



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

AGENDA TUOLUMNE COUNTY BOARD OF SUPERVISORS HOUSING POLICY COMMITTEE County Administration Center Board of Supervisors Chambers Thursday, March 11, 2021 3:00 p.m.

48 Yaney Avenue, Sonora
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www.tuolumnecounty.ca.gov

IMPORTANT PUBLIC NOTICE: Under the Governor's Executive Order N-25-20, this meeting will allow members of the Planning Committee to participate by teleconference; and under Order N-29-20, Accessibility Requirements, if you need swift special assistance during the Committee meeting, please call 209-770-5423.

PUBLIC PARTICIPATION PROCEDURES

In order to protect public health and the safety of Tuolumne County citizens, this meeting will be physically closed to the public. Public Comment will be opened and closed individually for each agenda item listed below, excluding Reports. To observe or participate in this meeting, please use the following link: <https://us02web.zoom.us/j/86395310454>. For detailed Zoom instructions go to the Agenda Packet <https://www.tuolumnecounty.ca.gov/638/Board-of-Supervisors-Housing-Policy-Comm>

You also may submit written comments by U.S. mail at 2 South Green Street, Sonora, CA 95370 or email (qyaley@co.tuolumne.ca.us) for retention as part of the administrative record. Comments will not be read during the meeting. Comments must be received by the Community Development Department no later than 9:00 AM on the day of the noticed meeting.

PUBLIC FORUM

The public may speak on any item not on the printed agenda. No action may be taken by the Committee. The amount of time allocated for the public forum is limited to 15 minutes.

COMMITTEE BUSINESS:

1. Consideration of the Minutes of the meeting of 9/10/2020.
2. Status Report – Review 2020 Work Plan and proposed 2021 Work Plan.
3. Reports – Update on LEAP and REAP planning grants and discussion of grant tasks.

NEW ITEMS:

1. Housing Supply, Housing Development Process Discussion

CONTINUED ITEMS:

None.

ADJOURNMENT

The Board of Supervisors Housing Policy Committee serves as an advisory group to the Board of Supervisors for matters related to housing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Resources Agency at 209-533-5633. Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting (28CFR Part 35 ADA Title II).



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TO: Tuolumne County Committee and Commission Members

FROM: Quincy Yaley, AICP Community Development Department Director

RE: COVID-19 Meeting Procedures

In response to increasing risks of exposure to the coronavirus (COVID-19), all the Committee and Commission meetings will be conducted and participated via Zoom. Video conferencing via Zoom will allow the Commission/Committees and County to adhere to social distancing requirements of the Brown Act and provide a way for the public to provide public comment live during the meeting.

Due to the modified meeting format and tele-conferencing meeting procedures, the Chair may choose to allow public comment on the project in an alternative fashion, rather than calling for those in favor, those in opposition, those neutral, and then any rebuttals or surrebuttals. The Chair may take public comment on the project in any order in lieu of the calling for those in favor, opposition, neutral, rebuttals, and then surrebuttals.

The Committee and Commission may elect to allow the applicant or applicant representative a specific time to speak on the project prior to taking public comments on the item. This opportunity could have a specific time length allotted, such as five or ten minutes.

As a reminder, those who wish to provide information during the public comment are not required to provide their name. County staff will notify the Chair of any individuals who wish to provide testimony and will limit the testimony to the time limit identified by the Chair.

If an item on the agenda is not identified as a “public hearing”, public comment is still required and can be conducted in a similar format to the modified procedures above.

All votes require a roll call with each Committee and Commission member to be named by County Staff prior to stating their vote. The Chair shall also identify by name the commissioner who initiated the motion and the name of the commissioner who seconds the motion. After a second is named, the Chair must allow County staff to complete a roll call vote.

It is possible that a delay may occur from the time the Chair calls for public comment on a project and when County staff can connect them into the zoom meeting. It is recommended that the Chair pause for 60-90 seconds after calling for public comment to allow for any connections to occur. If there are no individuals in the queue for commenting on a specific item, after 90 seconds has elapsed County staff will notify the Chair that there is no further public comment.

Staff may need to respond to emails or phone calls from members of the public during the meeting to provide assistance to the public if they encounter problems using the Zoom platform. Staff requests that the Chair allow additional time as needed to ensure that members of the public can engage in the meeting.

Zoom Instructions

Zoom links can be found in the agenda for each meeting. The public can view the meeting from their smartphone, on their computer browser, or listen on their telephone. Zoom does not require an account to attend the meeting, but if the public wishes to create one, their basic accounts are free.

