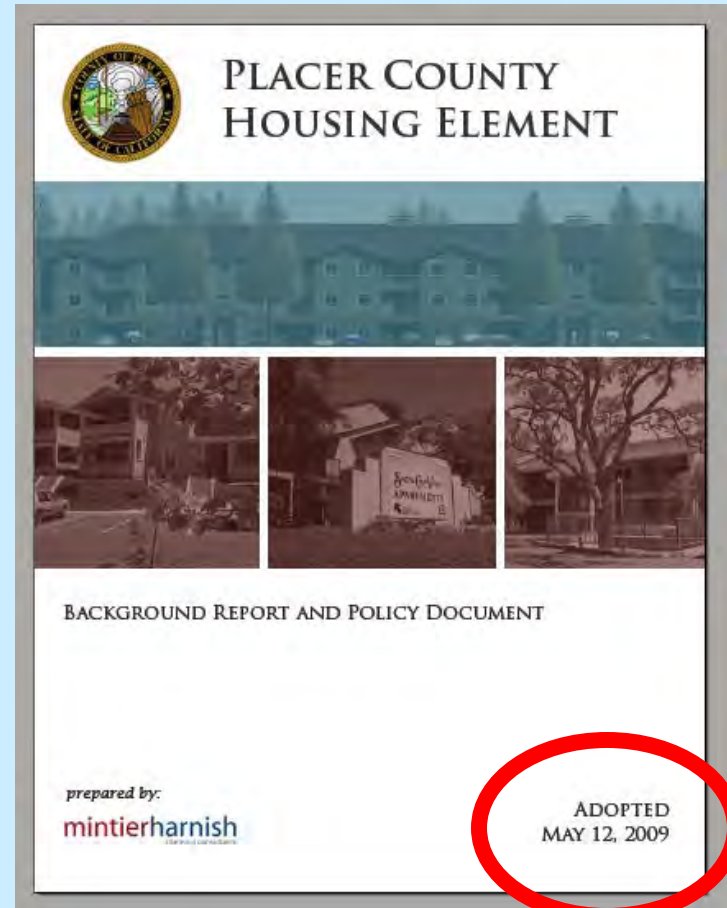
Written and objective standards may be applied, including maximum number of beds, unit sizes, provision of on-site management, length of stay and security.



2009 Housing Element

Program G-4: Single Room Occupancy (SRO) Units

The County shall amend the Zoning Code to define Single Room Occupancy (SRO) units and explicitly allows SROs as a residential use in certain zones. These zones could include the Multi-Family Residential (RM), Highway Service (HS) and Resort (RES) zoning districts.



Current Definitions

The Placer County General Plan and Zoning Ordinance do not explicitly address SROs or other types of “residential hotels.”

“**Hotels and Motels**” means guest room or suites, provided with or without meals or kitchen facilities, rented to the general public for overnight or other temporary lodging (generally less than thirty days).

“**Dwelling**” or “**Dwelling Unit**” means one or more habitable rooms that are designed and/or used as independent living space for one family, with facilities for living, eating and sleeping, with not more than one kitchen, and at least one bathroom, and where all such habitable areas have access to each other from within the building.

