

RESOLUTION NO. 2017-_____

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF SHASTA TO CONSIDER AMENDMENTS TO THE SHASTA COUNTY
ZONING PLAN REGULATING ACCESSORY DWELLINGS**

WHEREAS, the County of Shasta (County) has adopted a Zoning Plan identified as Title 17 (Zoning Plan) of the Shasta County Code (SCC); and

WHEREAS, the Zoning Plan allows a second residence only on residential properties that contain at least twice the minimum acreage required by the General Plan and Zoning Plan, with limited exceptions for servants' quarters, senior citizen housing, farm labor and temporary family care; and

WHEREAS, as a means of addressing a statewide housing crisis, the State of California enacted Senate Bill (SB) 1069, Assembly Bill (AB) 2299 and AB 2406, effective January 1, 2017, (collectively the New State Law) which, among other things, is intended to address barriers to, streamline approval of, and expand potential capacity for Accessory Dwellings, as defined, on existing residential lots; and

WHEREAS, by allowing Accessory Dwellings on existing residential lots, owners in Shasta County can take advantage of existing infrastructure and services, reduce the costs associated with purchasing and developing new land for housing, accommodate extended family and multi-generational living situations and facilitate seniors aging in place with caregiver and/or family support; and

WHEREAS, under the New State Law, a) The County is required to approve Accessory Dwellings in residential districts as a ministerial action whether or not the parcel contains twice the minimum acreage required by the General Plan and Zoning; b) Accessory Dwellings are accessory residential uses and shall not be considered to exceed the allowable density established in the General Plan and Zoning Plan for the lot they are located on; and c) the County may adopt an ordinance establishing where in the unincorporated County Accessory Dwellings shall be allowed, and establishing development standards for Accessory Dwellings to protect public health and safety and to ensure compatibility with structures and uses on the same lot and in the neighborhood.

NOW, THEREFORE, BE IT RESOLVED, that the Shasta County Board of Supervisors, pursuant to section 17.92.080 (B) of the Shasta County Code, hereby intends to consider amendments to the Shasta County Zoning Plan to 1) establish where in the unincorporated County Accessory Dwellings shall be allowed, and 2) establish appropriate development standards for Accessory Dwellings including, but not limited to, maximum size and height, setbacks, parking, landscaping, architectural consistency, location on the lot, compliance with local building codes, compliance with the requirements of local water and sewer providers or the Environmental Health Division where an onsite wastewater treatment system is being used, in furtherance of the public convenience, necessity and general welfare, and in compliance with the New State Law.

BE IT FURTHER RESOLVED, that the Shasta County Department of Resource Management is directed to study the matter and submit a proposed ordinance to the Shasta County Planning Commission, in accordance with section 17.92.080 of the Shasta County Code, for the Planning Commission's consideration and recommendation for action.

DULY PASSED AND ADOPTED this ____ day of March, 2017, by the Board of Supervisors of the County of Shasta by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSE:

DAVID KEHOE, CHAIRMAN
Board of Supervisors, County of Shasta
State of California

ATTEST:

LAWRENCE G. LEES

Clerk of the Board of Supervisors

By: _____

Deputy