

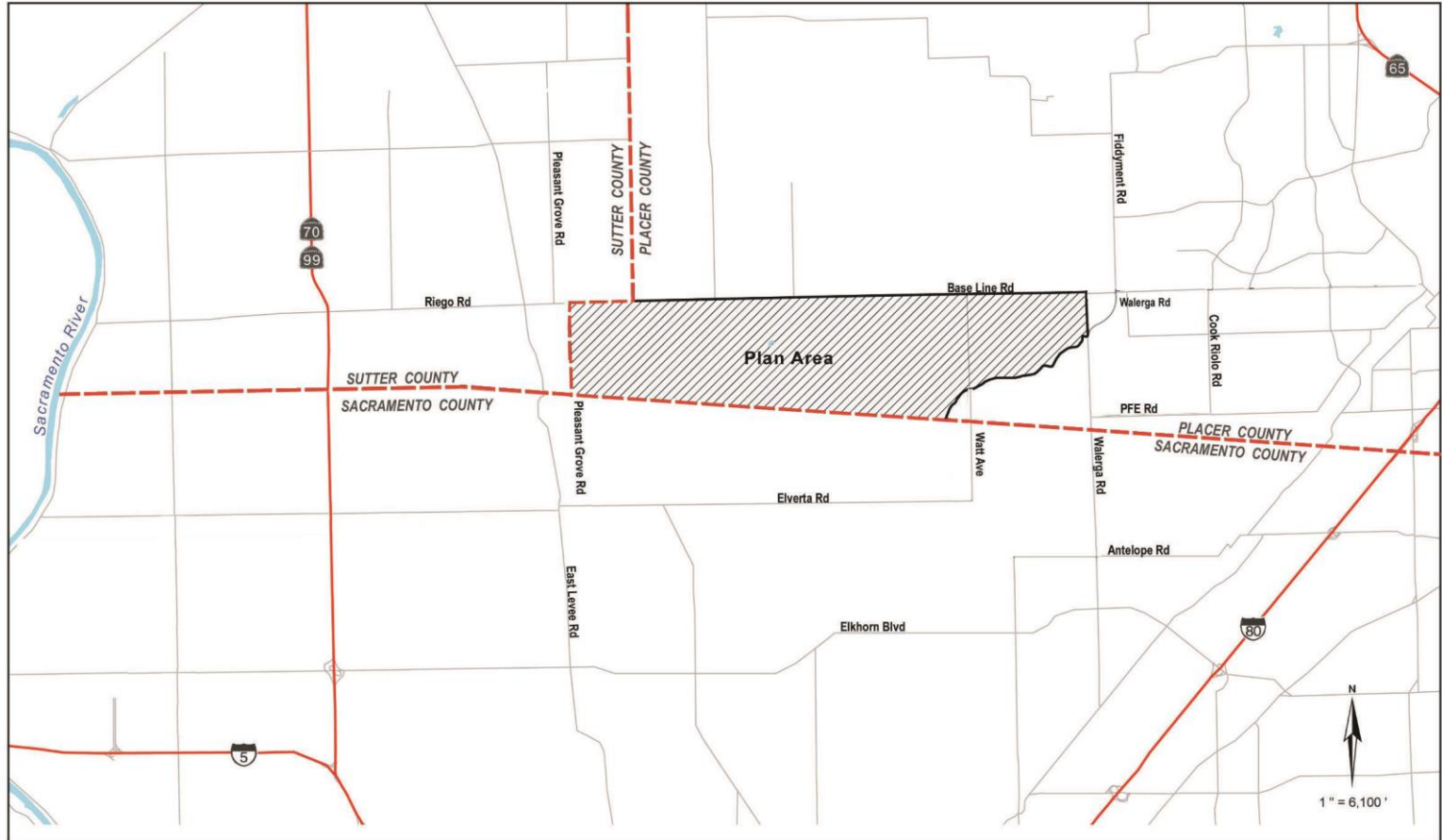
PLACER VINEYARDS SPECIFIC PLAN

SPECIFIC PLAN AMENDMENT SECONDARY DWELLING UNITS (PLN20-00052)

