



COMMUNITY DEVELOPMENT RESOURCE AGENCY
PLANNING SERVICES DIVISION
County of Placer

HEARING DATE: October 25, 2018
ITEM NO.: 3
TIME: 10:30 A.M.

TO: Placer County Planning Commission
FROM: Development Review Committee
DATE: October 25, 2018
**SUBJECT: TINY HOUSE ZTA
ZONING TEXT AMENDMENT (PLN18-00286)
STATUTORY EXEMPTION
ALL SUPERVISORIAL DISTRICTS
(Continued from September 13th)**

STAFF PLANNER: Emily Setzer

LOCATION: Unincorporated Placer County, with the exception of the Tahoe Basin

APPLICANT: Placer County Planning Services Division

PROPOSAL: The Planning Services Division is proposing to amend Placer County Code, Chapter 17, Articles 17.04, 17.56, and to add Article 17.56, Section 17.56.350 to establish regulations for Tiny Houses as secondary dwelling units in zone districts where those land uses are already allowed.

CEQA COMPLIANCE: The proposed amendments to Placer County Code, Chapter 17, Articles 17.04, 17.56, and the addition of Article 17.56, Section 17.56.350 to establish regulations for Tiny Houses is exempt from CEQA pursuant to CEQA Guidelines Section 15282(h) where the adoption of an ordinance regarding second units in a single-family or multifamily residential zone by a city or county implements the provisions of Sections 65852.1 and 65852.2 of the Government Code. The Planning Commission will consider providing a recommendation to the Board of Supervisors that the proposed changes are exempt from CEQA pursuant to Section 15282(h) of the CEQA Guidelines.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS: A legal notice was published in the Sacramento Bee, Auburn Journal, and Truckee Sun newspapers. Stakeholders, including all commenters on this ZTA to date and the County's Housing-related distribution list, and all Municipal Advisory Councils have received notice of this public hearing. In addition, notice has been provided to Community Development Resource Agency staff and the Departments of Public Works, Environmental Health, Facility Services, Cal Fire, and the Air Pollution Control District.

BACKGROUND: To incentivize a more diverse mix of housing types and affordability, Placer County is working on modernizing its approach to housing policy and development regulations. In order to meet Placer County's housing obligation and also to ensure Placer County has sufficient supply to house its residents, support desired economic development, and offset associated transportation-related environmental impacts, the County Executive Office created a multi-disciplinary "Housing Unit" to approach the housing challenge from many angles. The "Housing Unit" includes representative staff from the County Executive Office, Economic Development, Community Development, Department of Public Works and

Facilities, and Health and Human Services, who are dedicated to finding ways to getting more affordable housing constructed throughout unincorporated Placer County.

As part of this process, the Housing Unit brought forward a number of housing-related ideas to the Placer County Board of Supervisors in 2017. The Board expressed its support for implementing a variety of housing strategies - a "menu" - that could be adapted for different parts of the county based on varying priorities and needs that will be included in its annual Work Plan. A top priority for the housing work plan is to increase the availability of a mix of housing types in the County for existing and future residents, students, and employees whose income cannot support the cost of housing in the County. The Board also recommended exploring possible code changes, incentives, funding sources, advocacy, partnerships, and non-traditional housing varieties, such as tiny houses and co-housing. These policies and goals are being incorporated into the county's Housing Strategy and Development Plan, which will propose policies and strategies to implement a more conducive environment for more diverse housing developments.

While tiny houses were originally included as part of the "menu" of housing choices, they were separated from the larger Housing Strategy and Development Plan because tiny houses are similar to existing uses and as secondary dwellings are exempt from CEQA, and therefore could be adopted on a more expedited timeline.

The Tiny House ZTA and the Housing Strategy and Development Plan will help accomplish some of the County's priority objectives, including:

- Increase the availability of a mix of housing types in the County for existing and future residents, students, and employees whose income cannot support the cost of housing in the County;
- Improve the County's overall employment growth by assisting County employers in reducing critical labor shortages of skilled workers in part driven by a lack of available housing; and
- Reduce vehicles mile traveled (VMT) by shortening commute distances for those who commute into Placer County for education or work, but who otherwise live elsewhere.

