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## Planning Commission Staff Report

**Meeting Date:** November 19, 2024

**Prepared By:** Kristen Hunter, Associate Planner

### PROJECT INFORMATION SUMMARY

**Case File:** Conditional Use Permit (CUP) 24-05 – Lujan Hardship Manufactured Home  
951 Wren Court / APN 001-031-013

**Request:** Consideration of a Conditional Use Permit (CUP) request to: (1) Temporarily place and use a 994 square foot manufactured home as an additional dwelling on this property, subject to Zoning Ordinance Section 10-4-6(E) – Hardship Manufactured Home; and (2) Find the request categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 153303(a).

**Summary Recommendation:** Staff recommends approval of this request as conditioned.

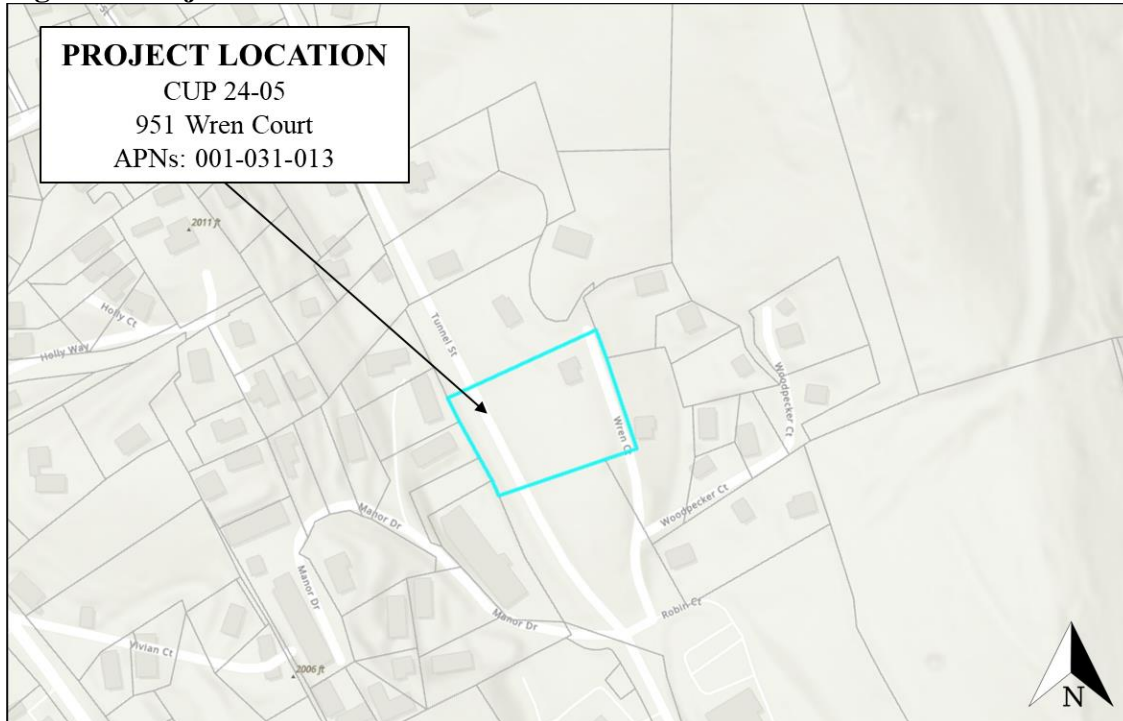
<u>Applicant/Property Owner:</u>	Larissa Lujan
<u>Representative:</u>	Justin Massey, El Dorado Homes
<u>Address:</u>	951 Wren Court
<u>APN:</u>	001-031-013
<u>Lot Area:</u>	1.3 acres
<u>General Plan:</u>	Low Density Residential, LDR
<u>Zoning:</u>	R-1, 20,000 Single-Family Residential (R1-20)
<u>Existing Use:</u>	Single-Family Residential

**Decision Making Authority:** The Planning Commission is authorized under Zoning Ordinance Section 10-4-6 to consider and approve, approve with conditions, or deny applications for a Conditional Use Permit application for a hardship mobile home as an additional dwelling unit.