It is possible that a delay may occur from the time the Chair calls for public comment on a project and when County staff can connect them into the Zoom meeting. The Chair will pause for 60 seconds after calling for public comment to allow for any connections to occur. If there are no individuals in the queue for commenting on a specific item, after 60 seconds has elapsed county staff will notify the Chair that there is no public comment.

Members of the public can also choose to watch the meeting and do not have to comment during the meeting. If a member of the public does not want to provide public comment live, they can provide public comment prior to the meeting via email to the Community Development Department Director at gyaley@co.tuolumne.ca.us. If you would like your comments to be included in the record, please send comments to the above email address by 9:00 a.m. of the day of the noticed meeting.

When: Mar 11, 2021 03:00 PM Pacific Time (US and Canada)

Topic: BOS Housing Policy Committee

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86395310454>

Or iPhone one-tap :

US: +16699006833,,86395310454# or +12532158782,,86395310454#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099

Webinar ID: 863 9531 0454

International numbers available: <https://us02web.zoom.us/j/86395310454>

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Below are step by step instructions on how to join and interact as an attendee via Zoom.

JOINING A WEBINAR BY LINK

- To join the webinar, click the link that we provided in the agenda.
- If you are signed in, change your name if you do not want your default name to appear.
- If you are not signed in, enter a display name.

MANUALLY JOINING A WEBINAR

- Use the 9-digit meeting ID/webinar ID provided in the agenda.
- Sign in to the Zoom Desktop or Mobile App
- Click or tap **Join a Meeting**
- Enter the 9-digit webinar ID, and click **Join** or tap **Join Meeting**
- If prompted, enter your name and email, then click **Join Webinar** or tap **Join**.
- You may change your name if you do not want your default name to appear, as you are not required to state your name.

WAITING FOR HOST TO START THE WEBINAR

- If the host has not started broadcasting the webinar, you'll receive a message letting you know to "Please wait for the host to start the meeting".

PUBLIC COMMENT

- During the public comment period you will have the option to "raise your hand" if you would like to comment on a proposed project or during the public comment portion of the meeting.
- Once you have clicked the "raise your hand" option, please wait until a staff unmutes your microphone.
- Once staff has unmuted you will have three minutes to speak.
- A staff member will verbally communicate to you and the Commissioners when you have 30 seconds remaining and then when your time is up.
- Once your allotted time is up, a staff member will mute and "lower your hand".
- If you are participating from your smartphone, you will also have a "raise their hand" feature.
- When you are unmuted a prompt will appear to confirm you would like to be unmuted.
- Once you confirm you will be able to provide public comment.
- If you are participating via telephone call, you will need to press *9 (star 9) to "raise their hand", and when you are unmuted you will hear "you are unmuted" allowing you to provide public comment.

END OF MEETING

- If you would like to leave the meeting before it ends, click **Leave meeting**. If you leave, you can rejoin if the webinar is still in progress, as long as the host has not locked the webinar.

**BOARD OF SUPERVISORS
HOUSING POLICY COMMITTEE
(BOSHPC)
DRAFT 2021 WORK PROGRAM**

Adopted by the Board of Supervisors on: _____

The following is a list of issues proposed to be addressed by the Tuolumne County Board of Supervisors Housing Policy Committee in 2021. Some of these items are carried over from the 2020 Housing Policy Committee Work Plan. The issues addressed by the Committee are directed by the Board of Supervisors, requested by County staff, the Housing Policy Committee, the Housing Loan Review Committee, or are part of the normal operation of the County's affordable housing programs. Other items will be submitted to the Board for approval to be added to the list as issues arise requiring the Committee's consideration.

Homelessness

No Place Like Home Program - On July 1, 2016, Governor Brown signed legislation enacting the No Place Like Home (NPLH) program to dedicate \$2 billion in bond proceeds to invest in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness. Community Development Department (CDD) staff and County Behavioral Health staff are working together on this project. The County was awarded a \$75,000 technical assistance grant for planning, site review, and preparation of documents needed to apply for NPLH project development funds.

County CDD and Behavioral Health staff worked on a County Plan to Combat Homelessness. The plan was approved by the Board of Supervisors Housing Policy Committee on June 5, 2019 and adopted by the Board of Supervisors on July 16, 2019. At that same meeting, the Board also approved a non-competitive grant application for \$500,000 for NPLH permanent supportive housing. The allocation is designed to be leverage towards a larger affordable rental project where a portion of the units are reserved for permanent supportive housing.

