

2023 Zoning Ordinance Amendments To Remove Barriers To Housing Production

Board of Supervisors Hearing
September 12, 2023



**NEVADA
COUNTY**
CALIFORNIA

**Community
Development
Agency**

Project Background

- **Nevada County Housing Element Policies**
 - Annually review regulations for statutory compliance
- **Board of Supervisors' Objectives**
 - Housing and Homelessness Objectives
- **Recent Changes to State Law**
 - Middle Class Housing Act, Housing Accountability Act, Housing Crisis Act, California Density Bonus Law
- **Board of Supervisors Resolution 21-018**
 - REAP Grant Award
- **Community Outreach and Engagement**
 - Development Review and Stakeholder Identification
- **HCD Prohousing Designation Program**
 - Additional Scoring in Zoning & Housing Acceleration Categories

2023 Board Objectives



Fiscal Stability and Core Services

Maintain the County's financial stability and core services.



Emergency Preparedness

Lead the community in all hazards planning, preparedness, response, and recovery with a focus on wildfire. Do this by focusing on improving countywide evacuation routes and safety, continuing to strengthen early alert and critical communication systems, partnering closely with residents and community partners in emergency preparedness, defensible space, home hardening, green waste disposal, and fire-safe land stewardship.



Economic Development

Promote economic development by emphasizing resiliency and entrepreneurship; retaining and attracting high quality jobs; investing in major infrastructure projects; and working with local, state and federal partners to support our small business, nonprofit, and tourism sectors.



Broadband

Equitably expand broadband to support economic development, distance-learning, telework, telemedicine, and general quality of life for all residents by championing the implementation of Nevada County Broadband Strategy Plan policies and last-mile infrastructure projects.



Climate Resilience

Safeguard Nevada County's economic durability, environmental integrity, and public health and safety by preparing for, adapting to, and mitigating changing climate conditions in a way that reflects our rural quality of life.



Housing

Coordinate with local jurisdictions, developers, and other partners to facilitate development of, and access to, affordable and workforce housing.



Homelessness

In partnership with the Continuum of Care, prevent homelessness, address the needs of people experiencing homelessness, and move towards sustainable, ongoing programs.



Recreation

Promote sustainable recreation in partnership with community providers and other jurisdictions to enhance recreational access, support public health and safety, realize economic opportunities and preserve natural resource assets.

Outreach, Engagement, & Notification

Project Website	https://www.nevadacountyca.gov/3763
Roundtables and Individual Interviews	Federal, State, Regional government entities County and Local government entities Community Members Housing Development Stakeholders
Public Draft Comment Period	May 5, 2023 to June 9, 2023
Community Workshop	June 8, 2023; 6:00 PM
Public Hearing Notifications	Planning Commission June 22, 2023 Board of Supervisors September 12, 2023