PLANNING COMMISSION MEETINGS

July 12, 2018

Staff brought forward an earlier version of the Tiny House ZTA for Planning Commission input during a public workshop at its July 12, 2018 meeting. During the Planning Commission workshop, several community members and the Planning Commissioners provided useful feedback, including a request for staff to provide additional information on the costs of tiny houses compared to traditional houses.

September 13, 2018

The Tiny House ZTA was scheduled for the September 13, 2018 hearing. Due to a large number of comments received in the days prior to the hearing, staff requested the Planning Commission continue the item to a later date to allow staff time to review comments.

REFINEMENTS TO PROPOSED ZTA

Since the July 12, 2018 Planning Commission Workshop and after receiving feedback on the proposed Tiny House ZTA, staff have updated the ordinance several times. Initial revisions to the proposed ZTA include:

- Removing tiny houses as a land use in Section 17.06.050, Land Use and Permit Tables, and updating the definitions of the Secondary Dwellings to include tiny houses.
- Removing the "on wheels" language to better clarify that one could remove the wheels from tiny houses; the tiny house would either remain on the chassis or be secured with soft tie-downs.

Following review of comments received at the September 13, 2018 Planning Commission hearing date staff proposes the following additional revision to the ZTA:

- Removing the use of tiny houses as primary dwellings as part of this proposed ZTA and including it within the Placer County Housing Strategy & Development Plan ZTA, which, as noted above, staff are currently developing. The Housing Strategy & Development Plan ZTA will include a broader set of proposed zoning code revisions aimed to support diverse housing developments. As part of that ZTA, staff are exploring other code revisions related to tiny houses, including provisions for tiny house communities, and therefore, staff is proposing to also explore zoning code provisions for tiny houses as primary dwellings as part of that ZTA.
- Including additional text to specifically state that zoning clearance would be required for tiny houses, which is already required for all residential structures. During zoning clearance, all applicable county fees would be collected.

PROJECT DESCRIPTION

To diversify the types and affordability of housing, Placer County proposes to amend the Zoning Ordinance to add tiny houses as another housing option wherever secondary dwelling units are already allowed.

While similar to both small “stick-built” houses of the same size and recreational vehicles, tiny houses function differently than those forms of housing. Houses on permanent foundations and built to Placer County Building Code standards can be built to the size of a typical tiny house (under 400 square feet), and are already allowed in the county and regulated under the Placer County Code. Because tiny houses are placed on chassis rather than permanent foundations, they are considered recreational vehicles per the Placer County Zoning Ordinance, and are only allowed for limited timeframes (e.g. incidental camping) and in certain zone districts. The California Department of Housing and Community Development classifies tiny houses as park trailers or recreational vehicles. However, tiny houses are culturally and functionally different from RVs in that they are generally intended to be used for long-term housing, with the option of moving them occasionally but not frequently.

A tiny house would be defined as a separate, independent living quarters that is no larger than 400 square feet; includes basic functional areas that support normal daily routines, including a bathroom, a kitchen, and a sleeping area; is mounted on a wheeled trailer chassis; is designed and built to look like a conventional building structure, using conventional building materials, and is thus architecturally distinct from traditional mobile homes and recreational vehicles; and is titled and registered to tow legally under the California Department of Motor Vehicles.

Key standards of the ZTA would require tiny houses to be:

- Allowed only in zones that allow secondary dwelling units;
- Required to meet all underlying zoning and land use regulations, such as building setbacks and height allowances;
- Required to connect to county-approved water supply and sewage disposal facilities;
- Designed to look like a conventional residential structure (by incorporating design features and materials typically used for houses, such as typical siding or roofing materials, pitched roofs, eaves, residential windows, etc.);
- Required to maintain proof of compliance with ANSI 119.5 standard as a recreational park trailer or ANSI 1192 (NFPA 1192) standard as a recreational vehicle, as well as NFPA 70; and
- Required to undergo zoning clearance and eligible for all applicable county fees.