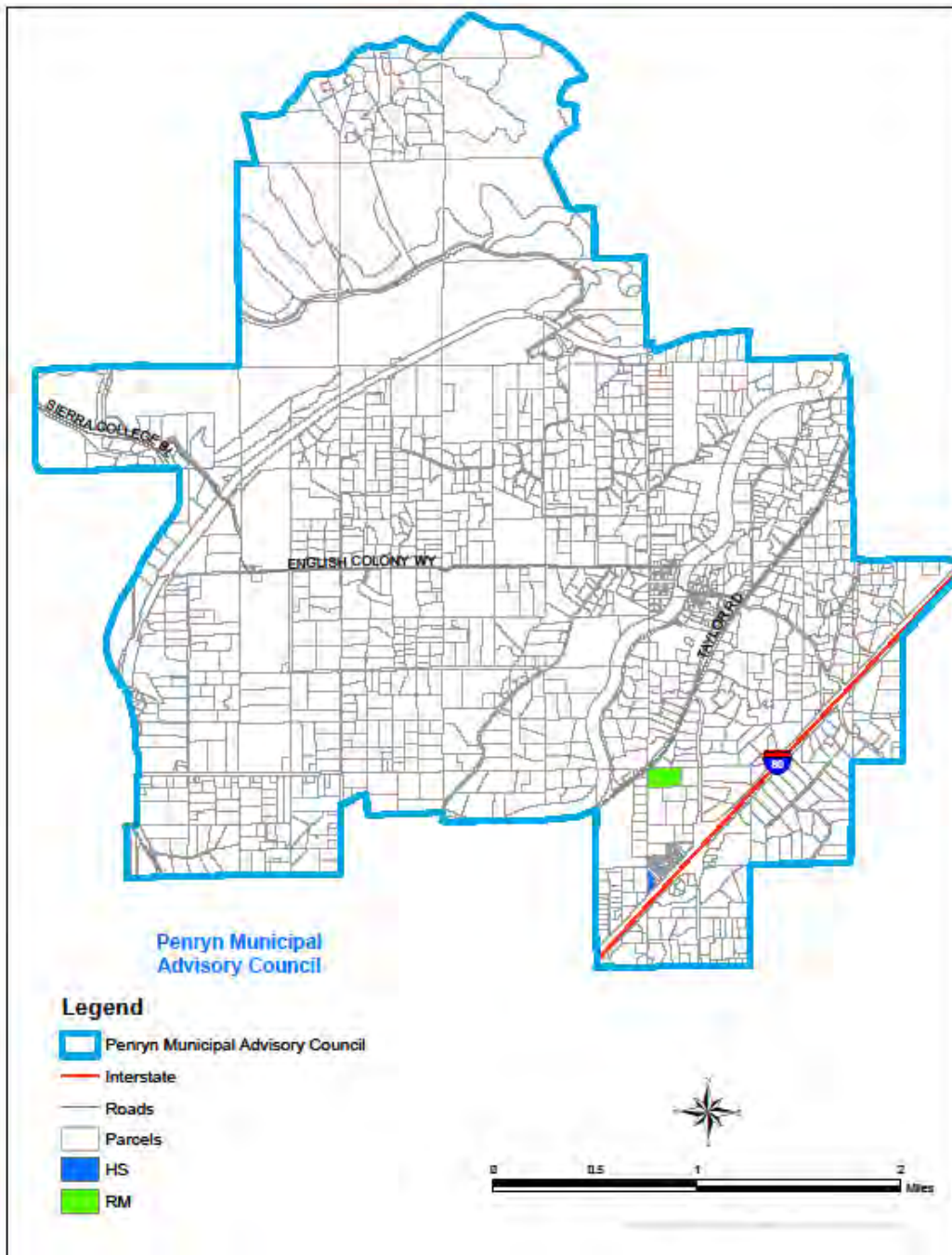


Proposed Definition

“Single-Room Occupancy (SRO) Residential Hotels” means any building containing five or more guestrooms or 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 also the primary residence of those residents. The individual units shall lack either cooking facilities or individual sanitary facilities, or both. However, for purposes of this definition, a Single Room Occupancy Residential Hotel does not include residential care homes, senior housing projects, rooming and boarding houses, hotels and motels, bed and breakfast lodging, extended care facilities or hospitals.



Where Allowed



Development Standards



- Units shall have a minimum size of 150 square feet and a maximum of 400 square feet
- Each unit shall accommodate a maximum of two persons
- Laundry facilities must be provided
- Tenancy of SRO units shall be limited to 30 or more days
- An existing structure may be converted to an SRO facility