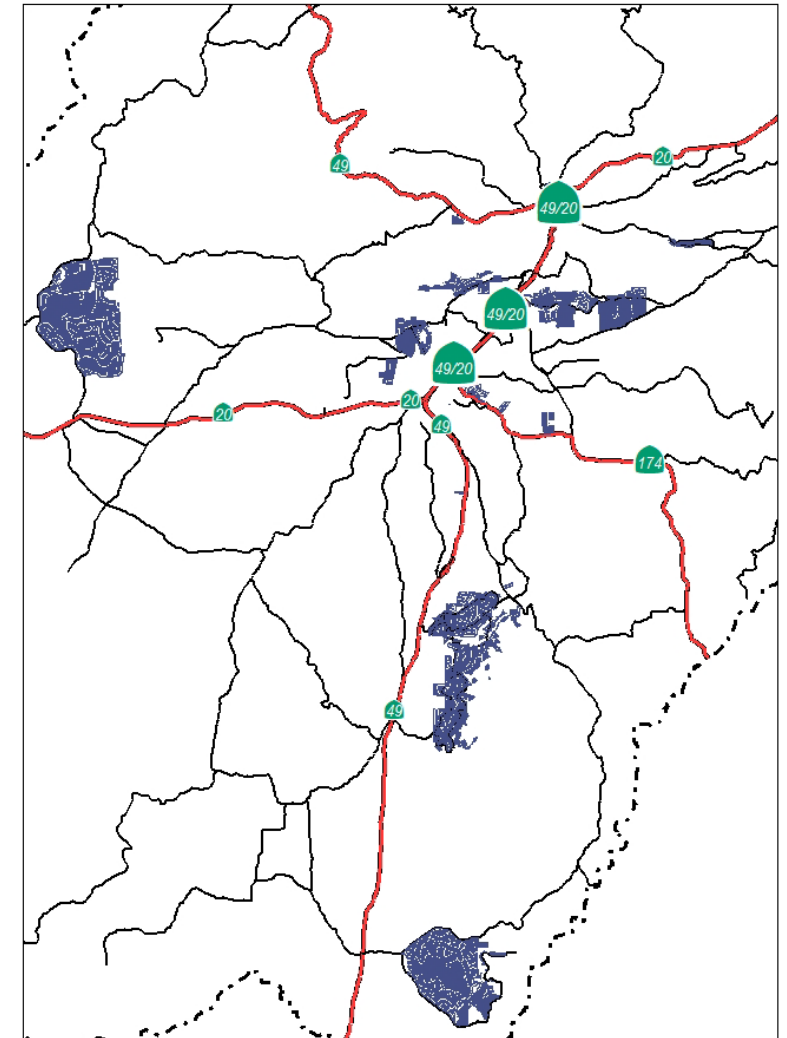
Project Description and Intent

- **Statutory Updates Due To Changes In State Law**
 - Additional Housing Types
 - Fair Housing
 - Development Standards
- **Updates Due To Housing Element Implementation Policies**
 - Additional Housing Types
 - Development Standards
 - Residential Density Standards
- **Technical Updates To Reflect Legislative Intent**
 - Open Space Requirements in East/West County
 - Communication Towers in Industrial Zones
 - Accessory Uses and Structures



Statutory Updates

- **Additional Housing Types**
 - ADUs, JADUs, SB9 Lot Splits & 2nd Dwellings
- **Fair Housing**
 - Community Care Facilities, Emergency Shelters, Transitional and Supportive Housing, Single Room Occupancy, etc. are treated as Residential Uses
- **Development Standards**
 - Density Bonuses, Daycares, Employee Housing

