

Accessory Dwelling Units

PLN18-0070; ORD18-1

Board of Supervisors
March 26, 2019

Background

- 2017 Amendments: Accessory Dwelling Units: SB1069 and AB2299
- Board Order BO17-02
 - Restrict Short Term Rentals/Define
 - Owner Occupancy Requirements
 - Smaller allowed square footage
 - Lower fees
- August 9, 2018- Planning Commission
- September 25, 2018- Board of Supervisors

ORD18-1- PC Recommendation

- ~~Prohibited Short Term Rentals (< 30 days)~~
- Remove Owner Occupancy Requirements
 - ~~Required professional property manager~~
- Incentive/Fees
 - Road/sewer mitigation fee deferral if:
 - Deed Restrict for a period of 10-years for low and very low income individuals/families; or
 - Overall Unit is 800 or less in size
- Clarifies Septic Requirements
- Allows detached ADUs on < 1-ac. (state law)

September 25, 2018 Direction

- Continued to consider Mountain Housing Council Report
- Look at providing exceptions to short term rental prohibition
- Revised Draft (March 26, 2019):
 - Prohibits Rental of ADUs on a short term basis except as follows:
 - Within the Soda Springs Rural Center
 - On properties that qualify for Agritourism
 - Defer to the Town of Truckee's regulations in the Town SOI
 - Requires a Deed Restriction for use of ADUs to ensure rental provisions are adhered to
 - Allows an ADU on properties with Employee Housing

MHC Report

- Was not complete at time of drafting staff report
- MHC provided Draft Policy Recommendations
 - Did not specifically address ADUs as Short-Term Rentals
 - Recommended update of ordinances for consistency with State Law
 - Recommended North Tahoe/Truckee Jurisdictions consider allowing Junior ADUs/Tiny Homes on Wheels
- March 2019 Short-Term Rental White Paper
 - North Tahoe/Truckee Focus- Includes portion of Nevada County (Donner Summit/Kingvale)
 - Not focused on ADUs
 - Estimates approximately 10-15% of housing in this area are used as STRs
- MHC is working on ADU White Paper

Staff Recommendation

- Environmental
 - Project Exempt from CEQA - 15061(b)(3), 15282(h)
- Project (ORD18-1)
- Close Board Order BO17-02