



COUNTY OF NEVADA Penn Valley Area Municipal Advisory Council

<http://www.mynevadacounty.com/nc/bos/district4/Pages/Penn-valley-Area-Municipal-Advisory-Council-.aspx>

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September 8, 2017

District IV Supervisor Hank Weston
Nevada County
950 Maidu Ave.
Nevada City, CA 95959-8617

RE: Recommendations for Proposed text amendments to the Nevada County Zoning Ordinance to bring the Code into Compliance with state housing laws for accessory dwelling units (ADUs), and transitional and supportive Housing.

Honorable Supervisor Weston,

At a meeting on August 31, 2017, the Penn Valley Area Municipal Advisory Council (MAC) reviewed the proposed text amendments to the Nevada County Zoning Ordinance to bring the Code into Compliance with state housing laws for accessory dwelling units (ADUs), and transitional and supportive housing. As such the MAC has the following recommendations for your consideration on the aforementioned proposed changes to the Nevada County Zoning Ordinance.

- (1.) The Penn Valley Area MAC recommends with a vote of 6-yes, 1-absent, that for initial construction and development of an ADU, that owner occupancy be a requirement but not in perpetuity after a property has been sold.
- (2.) The Penn Valley Area MAC recommends with a vote of 5 yes, 1 no, 1 absent, that when an ADU is being evaluated for development, that the property septic system/waste system be reviewed on a case by case basis to allow for the use of a pre-existing system, when applicable.
- (3.) The Penn Valley Area MAC recommends with a vote of 5 yes, 1 no, 1 absent, that Table L-II 2.4.D, under Commercial C2 Zoning that any "By Right" be changed to "Use Permit" and be comparable with the other Commercial Zoning Districts, C1, C3, CH and OP. Transitional and Supportive Housing is "by right" in Single-family, Multi-family and Rural Districts, which effectively does not hold those housing types to a higher standard than other residential uses.
- (4.) The Penn Valley Area MAC recommends a vote of 6-yes, 1-absent, that further clarification is needed on the setback requirements for a newly detached constructed ADU structure.

The Penn Valley Area MAC recommends with a vote of 6-yes, 1-absent, that all proposed text amendments to the Nevada County Zoning Ordinance with regards to ADUs, with the exception of the four above recommendations, be adopted by the Board of Supervisors.

Thank you for the opportunity to provide comment on this important issue to our county and the community's interests.

Regards,

A handwritten signature in blue ink, appearing to read 'Mike Mastrodonato', with a long horizontal stroke extending to the right.

Mike Mastrodonato
Chair, Penn Valley Area Municipal Advisory Council