

ATTACHMENT B

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

In the matter of:

A RESOLUTION AMENDING THE PLACER COUNTY
GENERAL PLAN INTRODUCTION CHAPTER AND
PART 1: LAND USE AND CIRCULATION CHAPTER
AS IT RELATES TO HOUSING-RELATED CODE
AMENDMENTS (PLN18-00320)

Resolution No.: _____

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held on _____, by the following vote:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

WHEREAS, the proposed Housing-Related Code Amendments includes amendments to the Placer County General Plan ("General Plan") Land Use Element Table 1-2 ("Development Standards By Land Use Designation") increasing the Maximum Nonresidential Floor Area Ratio (FAR) for the High Density Residential (HDR) land use designation from 1.05 to 2.0; and

WHEREAS, the proposed Housing-Related Code Amendments includes amendments to the General Plan Land Use Element Table 1-3 (“General Plan Land Use Designations and Consistent Zoning Districts”) to add General Commercial (C2), Commercial Planned Development (CPD), and Mixed Use Community (MU) as Consistent Zone Districts for the High Density Residential (HDR) land use designation; and add Residential Multifamily (RM) zoning to the General Commercial (GC) land use designation; and

WHEREAS, the Housing-Related Code Amendments work program involved a robust public outreach program that included multiple public meetings and workshops and on-going meetings with key stakeholders and community organizations, and various Placer County Municipal Advisory Councils; and

WHEREAS, notice of a public hearing was given in compliance with Placer County Code Chapter 17 (Zoning), Article 17.60 (Zoning Administration), Section 17.60.140 (Public hearings), and on October 7, 2021, the Placer County Planning Commission (“Planning Commission”) held a duly noticed public hearing to consider the proposed Housing-Related Code Amendments project, and pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090(C) (Chapter or plan amendments and rezonings – Planning Commission Recommendation), and the Planning Commission has made recommendations to the Placer County Board of Supervisors (“Board”) related thereto; and

WHEREAS, notice of a public hearing was given in compliance with Placer County Code Chapter 17, Article 17.60, Section 17.60.140, and on November 16, 2021, the Board held a duly noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090(D) (Chapter or plan amendments and rezonings – Board of Supervisors Hearing and Decision) to consider the recommendations of the Planning Commission and to receive public input regarding the proposed Housing-Related Code Amendments; and

WHEREAS, the Board has reviewed the proposed Housing-Related Code Amendments, considered the recommendations of the Planning Commission, received and considered the written and oral comments submitted by the public thereon, and has adopted Resolution No. ___-___ certifying the Final Environmental Impact Report for the “Housing-Related Code Amendments – County of Placer (SCH#2019080460)”; and

WHEREAS, the Board finds the proposed amendments will facilitate and accelerate housing development by allowing for more variation of development in areas where infrastructure and development already exists; and

WHEREAS, the Board further finds that the proposed amendments are consistent with the applicable requirements of State law, and are in compliance with the provisions of the General Plan, including but not limited to the following:

- Policy 1.A.4. The County shall promote patterns of development that facilitate the efficient and timely provision of urban infrastructure and services.
- Policy 1.B.1. The County shall promote the concentration of new residential development in higher density residential areas located along major transportation corridors and transit routes.
- Policy 1.B.2. The County shall encourage the concentration of multi-family housing in and near downtowns, village centers, major commercial areas, and neighborhood commercial centers.