### SITE DESCRIPTION

The site is a 1.3-acre parcel located within the R-1, 20,000 Single-Family Residential (R1-20) zone approximately 1,200 feet north of the intersection of Tunnel Street and Spring Street (Figure 1). The subject parcel is bounded to the west by Tunnel Street and to the east by Wren Court. Directly south of the parcel are parcels zoned Public Facilities (PF), including 931 Spring Street (the El Dorado County Public Health Division). To the north, east, and west of the subject parcel are residentially zone parcels.

**Figure 1. Project Location**



The subject parcel is developed, with a 960 square foot two-bedroom single-family residence. Based on parcel records, the dwelling was constructed in 1952 and includes a detached garage.

**Figure 2. 951 Wren Court - Parcel Frontage**



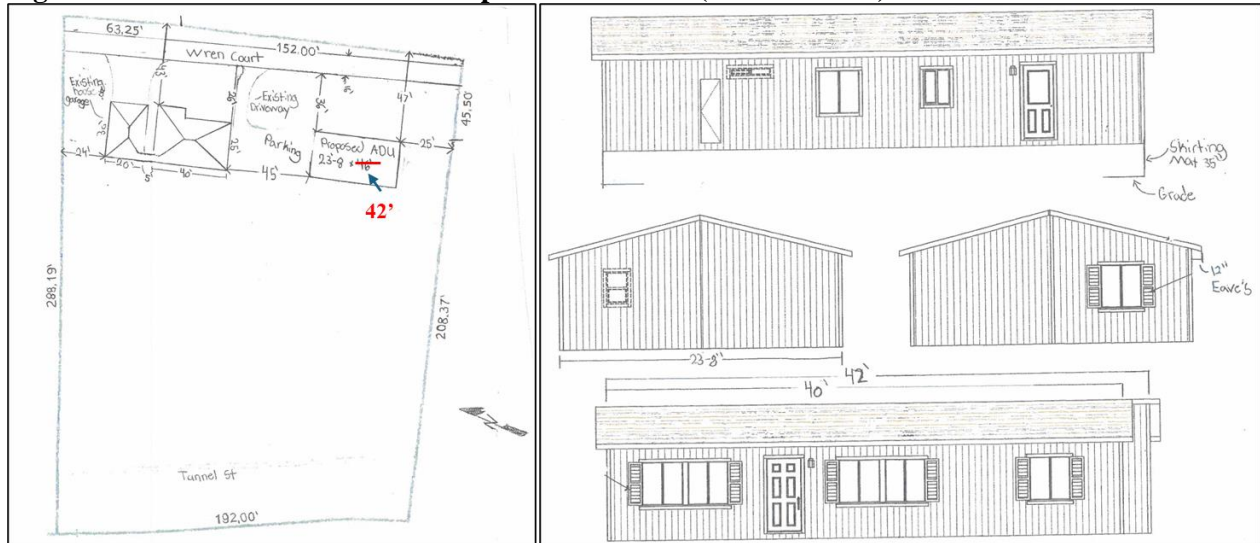
Wren Court, Looking Northwest

Wren Court, Looking Southwest

**PROJECT DESCRIPTION**

The subject application is for the temporary placement of a 994 square foot (23 feet 8 inches by 42 feet)<sup>1</sup> manufactured home as a hardship home on the parcel addressed 951 Wren Court. Figure 3 below provides the proposed location of the temporary hardship home.

**Figure 3. Corrected Site Plan and Proposed Elevations (Attachment 2)**



**PROJECT ANALYSIS**

The following section provides an overview of relevant City of Placerville General Plan Goals, Zoning Ordinance(s), and Development Guide. Staff responses are provided below each italicized Goal, Ordinance, and Guideline.