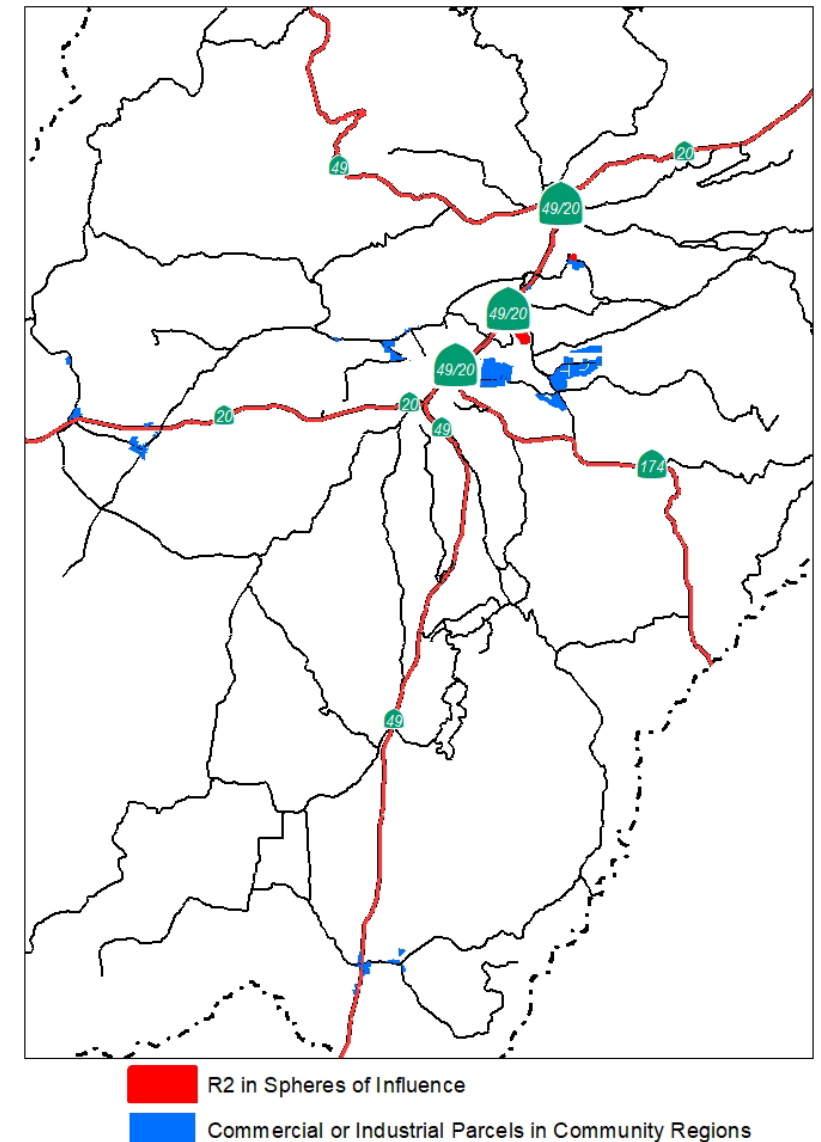


Legend

■ R1 in Urbanized Areas/Clusters selection

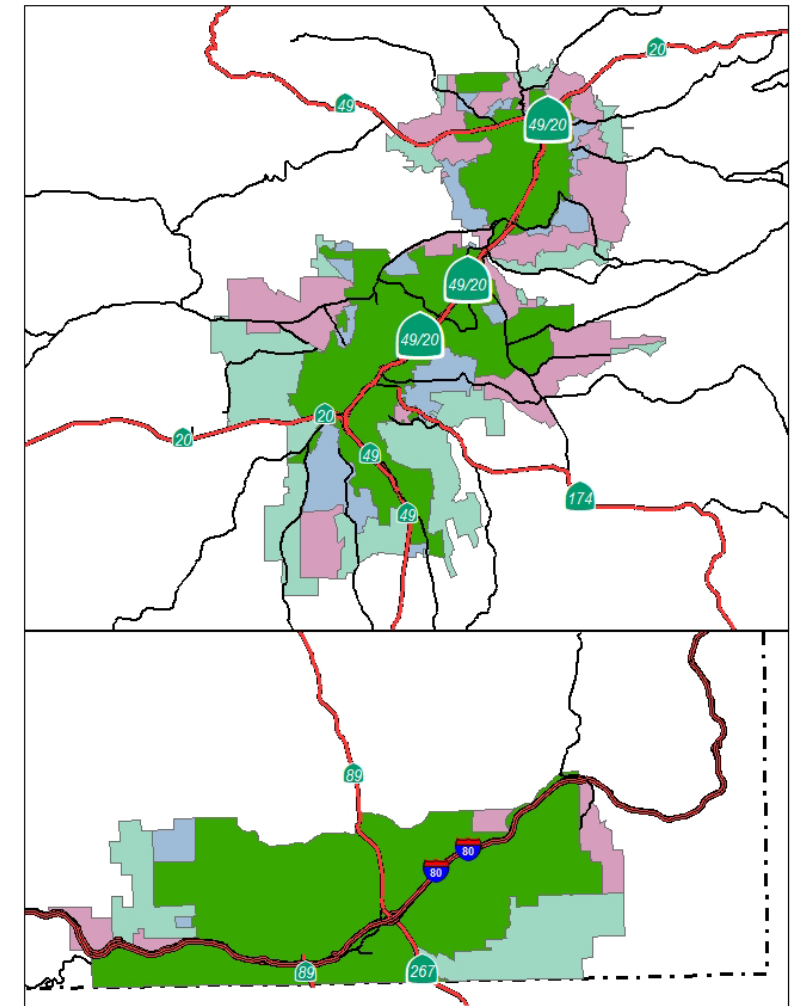
Housing Element Implementation

- **Additional Housing Types**
 - Remove Maximum Structure Size Requirements For Multifamily Housing Types
- **Development Standards**
 - ADU Garages/Patios, Residential Solar, Minimum Parking
- **Residential Minimum Density Standards**
 - Targeted Commercial, Industrial, and Urban Medium Density (R2) Density Increases



Technical Updates

- **Sphere of Influence Development Standards**
 - New development to show consistency with City/Town standards
- **Legacy Parcel Road Frontage Standards**
 - Allows non-standard legacy parcels to enter into Boundary Line Adjustments
- **Accessory Uses and Structures**
 - Updates tables to clarify the supporting nature to a primary structure/use
- **Updated allowable use tables, definitions, & code citations**



City Boundaries with Spheres of Influence

■ City Boundary	■ Sphere of Influence, Near Term	■ Sphere of Influence, Long Term
	■ Sphere of Influence, Area of Interest	

Project Components

- **Amendments to the Nevada County General Plan Land Use Element (GPT23-0001)**
 - Policies 1.2.1.b, 1.2.4.b, and 1.7.2
- **Amendments to the Nevada County Land Use and Development Code (ORD23-1)**
 - Chapter II: Zoning Regulations, Articles 1, 2, 3, 4, and 6; Various Sections
 - Chapter IV: Subdivisions, Sections 1.2 and 2.3
- **Notice of Exemption**
 - Pursuant to CEQA and Guidelines

Project Recommendations

- I. **Environmental Action:** Recommend that the Board of Supervisors find the project statutorily exempt pursuant to Sections 15274 and 15282(h), and categorically exempt pursuant to Section 15061(b)(3) the California Environmental Quality Act (CEQA) Guidelines.
- II. **Project Action:** Recommend that the Board of Supervisors adopt the Resolution amending Chapter 1 of the Land Use Element of the General Plan.
- III. **Project Action:** Recommend that the Board of Supervisors adopt the Ordinance amending Chapter II of the Nevada County Land Use and Development Code and Chapter IV of the Nevada County Land Use and Development Code.