- Policy 1.M.1: The County shall concentrate most new growth within existing communities emphasizing infill development, intensified use of existing development, and expanded services, so individual communities become more complete, diverse, and balanced.
- Policy HE-A-2: Streamline Development. The County shall continue efforts to streamline and improve the development review process based on objective design standards, and to eliminate any unnecessary delays in the processing of development applications.
- Policy HE-A-3: Remove Barriers. The County shall strive to remove barriers to new housing production including advancing adaptive policies, regulations, and procedures, as well as addressing market constraints as admissible.
- Policy HE-A-4: Encourage Innovative Design and Variety of Housing. 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, accessory dwelling units, duplexes/triplexes, live-work units, multifamily housing).
- Policy HE-A-5: Infill Development. The County shall promote and maintain balanced growth by encouraging compatible residential development on infill sites within established communities where urban services are in place.
- Policy HE-A-6: Facilitate Multifamily Development. The County shall facilitate the development of higher-density multifamily development in locations where adequate infrastructure and public services are available by permitting residential uses in commercial zones, allowing flexible development standards, and providing other incentives.
- Policy HE-B-1: Workforce Housing. The County shall facilitate expanded housing opportunities that are affordable to the workforce of Placer County.
- Policy HE-B-19: Meet State Density Bonus Requirements. The County shall meet the state requirements for density bonus incentives in order to facilitate the development of new affordable housing.
- Policy HE-C-1: Innovative Housing and Construction Technologies. The County shall promote innovative housing types, including tiny homes, co-op housing, cohousing, and shared/boarding housing, and encourage alternative materials and construction techniques to reduce costs (e.g., modular, shipping containers, insulated concrete forms, and 3-D printing technology).
- Policy HE-C-4: Missing Middle Housing. The County shall encourage missing middle housing types, such as duplexes, triplexes, fourplexes, courtyard buildings, bungalow courts, cottage housing, townhouses, multiplexes, and live/work buildings to provide middle-class and workforce housing compatible with single-family neighborhoods; and

WHEREAS, the Board finds the proposed Housing-Related Code Amendments will serve to protect and enhance the health, safety, and general welfare of the communities within Placer County; and

WHEREAS, notice of all hearings required has been given and all hearings have been held as required by County ordinance and State law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER that the amendments to the Placer County General Plan Introduction Chapter and Part 1: Land Use and Circulation Chapter as it relates to Housing-Related Code Amendments, as

set forth in Exhibits 1 through 3 attached hereto and incorporated herein by reference, are hereby adopted.

BE IT FURTHER RESOLVED that this Resolution shall take force and become effective upon the effective date of the ordinance amending Placer County Chapter 17 pertaining to Housing-Related Code Amendments.

Exhibit 1 – Amendments to General Plan: Introduction Chapter

Exhibit 2 – Amendments to Table 1-2: Development Standards By Land Use Designation

Exhibit 3 – Amendments to Table 1-3: General Plan Land Use Designations and Consistent Zoning Districts

EXHIBIT 1

Amendments to General Plan: Introduction Chapter

COUNTYWIDE GENERAL PLAN UPDATE PROCESS

DESIGN GUIDELINES

- Design Guidelines Manual, Revised May 21, 1996.
- Landscape Design Guidelines, Revised September 1994. New document currently in draft form.
- North Auburn Design Guidelines Modification, September 24, 2003.
- North Tahoe Design Guidelines (appendix document to the Community Plans).
- Rural Design Guidelines, July 8, 1997.
- **Multifamily and Mixed Use Design Manual, June 2021.**