**General Plan Consistency:**

The subject parcel has a land use designation of low density residential (LDR) and is zoned R1-20 Single-Family Residential. Single-family residential parcels are allowed by right an accessory dwelling unit (ADU) and junior accessory dwelling unit (JADU) pursuant to Government Code Sections 66310 – 66342. The City’s General Plan seeks to provide decent housing in a suitable living environment for every resident of Placerville. The placement of a temporary hardship manufactured home on the subject parcel supports the City’s efforts to provide housing. In the event the medical hardship is no longer present, the manufactured home can be permitted as a permanent ADU.

Approval of a hardship manufactured home relieves the property owner of impact fees, including: water, sewer, traffic mitigation, and park.

<sup>1</sup> Please note that the site plan initially submitted for the application reflects incorrect dimensions. Pursuant to an email from the contractor received October 23, 2024, included as Attachment 2, the correct dimensions of the manufactured home are 23’ 8” x 24’ (994 square feet).

### Zoning Ordinance Consistency:

Zoning Ordinance Section 10-4-6: Temporary Mobile Home or Commercial Coach Use Permit  
Section 10-4-6(E) of the Zoning Ordinance contains a provision that if certain prescribed findings can be made by the Planning Commission, a hardship mobile home or manufactured home may be permitted as an additional residence on a property under a conditional use permit.<sup>2</sup>

Staff recommends Planning Commission affirmation of the findings findings based on the applicant’s submitted request, and subject to the conditions of project approval. Staff’s evaluation of the request is provided as *italicized text*.

Of note, all structures approved pursuant to Zoning Ordinance Section 10-4-6(E) require annual inspections, including verification by a physician licensed that the hardship home is still necessary. Approval of the hardship home shall be terminated if the finding of hardship no longer exists, which would require removal of the dwelling or permitting as a permanent unit (accessory dwelling unit, pursuant to Zoning Ordinance Section 10-4-12).

Section 10-4-6(E) – Hardship Mobile Home: A conditional use permit may be granted to the owner of an existing principal dwelling to permit one mobile home unit as an additional dwelling unit for the use by a member of his/her family provided the following findings are made by the Planning Commission:

1. A hardship connected with a health condition as verified by a physician licensed to practice medicine and surgery in this State would be substantially reduced by the use of the mobile home.

*Dr. Clint Collins, M.D., a California licensed physician, submitted a letter verifying that a medical hardship exists. The placement of a temporary hardship home, allowing familial support to the resident(s) of the hardship home, would be alleviate the medical hardship.*

2. The use will not detrimentally affect the use of neighboring properties.

*Elevations for the proposed hardship manufactured home are provided in Attachment 2 of the Staff Report. The submitted plans show that the manufactured home is proposed to be placed southeast of the existing single-family residence, approximately 25 feet from the side of the property and 36 feet from the edge of pavement along the front of the parcel, thus meeting all zone district development standards.*

3. The property is zoned as single-family residential.

*The subject parcel is zoned R-1, 20,000 single-family residential.*

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<sup>2</sup> Note: Staff has determined that under this Section of the Zoning Code the terms “mobile home” and “manufactured home” may be used interchangeably.

- The placement of the mobile home on the property complies with minimum yard requirements of the applicable zone.

*As shown on the site plan included in Attachment 2 of the Staff Report, the proposed location of the hardship home complies with required yards. Table 1 below provides a comparison of the required yards for the R1-20 zone and the proposed hardship home.*

**Table 1. Yard Comparison**

<b>Yard</b>	<b>Required Yards (R1-20)</b>	<b>Proposed</b>
<i>Front</i>	<i>20 feet</i>	<i>36 feet</i>
<i>Side</i>	<i>10 feet or 10% of the parcel width, whichever is less</i>	<i>25 feet (southeast boundary)</i>
<i>Rear</i>	<i>30 feet</i>	<i>~156 feet</i>

- At least one parking space is provided for the mobile home.