PUBLIC OUTREACH

Over the past year, the County has conducted outreach in-person and on social media to gather ideas and gauge interest in various housing solutions. During each initiative, tiny houses have been a focus of the conversation. At a March 20, 2018 Housing Forum presented by Placer County and the Placer Community

Foundation, a Mountain Housing Council Think Tank on October 25, 2017, and in a recent county Flashvote survey on housing, many community members requested the County to allow tiny houses.

Staff presented an overview of this ZTA as an informational item to all the Municipal Advisory Councils (MACs) from June to September, and twice to the Placer County Association of Realtors during the summer of 2018. Additionally, staff have discussed tiny houses and the ZTA with community members during numerous meetings, phone calls, and emails.

Individual feedback has been largely supportive, with a majority requesting the County to allow tiny houses as primary and secondary dwellings and as tiny house communities. At almost every presentation, the audience asked about tiny house communities and how many tiny houses would be allowed on one parcel, as well as whether the county would allow compostable toilets. Most of the MAC members and audiences asked few questions, with many expressing support for the ZTA. During the Granite Bay MAC presentation, staff received a variety of questions, ranging from concerns about the transient nature of tiny houses to aesthetics, setbacks, and school impacts. The County has also received letters from dozens of community members. To date, the majority of the letters staff have received have been in support of tiny houses.

DISCUSSION OF ISSUES

While the majority of feedback on the proposed ZTA has been supportive, a minority have expressed concerns about certain aspects of allowing tiny houses. The following list summarizes questions frequently received, followed by answers:

1. How does the cost of a tiny house compare to the costs of a “stick-built” house?

Based off estimated costs, a “stick-built” 400 square foot secondary dwelling would cost at least \$83,565, whereas a 400 square foot tiny house as a secondary dwelling would likely cost at least \$53,565 to \$123,565. These estimates include County impact fees, but exclude additional utility fees, which vary by the utility provider. Costs of tiny houses vary widely; some people have built their own tiny house for around \$30,000; however, buying one from a manufacturer typically ranges anywhere from \$60,000 to \$100,000. The biggest perks of a tiny house compared to the “stick-built” option would be the expedited installation time, and the fact that the homeowner could move it with them.

2. How is the price per square foot for a tiny house economical?

As a secondary dwelling, the cost of a tiny house could vary widely. If self-built, it could be less expensive than a “stick-built” secondary dwelling, but if purchased from a manufacturer, it could be of a similar or even more expensive cost. Tiny houses pose the biggest cost savings to homeowners as primary dwellings, especially when compared to the median home price in Placer County – \$467,500. While this ZTA does not include the use of tiny houses as primary dwellings, that will be included in the Housing Strategy & Development Plan ZTA. Overall, the goal is to increase the diversity of types and prices of housing options in the county.

3. How many tiny houses could be on one parcel?

One tiny house may be located on a parcel as a secondary unit.

4. To decrease costs associated with providing septic or sewer, will the county allow compostable toilets?

The Environmental Health department has stated that septic or sewer are the only approved methods for human waste disposal.

5. Will the county allow tiny house communities?

Tiny house communities will be included as part of the Placer County Housing Strategy & Development Plan ZTA which is a Planning Services Division work program currently underway.

6. Will the county allow tiny houses as tourist accommodation units (e.g. tiny house resorts)?

The county could consider that use in the future to promote economic development; however, that is not the intent of the proposed ZTA. Because housing is currently a primary goal of the Board of Supervisors, staff has focused on tiny houses as one way to diversify the types and prices of housing options available throughout the county.

7. Will impact fees be collected for tiny houses?

Like all other residential structures, zoning clearance would be required for tiny houses. At that time, all applicable county fees would be collected, similar to the fees for other secondary dwellings. The Board of Supervisors could choose to exempt tiny houses from impact fees as has been done for deed-restricted second dwelling units, farmworker housing, caretaker housing, hardship mobile homes, and mobile home parks.

School fees are outside the County's jurisdiction. However, school fees are not collected for any residential structures smaller than 500 square feet because per state law, as described in the Developer Fee Handbook for School Facilities, residential additions of 500 square feet or less are statutorily exempt from developer fees (Ed. Code, § 17620, subd. (a)(l)(C)(i)).