EXHIBIT 2

Amendments to General Plan Part 1: Land Use and Circulation Chapter

TABLE 1-2

**DEVELOPMENT STANDARDS
By Land Use Designation**

Land Use Designation	DEVELOPMENT STANDARDS		
	Minimum Lot Area	Range / Maximum DUs per Net Acre	Maximum Nonresidential FAR
Agriculture (AG)	10 acres	**	0.30
	20 acres	**	0.30
	40 acres	**	0.30
	80 to 160 acres*	**	0.30
Timberland (T)	10 acres	**	0.06
	20 acres	**	0.06
	40 acres	**	0.06
	80 to 640 acres*	0	0.06
Forestry (FOR)	20 to 160 acres*	0	0.02
Greenbelt and Open Space	5 to 160 acres*	**	0.02
Resorts and Recreation (REC)	1 to 160 acres*	**	0.30
Water Influence (W)	n/a	0	0.20
Rural Residential (RR)	1 to 10 acres*	**	0.30
Low Density Residential (LDR)	10,000 sq. ft. to 1 acre*	1-5 du	0.30
Medium Density Residential (MDR)	3,500 to 10,000 sq. ft.*	5-10 du	0.70
High Density Residential (HDR)	3,500 to 10,000 sq. ft.*	10-21 du	1.05 2.0
General Commercial (GC)	5,000 sq. ft.	21 du	2.00
Tourist / Resort Commercial (TC)	6,000 to 20,000 sq. ft.*	11-21 du	0.80
Business Park / Industrial (I)	10,000 sq. ft. to 5 acres*	0	1.80
Public Facility (PF)	n/a	0	n/a
Community / Area Plans	Or otherwise determined by Community / Area Plans		
Specific Plan	See Specific Plan Documents		

*Minimum lot size within range determined by zoning

**Only one principal dwelling allowed per lot

EXHIBIT 3

Amendments to General Plan Part 1: Land Use and Circulation Chapter

TABLE 1-3

**GENERAL PLAN LAND USE DESIGNATIONS
AND CONSISTENT ZONING DISTRICTS**

General Plan Land Use Designation	Existing Consistent Zoning Districts
Agriculture (AG) 10, 20, 40, 80-160 ac. min.	Agricultural Exclusive (AE) Farm (F) Residential-Agricultural (RA) Open Space (O)
Timberland (T) 10, 20, 40, 80-640 ac. min.	Forestry (FOR) Timberland Production District (TPZ) Residential-Forest (RF) Open Space (O)
Greenbelt and Open Space (OS)	Open Space (O) Forestry (FOR)
Resorts and Recreation (REC)	Forestry (FOR) Resort (RES) Residential Single-Family (RS) Residential Multi-Family (RM) Open Space (O) Water Influence (W)
Water Influence (W)	Water Influence (W)
Rural Residential (RR) 1-10 ac. min.	Farm (F) Residential-Agricultural (RA) Residential-Forest (RF) Open Space (O)
Low Density Residential (LDR) 10,000 sq. ft. to 1 acre min.	Residential-Agricultural (RA) Residential Single-Family (RS)
Medium Density Residential (MDR) 3,500 to 10,000 sq. ft. min.	Residential Single-Family (RS) Residential Multi-Family (RM) Combining Density Limitation (-DL) Planned Residential Development (PD)
High Density Residential (HDR) 3,500 to 10,000 sq. ft. min.	Residential Multi-Family (RM) General Commercial (C2) Commercial Planned Development (CPD) Mixed Use Community (MU) Combining Density Limitation (-DL)

General Commercial (GC)	Commercial Planned Development (CPD) Neighborhood Commercial (C1) General Commercial (C2) Heavy Commercial (C3) Highway Service (HS) Office and Professional (OP) Mixed-Use (MU) <u>Residential Multi-Family (RM)</u>
Tourist / Resort Commercial (TC) 6,000 to 20,000 sq. ft. min.	Highway Service (HS) Resort (RES)

General Plan Land Use Designation	Existing Consistent Zoning Districts
Business Park / Industrial (BPI) 10,000 sq. ft. to 5 acres	Airport (AP) Business Park (BP) Industrial (IN) Industrial Park (INP)
Public Facility (PF)	Any zoning classification
Regional University Specific Plan	
All General Plan Land Use Designations	Combining Agriculture (-AG) Combining Aircraft Overflight (-AO) Combining Building Site (-B) Combining Conditional Use Permit (-UP) Combining Density Limitation (-DL) Combining Design Review (-Dc, -Ds, -Dh) Combining Development Reserve (-DR) Combining Flood Hazard (-FH) Combining Geological Hazard (-GH) Combining Mineral Reserve (-MR) Combining Planned Residential Development (-PD) Combining Special Purpose Zone (-SP) Combining Traffic Management (-TM)