*Adequate parking for the single-family dwelling (2 spaces) and the proposed hardship home (1 space) are provided on-site.*

- The parcel has a minimum area of ten thousand (10,000) square feet.

*The subject parcel is 1.3 acres (56,628 square feet).*

- The mobile has a minimum area of three hundred (300) square feet and a maximum area of one thousand (1,000) square feet.

*The proposed square footage of the proposed temporary hardship home is 994 square feet, with dimensions of 23 feet 8 inches by 42 feet.*

- All utility connections to be installed as required by City Code.

*Utility connections are available to the site and will be subject to the City Code installation requirements.*

- The mobile home is currently licensed as required by the Vehicle Code of the State of California, has a valid State insignia and remains in a mobile condition.

*The California Health and Safety Code, Section 18007, defines a manufactured home as “a structure constructed on or after June 15, 1976, is transportable in one or more sections, is eight body feet or more in width, or 40 body feet or more in length, in the traveling mode, or when erected on site, is 320 or more square feet, is built on a permanent chassis and designed to be used as a single-family dwelling with or without a foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems.” All manufactured homes in California are required to register with the California Department of Housing and Community Development (HCD) and, in order to register, require a permanent foundation.*

*The subject manufactured home is proposed to be placed on site using a Xi2 Tie-Down System, rather than a concrete foundation, with a 35-inch skirting mat along the base. As such, Staff view the proposed dwelling as a relocatable unit and temporary in nature.*

**Environmental Review:** The City has reviewed this request and has determined that it is categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Section 15303 (New Construction or Conversion of Small Structures), as the placement of a secondary dwelling unit on a parcel containing an existing single-family residence is exempt from environmental review.

## **RECOMMENDED PLANNING COMMISSION ACTION**

Staff recommends that the Planning Commission take the following action:

- I. Adopt the Staff Report as part of the Public Record.
- II. Find that the Conditional Use Permit request is exempt from environmental review, in that the project qualifies for a Categorical Exemption under the California Environmental Quality Act (CEQA) Section 15303 (New Construction or Conversion of Small Structures), in that the project involves the placement of a secondary dwelling unit on a parcel containing an existing single-family dwelling.
- III. Make the following findings in support of the Conditional Use Permit (CUP) 24-05 for the placement of a 994 square foot temporary hardship mobile home on the parcel addressed 951 Wren Court:
  1. The project site, APN 001-031-013, is a 1.3-acre parcel and contains a single-story 960 square foot single-family residence, located within the R-1, 20,000 Single-Family Residential (R1-20) Zone.
  2. A licensed physician has provided a letter verifying that a medical hardship exists and would be alleviated by the approval of a hardship home on the subject parcel.
  3. The proposed 994 square foot manufactured home as a hardship home will not detrimentally affect the use of neighboring properties.
  4. The proposed location for the temporary hardship home complies with the minimum yard requirements of the R1-20 zone.
  5. Adequate parking is provided on-site for the single-family residence and hardship home.
  6. The proposed parcel is greater than 10,000 square feet.

7. The proposed manufacture home is within the maximum area, 1,000 square feet, for temporary hardship mobile home within the City of Placerville.
  8. Utility connections are available to the site and shall be installed as required by City Code.
  9. The use of the Xi2 Tie-Down system shall allow the relocation of the proposed manufactured home in the event the medical hardship is no longer present, and the unit is not permitted as an accessory dwelling unit (ADU).
  10. Approval is based on Staff's analysis included in the Staff Report dated November 19, 2024.
- IV. Conditionally approve CUP 24-05 located at 951 Wren Court, based on the project information and findings included in the Staff Report, and subject to the recommended Conditions of Approval included in Attachment 1 of the Staff Report dated November 19, 2024.

#### **ATTACHMENTS**

1. [Recommended Conditions of Approval](#)
2. [Applicant Submittal Package](#)
3. [Draft Hardship Mobile Home Agreement](#)