8. Will tiny houses be taxed property taxes?

Like mobile homes, tiny houses would not be charged property taxes. The parcel of land they sit on, as well as any improvements to that parcel, would be taxed. The California Department of Motor Vehicles ("DMV") would also collect fees on the tiny house.

9. Why is the county promoting tiny houses instead of mobile homes?

Mobile homes, or manufactured homes, are already allowed in the county. The county is not promoting one form of housing over another, but rather is trying to provide a range of housing options to increase the diversity of housing types and prices.

10. Why is the county not allowing residential uses in RVs?

To maintain the residential character of neighborhoods, tiny houses would be required to look like a house and be made of materials typically used for houses. RVs do not look like houses and would not maintain residential character.

11. Where can people live in a single family neighborhood that consists only of low density residential (one house per parcel)?

Because the state has mandated that second dwelling units be allowed, the only places where they currently aren't allowed are in subdivisions with CC&Rs that prohibit them.

12. Is a 400-square foot tiny house too big to tow?

Typical tiny houses have a maximum size of 400 square feet. The ordinance states that the tiny house must be titled and registered to tow legally by the DMV.

13. Will neighbors be notified?

Secondary dwellings require ministerial approval, which does not include public notification.

14. What if there is not enough sewer or septic capacity?

Like all houses proposed in the county, the tiny house would undergo zoning clearance to ensure the proposed parcel includes sufficient sewer or septic capacity and adequate water supply.

15. How can we guarantee that tiny houses would be affordable?

The goal is to increase the diversity of types and prices of housing options in the county. Tiny houses are not intended to be deed-restricted affordable, nor are they intended to comprise affordable housing requirements. However, as with any residential structure, the size of a residential unit typically determines its affordability and given the limited size of tiny houses, they are typically understood to be affordable in nature.

16. Would these units be included in RHNA numbers?

Tiny houses would not count towards the County’s Regional Housing Needs Allocation.

17. Could someone park a tiny house in their front yard?

As secondary dwellings, tiny houses would comply with Section 17.56.200, the Secondary Dwellings ordinance. That ordinance does not specify that a second dwelling must be in a side or rear yard; it does specify that it must meet structural setbacks.

18. Would neighbors have to rely on code enforcement if a tiny house becomes a problem?

Yes; the County’s Code Compliance Services division enforces zoning code regulations related to a variety of land use issues and provides assistance to other County departments as needed.

19. How would the transient residents of tiny houses affect established communities?

The County does not restrict length of stay for renters or homeowners for any other type of housing product, and thus would not do so for tiny house occupants. Additionally, most tiny houses are not moved frequently like an RV; rather, they are placed in a location for a semi-permanent period of time to function as a form of housing.

20. When will they be allowed in the Tahoe Basin?

The proposed changes would not yet apply to the Tahoe Basin. Regulatory provisions related to housing, including allowances for secondary dwellings, are included in the Tahoe Basin Area Plan. Staff have been communicating with the Mountain Housing Council and the Tahoe Regional Planning Agency to discuss steps towards amending the Tahoe Basin Area Plan to allow tiny houses.

RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation to the Board of Supervisors to:

1. Find the proposed code amendments to be statutorily exempt under CEQA Guidelines Section 15282(h); and
2. Amend Placer County Code, Chapter 17, Articles 17.04, 17.56, and add Article 17.56, Section 17.56.350 to establish regulations for Tiny Houses as secondary dwelling units, in zone districts where those land uses are already allowed, subject to the following findings.

FINDINGS

CEQA

1. The Zoning Text Amendment is statutorily exempt under CEQA Guideline Section 15282(h) for second units in a single-family or multifamily residential zone. The Planning Commission finds that the proposed ordinance to allow tiny houses falls under this exemption.

ZONING TEXT AMENDMENT

1. The Zoning Text Amendment allows for tiny houses to be located in zone districts where secondary dwellings are currently allowed under the Placer County Zoning Ordinance. The Zoning Text Amendment does not result in the allowance of tiny houses in zone districts where residential uses are not allowed.