Status: Staff has been working to identify potential sites and experienced affordable housing developers for an affordable rental project where a portion of the units would be available for NPLH clients.

Affordable Housing Projects

Affordable Housing Rental Project – This item is listed under the NPLH Program. Staff is working with Visionary Homes to move this project forward. Board Packet: https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/677600/BOS_Packet.pdf

Peaceful Valley Site - The Housing Authority purchased a 3.3-acre Caltrans property on Peaceful Valley Road. They will be working with County staff to research development requirements, utilities, etc. to begin exploring possible uses for the site.

Housing Policy

SB 2 Grant – The County received a \$160,000 planning grant from State HCD utilizing SB 2 funds. The grant will be used to update Title 17 of the Zoning Code, draft an accessory dwelling unit (ADU) ordinance and program, review the inclusionary housing ordinance and other tasks that will help encourage residential development and make it easier for developers to build.

Status: Community Development Department staff have expended this grant on the Accessory Dwelling Unit Ordinance update.

LEAP Grant – The Department of Housing and Community Development has released a Notice of Funding Availability (NOFA) for approximately \$119 million under the LEAP Program. The LEAP Program is made available as a portion of the Local Government Planning Support Grants Program pursuant to Chapter 3.1 of the Health and Safety Code (Sections 50515 to 50515.05). LEAP funding is intended to accelerate housing production and facilitate compliance with recent housing element law. The County was awarded \$150,000, to prepare planning documents and process improvements that accelerate housing production.

Status: Community Development Department has executed an agreement for this grant and will be working with the HPC to prioritize tasks.

REAP Grant – The Department of Housing and Community Development has released a Notice of Funding Availability (NOFA) for approximately \$118,750 million under the Local Government Planning Support Grant Program (LGPSGP) Program which is also referred to as the REAP Program. The REAP Program is made available as a portion of the Local Government Planning Support Grants Program pursuant to Chapter 3.1 of the Health and Safety Code (Sections 50515 to 50515.05). REAP funding is intended to accelerate housing production on a regional level and facilitate compliance with recent housing element law. The County was awarded \$200,970 to prepare planning documents and process improvements that accelerate housing production.

Status: Community Development Department has been awarded this grant and is working on executing an agreement for this grant and will be working with the HPC to prioritize tasks.

Housing Legislation – The Committee reviews legislation that may affect the County's affordable housing policies and programs and makes recommendations to the Board of Supervisors.

Status: No current legislation under review.

Ongoing Program Items

Grant Proposals – The Committee reviews grant applications, as needed, that will help fund the County's affordable housing programs and makes recommendations to the Board of Supervisors.

Status: No current grant proposals for consideration. Staff will bring any applicable grants to the BOSHPC as needed.



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March 2, 2021

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TO: BOS Housing Policy Committee

FROM: Quincy Yaley, AICP Community Development Department Director
Richard Walker, Planning Manager

RE: Update on LEAP and REAP Grants

1. In 2019, Board of Supervisors approved two grant applications in response to the Department of Housing and Community Development Notice of Funding Availability (NOFA) described below. These Board packets can be found here:
https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/676928/REAP_Grant_Pckt.pdf
https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/615786/AR-LEAP_Grant.pdf
2. The Department of Housing and Community Development has released a Notice of Funding Availability (NOFA) for approximately \$119 million under the LEAP Program. The LEAP Program is made available as a portion of the Local Government Planning Support Grants Program pursuant to Chapter 3.1 of the Health and Safety Code (Sections 50515 to 50515.05). LEAP funding is intended to accelerate housing production and facilitate compliance with recent housing element law. The County was awarded \$150,000 under this grant to prepare planning documents and process improvements that accelerate housing production.
3. Eligible activities include:
 - Rezoning and encouraging development by updating planning documents and zoning ordinances,
 - Completing environmental clearance to eliminate the need for project-specific review,
 - Establishing housing incentives,
 - Performing infrastructure planning,
 - Planning documents to promote development of publicly owned land for residential development,
 - Revamping local planning processes to speed up housing production,
 - Developing or improving an accessory dwelling unit (ADU) ordinance,
 - Planning documents for areas with significant impact on housing production, or project level specific plan for priority growth areas,
 - Preparing housing elements or implementing Regional Housing Needs Allocation (RHNA) goals,
 - Other planning documents or process improvements that demonstrate an increase in housing related planning activities and facilitate accelerating housing production.
3. Community Development staff have identified potential activities that are consistent with LEAP funding, implement housing development programs identified the County's Housing Element,

and are aligned with the Board of Supervisors 2019 Goals. County staff have been in discussions with LEAP Program staff and the draft application is currently being reviewed. County activities utilizing LEAP funding may include:

- Evaluate vacant Regional Housing Need Allocation (RHNA) sites for low and moderate income households (up to 120% Area Median Income (AMI)) that were identified in the most recent update of the County's housing element and create an inventory database that identifies key development components such as zoning, General Plan Designation, distance to utilities, services and other amenities. The County's housing element created a database of these sites, but further analysis and refinement of these sites will assist developers in identifying sites for residential development and assessing feasibility.
 - Increase feasibility of multifamily housing development affordable to households at or below 60% AMI by increasing inventory of suitable vacant sites and completing predevelopment tasks such as environmental review, rezoning, parcel splits, estimating infrastructure costs, and other predevelopment activities. As part of this task, there will be a public education and outreach campaign concerning affordable housing.
4. The Department of Housing and Community Development has released a Notice of Funding Availability (NOFA) for approximately \$118,750 million under the Local Government Planning Support Grant Program (LGPSGP) Program which is also referred to as the REAP Program. The REAP Program is made available as a portion of the Local Government Planning Support Grants Program pursuant to Chapter 3.1 of the Health and Safety Code (Sections 50515 to 50515.05). REAP funding is intended to accelerate housing production on a regional level and facilitate compliance with recent housing element law. The County was awarded \$200,970 under this grant to prepare planning documents and process improvements that accelerate housing production.
5. Eligible activities are the same as those under the LEAP grant although the REAP Grant requires a regional approach and focuses more on housing production and RHNA goals. In the LEAP staff report to your Board, staff indicated that funding from both grants would be needed to carry out the proposed LEAP and REAP grant activities. The activities proposed in the REAP grant are the same as those in the LEAP grant with the addition of a sub-allocation to the City of Sonora. These include:
- Evaluating vacant Regional Housing Need Allocation (RHNA) sites for low and moderate income households (up to 120% Area Median Income (AMI)) that were identified in the most recent update of the County's housing element and create an inventory database that identifies key development components such as zoning, General Plan Designation, distance to utilities, services and other amenities. The County's housing element created a database of these sites, but further analysis and refinement of these sites will assist developers in identifying sites for residential development and assessing feasibility.
 - Increasing feasibility of multifamily housing development affordable to lower-income households by increasing the inventory of suitable vacant sites and completing predevelopment tasks such as environmental review, rezoning, parcel splits, estimating infrastructure costs, and other predevelopment activities.
 - Implementing a public education and outreach campaign to promote affordable housing and publicize changes to the development process that make it easier to develop housing and build ADUs.
 - Sub-allocating \$34,365 to the City of Sonora to update planning documents, develop

pro-housing policies, and create an ADU Ordinance.

6. CDD Staff will be working on executing the tasks under these two grants in line with the timelines identified in the NOFAs. The REAP and LEAP grants must be expended by December 2023.



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BOARD OF SUPERVISORS HOUSING AND POLICY COMMITTEE MEETING *Unapproved* MINUTES September 10, 2020

PRESENT: Chair John Gray; Supervisor Ryan Campbell; Doreen Schmidt, Area 12 Agency on Aging; Sandra Sturzenacker, Amador Tuolumne Community Action Agency (ATCAA); Mike Lemke, Building Industry Association (BIA); Trinity Abila, Habitat for Humanity; Betsy Hurst, Tuolumne County Association of Realtors (TCAR)

ABSENT: None

STAFF: Quincy Yaley, Community Development Department Director; Sheila Shanahan, Community and Housing Program Manager; Steve Boyack, DHSS; Michelle Carlson, Tuolumne County Behavioral Health Jodi Shoemake, Administrative Assistant

The Committee may have rearranged its agenda during the meeting; however, the minutes have been prepared to follow the printed agenda, for the purpose of consistency.

CALL TO ORDER/WELCOME:

Supervisor Campbell called the meeting of September 10, 2020, to order at 3:00 p.m.

Supervisor Campbell asked staff to roll call the Committee.

Supervisor Gray: Aye
(Acting Chair) Supervisor Campbell: Aye
Doreen Schmidt: Aye
Sandra Sturzenacker: Aye
Mike Lemke: Aye
Trinity Abila: Aye
Betsy Hurst: (Betsy joined late)

(Acting Chair) Supervisor Campbell indicated there was a quorum.