Planning Staff: Jennifer Byous

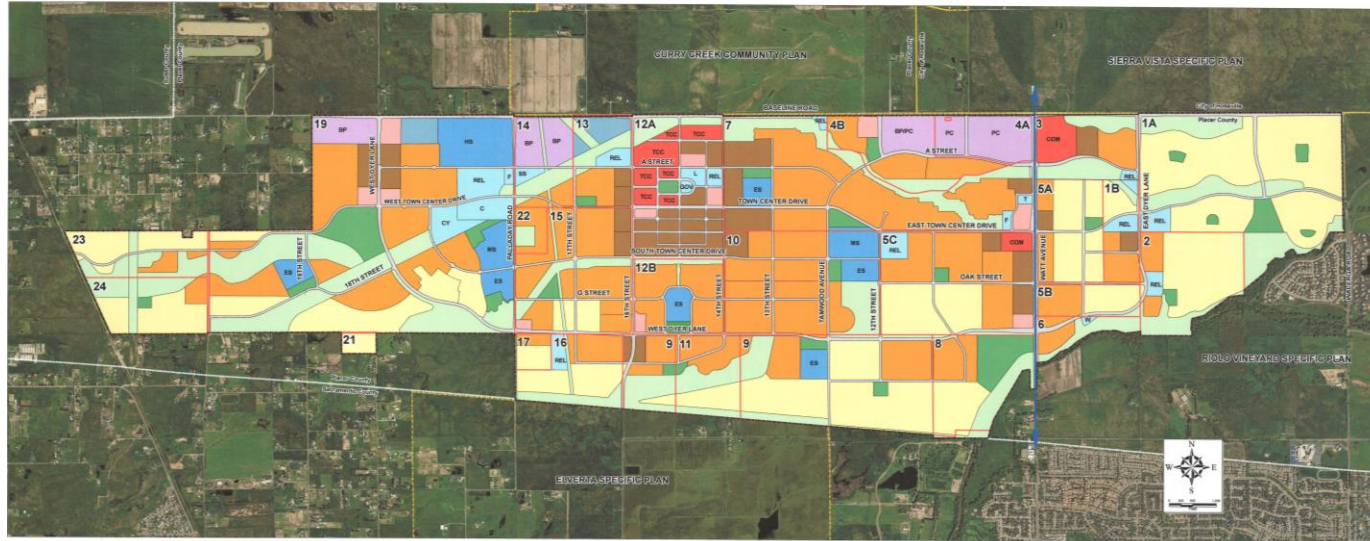


Vicinity Map



Source: Quad Knopf, 2005

Placer Vineyards Specific Plan



Legend

Residential	Commercial	Public/Quasi-Public	Parks, Open Space, & Roadways
Special Planning Area	Commercial / Mixed Use	REL Religious Facility	Open Space
Low Density Residential	Commercial	F Fire	Parks
Medium Density Residential	TCC Town Center Commercial	GOV Government	Arterial & Collector Roads
High Density Residential	BP Business Park	L Library	
Specific Plan Boundary	PC Power Center	CY Corporate Yard	
Ownership Boundary	BP/PC Business Park / Power Center	SS Substation	
Adjacent Specific Plan Boundary	Office	HS High School	
		T Transit	
		W Water Tank	
		C Cemetery	
		ES Elementary School	
		MS Middle School	
			BRT Line

*Placer Vineyards Specific Plan Land Use
with Approved Administrative Modifications on Properties
3, 4B, 7, 12B, 15, and 19
Placer County, California*



Project Size: 5,230 acres

Total Residential Units: 14,300

Housing Legislation

- **State law mandates local municipalities to allow the creation of Accessory Dwelling Units (ADU)**
- **New definitions and terminology – now called accessory dwelling units (ADU)**
- **All ADU types are allowed on ONE lot with an existing single-family dwelling (Primary, Secondary ADU and Junior ADU)**
- **Mandates development standards for maximum unit size, setbacks, lot coverage, parking, owner-occupancy and fees**

Policy 3.7 Secondary Dwelling Units

- **Count as residential unit when calculating total units for Property (Table 3-3)**
- **Tentative subdivision map must identify lots where secondary dwellings are proposed**
- **Sets design and development standards for 2nd units for minimum lot area, maximum lot coverage, floor area, setbacks, and height**
- **Fees - Each secondary dwelling required to pay all fees payable by the primary dwelling unit**

Specific Plan Amendment

- **Delete Policy 3.7 Secondary Dwelling Units**
 - Any proposed ADU in Specific Plan Area would be governed by existing County ordinances
- **CEQA Compliance**
 - State Housing legislation provided a statutorily exempt (Public Resources Code Section 21080.17 and CEQA Guidelines Section 15282(h)) when implementing Accessory Dwelling Units provisions under Government Code Section 65852.2

Recommendation

- Find the proposed Specific Plan Amendment to be exempt in accordance with Public Resources Code Section 21080.17 and CEQA Guidelines Section 15282(h); and
- Adopt a Resolution approving the amendment to the Placer Vineyards Specific Plan to delete Policy 3.7 Secondary Dwelling Units.