2. The proposed Zoning Text Amendment is consistent with the Placer County General Plan Housing Element, and implements the following policies:
 - Policy A-4. 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, second units, duplexes, live-work units).
 - Policy B-7. The County shall facilitate expanded housing opportunities that are affordable to the workforce of Placer County.
3. The proposed Zoning Text Amendment is consistent with housing objectives outlined in the County's overall housing work plan, including:
 - Increase the availability of a mix of housing types in the County for existing and future residents, students, and employees whose income cannot support the cost of housing in the County;
 - Improve the County's overall employment growth by assisting County employers in reducing critical labor shortages of skilled workers in part driven by a lack of available housing; and
 - Reduce vehicles mile traveled (VMT) by shortening commute distances for those who commute into Placer County for education or work, but who otherwise live elsewhere.

Respectfully submitted,



Emily Setzer
Associate Planner

ATTACHMENTS

- Attachment A – Proposed Ordinance Amending Placer County Code Chapter 17, Articles 17.04, 17.56, and adding Article 17.56, Section 17.56.350
- Attachment B – Correspondence received after 9/13/18 Planning Commission meeting

cc: Steve Pedretti – CDRA Director
EJ Ivaldi – Planning Director
Crystal Jacobsen – Principal Planner
Shawna Purvines – Principal Planner
Jennifer Merchant – Tahoe CEO
Karin Schwab – County Counsel
Andy Fisher – Parks Division
Dan Dottai – Engineering and Surveying Division
Tim Wegner – Building Division
Kevin Bell – Environmental Engineering
Ken Grehm – Public Works
Kurtis Zumwalt – Environmental Health
All MACs

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

In the matter of: An Ordinance
Amending Placer County Code
Chapter 17, Articles 17.04, Section 17.04.030
and 17.56, Section 17.56.200 and adding
Section 17.56.350 Relating to "Tiny Houses"

Ordinance No.: _____

Introduced: _____

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 17, Article 17.04, Section 17.04.030 is hereby amended as follows:

17.04.030 Definitions of land uses, specialized terms and phrases.

~~“Caretaker and employee housing” (land use) means permanent or temporary housing, including tiny houses, that is secondary or accessory to the primary use of the property. Such dwellings are used for housing a caretaker employed on the site of a nonresidential use where a caretaker is needed for security purposes or to provide twenty-four (24) hour care or monitoring facilities, equipment, or other conditions on the site, or where work is at locations remote from urban centers. See Section 17.56.090 for specific use requirements applicable to caretaker and employee housing~~

“Secondary dwellings” (land use) means a second permanent dwelling that is accessory to a primary dwelling on a site. A secondary dwelling may be either a detached or attached dwelling unit, **including a tiny house**, which provides complete, independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel or parcels as the primary dwelling. Secondary dwellings also include multi-generation housing units and are synonymous with accessory dwelling units as defined by California Government Code Section 65852.2. See Section 17.56.200 for specific use requirements applicable to secondary dwellings.

“Tiny House” or “Tiny Houses” (land use) means a separate, independent living quarters that is no larger than 400 square feet; includes basic functional areas that support normal daily routines, including a bathroom, a kitchen, and a sleeping area; is mounted on a wheeled trailer chassis; is designed and built to look like a conventional residential structure, using conventional building materials, and is thus architecturally distinct from traditional mobile homes and recreational vehicles; and is titled and registered to tow legally under the California Department of Motor Vehicles. (See Section 17.56.350 for specific use requirements applicable to tiny houses).

SECTION 2: Placer County Code Chapter 17, Article 17.56, Section 17.56.200 is hereby amended as follows:

17.56.200 Secondary dwellings/multi-generation housing.

D. Design Standards for Secondary Dwellings.

1. Floor Area. The maximum floor area of a secondary dwelling attached to, or contained within the existing space of the primary single-family dwelling shall not exceed fifty (50) percent of the primary single-family dwelling living area, with a maximum floor area of one thousand two hundred (1,200) square feet. The maximum floor area for a secondary dwelling detached from an existing single-family dwelling shall not exceed one thousand two hundred (1,200) square feet. [Note: "Living area," for the sole purpose of calculating the maximum floor area of an attached secondary dwelling, means the interior habitable floor area of a dwelling unit, as measured to the outside surface of exterior walls, including habitable basements and attics, but does not include a garage or any accessory structure that was not developed as habitable space.] **The maximum floor area for a tiny house shall not exceed 400 square feet and shall comply with all requirements in Section 17.57.350 "Tiny house".**

SECTION 3: Placer County Code Chapter 17, Article 17.56, Section 17.56.350 is hereby added as follows:

17.56.350 Tiny house.

When allowed, by Section 17.06.030 et seq. (Allowable land uses and permit requirements), in the zone applicable to a site, tiny houses ~~as secondary dwellings or caretaker and employee housing,~~ are subject to the requirements of this section.