PUBLIC COMMENT:

(Acting Chair) Supervisor Campbell acknowledged public may speak on any item not on the printed agenda. No action may be taken by the Committee.

Seeing no one wishes to speak, (Acting Chair) Supervisor Campbell closed the public comment period.

COMMITTEE BUSINESS:

1. COVID- 19 Public Comment Procedures

2. Consideration of the Minutes of the special meeting of 3/5/2020.

It was moved by Supervisor Gray and seconded by Ms. Schmidt to approve the minutes of the special meeting of March 5, 2020, as presented.

Supervisor Gray: Aye
(Acting Chair) Supervisor Campbell: Aye
Doreen Schmidt: Aye
Sandra Sturzenacker: Aye
Mike Lemke: Aye
Trinity Abila: Aye
Betsy Hurst: Aye

(Acting Chair) Supervisor Campbell called for the vote: Ayes, 7; Noes, 0; Abstain, 0.

Motion carried 7-0-0.

3. Reports – 2020 BOSHPC Work Plan

And

4. Reports – No Place Like Home Project Update

Sheila Shanahan, Community and Housing Program Manager, proceeded to cover some highlights of the 2020 Board of Supervisors Housing Policy Committee (BOSHPC) Work Plan and No Place Like Home Project. The No Place Like Home funding had some technical assistance funds and \$500K grant from state to build permanent supportive housing. The Adventist Health, as a community partner, has agreed to sell a sight. There is information in the packet. This was in our next Item, No Place Like Home Project update. Ms. Shanahan covered the next report at this time, as well. This did go to the Board of Supervisors last week and the allocation of the No Place Like Home Funds to the project was approved and there was an RFP. Visionary Homebuilders is partnering with our Housing Authority and the Stanislaus Housing Authority. They are going to build and own the project. There will be about 80 to 85 apartments and a portion, yet to be determined, probably 10 to 20 percent, will be reserved as permanent supportive housing and the rest would be available for families who are looking for an affordable place to live. This is an exciting project that is moving forward. Some of the other projects we have talked about before in previous meetings are the Stanislaus Housing Authority purchased some excess Cal Trans property at Peaceful Valley and have partnered with the Fresno Housing Authority. They are putting together a proposal. This

is a smaller project. When we have more information on that sight, we will bring it to the Committee. We had also talked about a vacant sight in Jamestown that Visionary Homebuilders hoped to buy but did not get. However, it was purchased by a group called Impact Development, who are a for-profit affordable housing developer. They plan on building 60 – 65 affordable housing units on that sight. They are currently putting together their financing and the county is working with them to provide the information they need. So, those are three affordable housing projects that are in the works. Moving on to the second page of the Work Plan, you might recall we received an SB 2 Grant of \$160k and we are using the funds to update a portion of Title 17 as it relates to residential development and also to create an Accessory Dwelling Unit (ADU) Ordinance. Because there have been a lot of changes to state law, we need to make sure we are compliant. This will be on the agenda later today and we will discuss it further. And then, under Housing Policy, there are some other Grants. One called LEAP (Local Early Action Planning Grant) and one called REAP (Regional Early Action Planning Grant). These are funds to be used to plan for and accelerate residential housing, especially at the affordable level. We are using both of those pots of money to move forward with some projects. Ms. Shanahan asked if there are any questions?

A member of the public asked about the ADU ordinance. Ms. Shanahan said this will be addressed in the next agenda item.

Trinity Abila, Habitat for Humanity, said good job for the progress the county and staff has made toward affordable housing.

NEW ITEMS:

Consideration of the Recommendation to the Board of Supervisors Concerning the Adoption of a County Accessory Dwelling Unit Ordinance.

Ms. Shanahan indicated that we do have our consultants, PlaceWorks, here and they will be going through the ordinance they have helped draft and the staff has been reviewing. Amy Sinsheimer, from PlaceWorks, with her team, Charlie Knox and Tanya Sundberg, will do a short presentation on changes and updates to the overall zoning code.