Development Standards

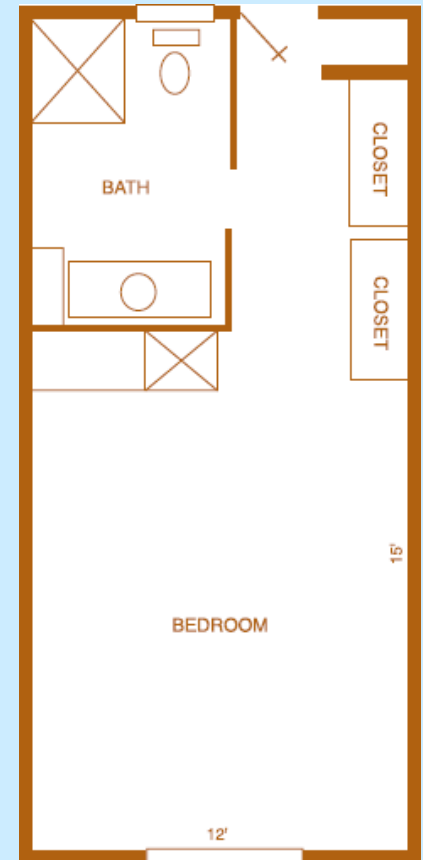
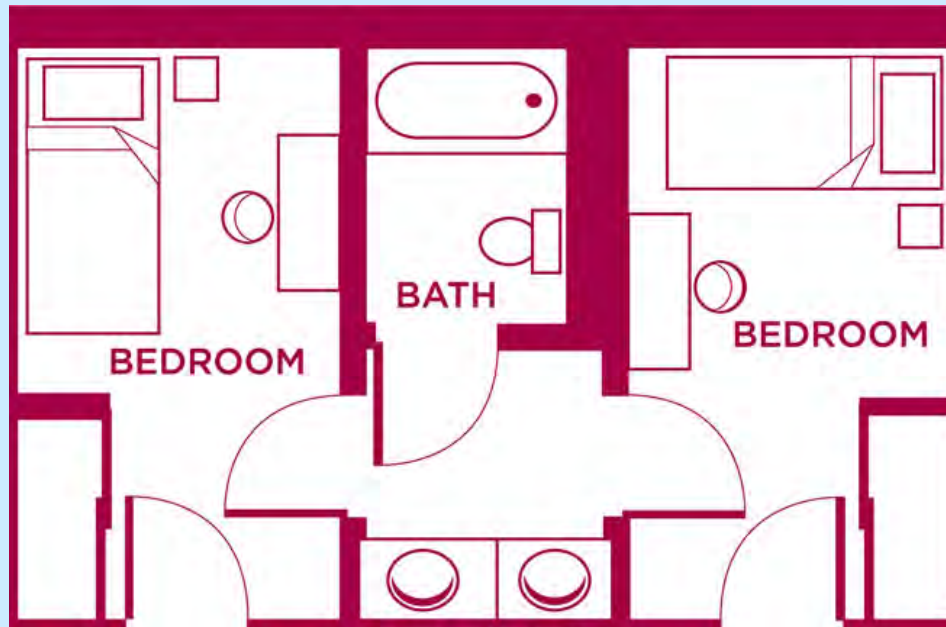


- An SRO unit may contain partial or full bathroom facilities. If a full bathroom facility is not provided, common bathroom facilities shall be provided- at least one full bathroom per floor.

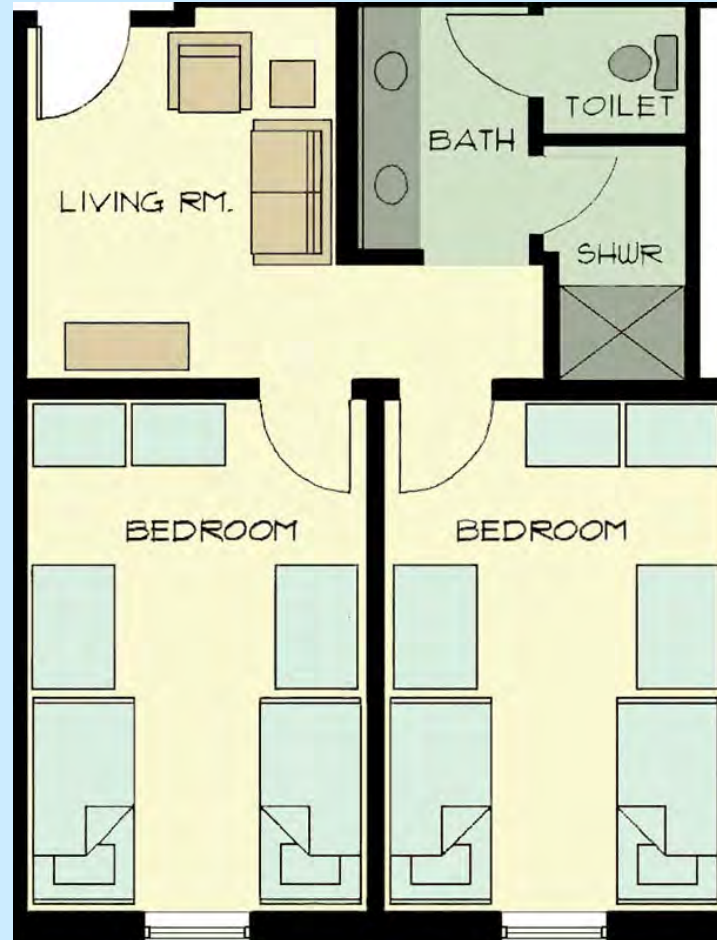


- An SRO unit may contain partial or full kitchen facilities. A full kitchen includes a sink, a refrigerator and stove, range top or oven. A partial kitchen is missing at least one of these appliances. If a full kitchen is not provided, common kitchen facilities shall be provided with at least one full kitchen per floor.

SRO Example Floor Plans



SRO Example Floor Plans



Next Steps

- MAC Presentations
- Planning Commission Hearing/Recommendation (September)
- Board of Supervisors Hearing/Adoption

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