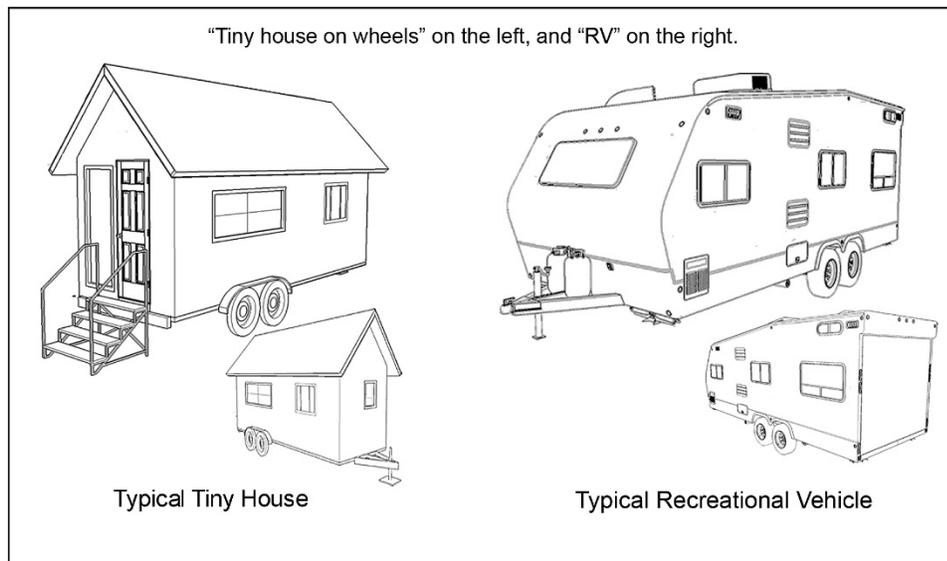
A. General Standards. ~~Tiny houses used as caretaker quarters or employee housing are subject to Section 17.56.090 (Caretaker and employee housing). Tiny houses placed in RV parks are subject to Section 17.56.080 (Camping and campgrounds, recreational vehicle parks). Tiny houses placed in Mobile Home Parks are subject to Section 17.56.140 (Mobile home parks).~~ Tiny houses as secondary dwellings are subject to Section 17.56.200 (Secondary dwellings/multi-generation housing). All accessory storage shall comply with Section 17.56.250 (Storage, Accessory-Indoor and outdoor).

B. General Requirements. A tiny house is subject to the permit requirements established by Sections 17.06.050 (Land use and permit tables), 17.06.060 et seq., (Zone district regulations), and the base zone district.

1. Zoning Clearance. A tiny house shall be required to undergo zoning clearance to demonstrate compliance with all standards described below, and is subject to all applicable fees and charges, unless exempted by County Code.

2. General Development Requirements. A tiny house shall conform to the height, setback, and lot coverage requirements of the applicable zone district.

3. Appearance. To maintain the character of residential areas, a tiny house shall be designed to look like a conventional residential structure rather than a recreational vehicle, as depicted in the graphic below. This shall be done by incorporating design features and materials typically used for houses, such as typical siding or roofing materials, pitched roofs, eaves, residential windows, etc.