Amy Sinsheimer, PlaceWorks, started their presentation: This is the first piece, there will be more to come. Their team will also answer questions as it pertains to the Accessory Dwelling Unit (ADU) Ordinance. Currently, Section 17.52.200 states how ADUs are regulated, in Title 17. And they are currently allowed in RE-1, RE-2, RE-3, RE-5, R-1 districts. These key updates to the ADU Ordinance Code are very different than what was there before, basically replaced, due to many changes in state law. The State of CA has taken a more focused interest in ADUs, since 2016, allowing them more broadly under state law. Just as an organizational note, as part of the initial documents that we prepared and presented to the Board of Supervisors Planning Committee (BOSPC) earlier this year, we did propose a reorganization of Title 17. So, the numbering system remains the same, the format is basically the same, in terms of fitting in with the rest of your code. But, the number for this Chapter is now 17.36 in the proposed re-organized Title 17. Some of the major updates would allow ADUs where single-family and multifamily residential uses are allowed. So, the amount of ADUs that are allowed and the type of ADUs that are allowed vary depending on whether it's a single family or a multifamily situation. Also, under state law, ADUs that meet the state definition, which is clearly laid out in the draft, not really varying from what the state requires, are allowed without discretionary review. If the county wanted, you could do things differently on ADUs that don't meet those standards for by right or nondiscretionary review. But that is generally not how we have it set up. The ordinance would continue to comply with life safety and health &

safety requirements including related to wastewater disposal and fire safety. We have tried to organize the chapter to make the required steps really clear to permit an ADU. Another update, that is also allowed by state law, is to allow for Junior ADUs (JADUs). These are units that are built within the interior of an existing structure and they are smaller than other ADUs. By state definition, they are 500 square feet or less. JADUs need to have certain things that make it their own unit, but they don't have to have as much as a larger ADU. They don't have to have their own bathroom, for instance. There is also a section that addresses code enforcement regulations related to ADUs. Amy touched on the project schedule which started in April 2020. Amy noted on the schedule there is the Near-Term Priority Ordinances which include the chapter we are discussing today along with the telecommunications chapter and what we are calling the Administration and Procedures section and that's a larger piece that includes how your permitting is laid out in your zoning and noticing and things like that. So, those other two pieces have been drafted and are being worked on by County Staff and us. We are hoping to move that whole piece forward this fall and hopefully around the beginning of next year finalize those sections. Also, we are beginning to work on the rest of the updates to your code, what we are calling the Comprehensive Zoning Code, hoping to have the draft over to County Staff later this fall. As we continue the process, they hope to have the whole thing finished up next spring. Ms. Sinsheimer asked for feedback, questions or public comments.

(Acting Chair) Supervisor Campbell asked if there are any questions on the presentation. He went on to ask Ms. Sinsheimer if she could speak to the earlier question whether this proposed code change goes further than the state ordinance.

Ms. Sinsheimer said her understanding is that there is nothing in this draft that goes above and beyond what is allowed or required by state law. But we did choose to point out certain things that maybe some other jurisdictions wouldn't, including the requirements related to septic. (Section 17.36.050 subsection G)

Quincy Yaley, Community Development Department Director, commented that one of the challenges that staff has when processing ADU building permits is bringing together the state law with our local adopted building code. So, one of the things we are striving to do is not have zoning code language and building code language. We are trying to bring the building code language into the zoning code. Because ultimately, we are trying to satisfy the Building Permit process. We are trying to have one set of language in this ordinance so there is no need for interpretation during the Building Permit process.

Members of the committee and members of the public raised some concerns and questions about septic, replacement parking, fees, possible lot size restrictions, sprinklers, clarification and requirement differences between ADUs and JADUs, under what condition could an ADU be sold as a primary residence.

The PlaceWork team and Ms. Yaley addressed these concerns and questions. Often pointing to the proposed ordinance code to provide clarification.

Ms. Yaley will follow up with Rob Kostlivy, Environmental Health Director, on a couple of issues and bring it back to the committee at the next meeting. Requirements/limitations for septic with JADUs and ADUs and if the county still requires percolation tests.

(Acting Chair) Supervisor Campbell requested that the language in Code Compliance, specifically, "from time to time", be stricken.

Supervisor Gray expressed his concern about how to enforce that ADUs are being used for housing instead of vacation rentals. Ms. Yaley indicated there is language saying they cannot be offered for rent for less than 30 days.

Ms. Shanahan spoke about community education as it pertains to ADUs and affordable housing. SB 2, LEAP (Local Early Action Planning Grant) and REAP (Regional Early Action Planning Grant) have small pots of money available for community outreach programs to educate the public, realtors and help designers understand how ADUs work. There is also a component where we can develop and ADU program resource center in the future – part 2.

(Acting Chair) Supervisor Campbell asked if the Committee is taking any action on this item. No action to be taken at this time.

CONTINUED ITEMS:

None

ADJOURNMENT:

(Acting Chair) Supervisor Campbell adjourned the meeting at 4:01 p.m.

Respectfully submitted,

Quincy Yaley, AICP
Community Development Department Director

QY:SS:js