

City Manager’s Report
February 12, 2019 City Council Meeting
Prepared By: Andrew Painter, City Planner



Item#: 8.5

Subject: Adopt a Resolution of Intention (ROI) 19-01 to initiate amendments to Municipal Code Title 10, Chapter 4, Section 4: Parking and Loading; and Title 10, Chapter 4, Section 12: Accessory Dwelling Units (ADU) that are necessary to be consistent with state statutes adopted in 2017 (SB 229 & AB 494).

Purpose: The purpose of this proposed zoning text amendments is to bring the City Code into conformity with the amendments made to California Government Code Section 65852.2 (SB 229 & AB 494) as required.

Background: The State’s planning and zoning law has included language to encourage the creation of accessory dwelling units or ADUs while maintaining local flexibility for unique circumstances and conditions. This law was amended in 2003 and in 2016. In 2017, the law was amended again by the legislature through Senate Bill 229 and Assembly Bill 494, signed by the Governor October 8, 2017, and going into effect on January 1, 2018.

The 2017 changes clarify various provisions of the law and reduce regulatory restrictions on ADUs including allowing ADUs to be built concurrently with a single-family home, restricting the ability of special districts and water companies to impose utility connection fees on new ADUs, reducing the maximum parking that may be required to one space per unit, regardless of the number of bedrooms, defined tandem parking, and authorized the Department of Housing and Community Development (HCD) to review and comment on ADU ordinances. See Attachment 2, May 29, 2018 HCD Memorandum. Staff reviewed the City’s existing ADU and parking regulations and the amendments are considered minor.

Discussion: It is the opinion of staff that changes are needed to bring the City’s accessory dwelling unit regulations into consistency recent changes in state law. The City Council may initiate amendments to the Placerville Zoning Ordinance by Resolution of Intention or minute order, per Section 10-1-7(A-1) of City Code.

In addition to the amendments to be made to the parking regulations relative to accessory dwelling units, staff will be doing a more comprehensive review of the City’s Parking and Loading Ordinance (Code Section 4-4-4) to be brought back at a future date.

The requested resolution (Attachment 1) would direct staff to begin the process of amending the Zoning Ordinance. The draft ordinance would be available for public review and consideration

by the Planning Commission at a noticed public hearing. The Commission would review and make recommendations for consideration by the City Council at a noticed public hearing.

Cost and Budget Impact: Minimal. Costs include staff time to schedule hearings, prepare staff reports and noticing for Planning Commission and City Council public hearings for an ordinance amendment.

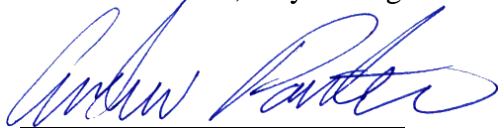
Recommendation: Adopt a Resolution of Intention (ROI) 19-01 to initiate amendments to Municipal Code Title 10, Chapter 4, Section 4: Parking and Loading; and Title 10, Chapter 4, Section 12: Accessory Dwelling Units (ADU) that are necessary to be consistent with state statutes adopted in 2017 (SB 229 & AB 494).



M. Cleve Morris, City Manager



Pierre Rivas, Development Services Director



Andrew Painter, City Planner

Attachments:

1. Resolution of Intention 19-01
2. Department of Housing and Community Development Memorandum, May 29, 2018