4. **Movement.** A tiny house shall be no larger than 400 square feet, with length, width, and height dimensions allowed by California State Law for movement on public highways, and shall be titled and registered to tow legally under the California Department of Motor Vehicles. It shall be towable by a bumper hitch, frame-towing hitch, or fifth-wheel connection, and shall not be designed to move under its own power.
5. **Egress.** A tiny house shall have a minimum of two means of egress, one of which shall be the main entrance and one of which shall be in each sleeping area(s). Entrance and egress stairs, pathways, and windows shall be constructed in accordance with state standards.
6. **Foundation and Structural Components.**
 - i. If a tiny house is retrofitted for placement on a permanent foundation, it shall be subject to Section 17.56.200 (Secondary dwellings/multi-generation housing).
 - ii. A tiny house shall be tied down with anchors or otherwise stabilized as designed by the manufacturer.
 - iii. Wheels shall be skirted or removed when parked. Skirting may be made from materials such as lattice, fencing, planter boxes, etc.
 - iv. Structures such as porches, decks, sheds, and gazebos shall be detached from the tiny house. Uncovered porches or decks less than 30 inches in height and less than 200 square feet do not require building permits. Permanent roofed structures over 120 square feet do require building permits.
7. **Utilities/Equipment.**
 - i. **Water and Sewer.** A tiny house shall be connected to water supply and sewage disposal facilities approved by the County's Environmental Health Department and Building Services Division.
 - ii. **Energy.** A building permit shall be obtained for installation of a subpanel appropriately sized for the tiny house's amperage, electrical pedestal, and approved exterior outlets in the location the tiny home will be located, unless otherwise designed to be self-contained to provide equal electrical accommodations (e.g. fully relying on solar power and battery backup). Separate electric meters may be permitted

if approved by the building official and utility supplier. Generators, when applicable, shall adhere to the Placer County Noise Ordinance and the Placer County Air Pollution Control District.

iii. All mechanical equipment, other than solar energy panels or collectors, shall be incorporated into the structure, and shall in no case be located on the roof.

8. Certifications. A tiny house shall maintain proof of compliance with the ANSI 119.5 standard as a recreational park trailer or the ANSI 1192 (NFPA 1192) standard as a recreational vehicle, as well as with NFPA 70.

9. Minimum Wind and Snow Loads. A tiny house shall be constructed to withstand minimum snow and wind loads for the proposed parking location, as described in Chapter 15, Article 15.04 and Section 15.04.290 of the Placer County Code.

10. Parking. Refer to parking requirements for secondary units in Section 17.56.200.

11. Addressing. A tiny house shall obtain a separate address with an electrical permit. If an electrical permit is not needed because of reliance on solar power, an address shall be obtained with a septic or sewer permit.

12. Access standards. Access roads shall meet state and local fire safe standards as determined by the serving fire agency and County Land Development Manual. Encroachment permits may be required to address ingress, egress, and sight distance requirements for access to county-maintained highways.

SECTION 4: 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.

Tiny House ZTA

Correspondence Received

Since September 13, 2018 Planning Commission meeting

October 25, 2018

From: [Derek and Tammy Meza](#)
To: [Emily Setzer](#)
Subject: Tiny Homes
Date: Wednesday, October 03, 2018 8:33:58 AM

Hello, Emily. My name is Tammy Meza. I've been following the discussion of Placer County allowing tiny homes on wheels as primary residences.

My husband and I have been considering buying land in Auburn and putting a tiny home on wheels on the land as our residence. We are retired and wanting to live simply in the country.

We have been interested in tiny homes for some time, but the problem of where to put them legally has kept us from purchasing one.

The new developments in Placer County are exciting.

Is there any way to be put on a mailing list to keep us informed of the code changes concerning tiny homes in Placer County?

Thank you,
Tammy

From: lizaraley2@netzero.net
To: [Emily Setzer](#)
Subject: We need Tiny Houses for affordable housing please!
Date: Sunday, September 30, 2018 6:22:24 PM

Hello Emily,

I wanted to send an email for a yes on Tiny House amendment! I need a affordable home and rents in CA keep going up. I can't afford a full house on my own and can't afford to leave my job and go to another state. I'm 57yrs old and it's hard to get jobs after 50. This is my only option and if not approved will be homeless if my rent keeps rising. Please pass this on to the people voting on Tiny houses for Placer County.

If it does pass I will be building a tiny house and living happily in Placer County! Please vote yes!

Elizabeth Raley
lizaraley2@netzero.net
916-220-3614.