



## Planning Commission Meeting Staff Report

Meeting Date: May 5, 2026

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**SUBJECT:** Consideration to recommend City Council approval of the proposed Accessory Dwelling Unit Ordinance Amendment.

**PREPARED BY:** Tim Raney, Community Development Director

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### RECOMMENDATION:

Staff recommends that the Wheatland Planning Commission conduct a public hearing on proposed amendment to the Wheatland Municipal Code relating to Accessory Dwelling Units, and upon close of the public hearing, adopt the attached resolution recommending that the City Council adopt the ordinance amending Chapter 18.78 and Sections 18.06.010 and 18.60.010 (see Attachment 1). A notice of this public hearing has been published in the local newspaper and has been posted on the City of Wheatland website.

### BACKGROUND:

On July 27, 2021, the Wheatland City Council adopted Ordinance adding new Sections 18.78 to, amending Sections 18.06.010, 18.60.010, and 18.63.040, and repealing Section 18.60.100 and Subdivision (c) of Section 18.60.350 of the Wheatland Municipal Code relating to Accessory Dwelling Units (ADU). Since the adoption of the City's local ADU ordinance, the City of Wheatland has approved one ADU within the City limits.

In addition, on May 27, 2025, consistent with Assembly Bill (AB) 1332, the Wheatland City Council directed staff to include a link on the City of Wheatland website to the Yuba County Building Department for pre-approved ADU plans. Yuba County currently includes eight pre-approved ADU plans, consisting of two 496-square-foot (sf) options, three 599-sf options, and three 750-sf options. The 750-sf options include two bedrooms and one bathroom, and the 599-sf and 496-sf options include one bedroom and one bathroom. All eight plans could include a smooth stucco or board and batten exterior.

### DISCUSSION:

On December 5, 2025, the City of Wheatland received a letter from the California Department of Housing and Community Development (HCD) requesting that the City make updates to the existing ADU requirements (see Attachment 2). Given the numerous changes to State ADU law

since the adoption of the City's 2021 Ordinance, the current City of Wheatland Municipal Code needed revisions for compliance with the State's current ADU law. Therefore, staff has prepared the attached ordinance amending multiple sections of the Wheatland Municipal Code (see **Attachment '1', Exhibit 'A'**).

A strike-through and underlined version of the proposed text changes has been included as Attachment 3 to this staff report.

**CONCLUSION:**

Based on the information contained in the staff report, staff recommends that the Planning Commission adopt the attached resolution recommending City Council approve the attached ordinance amending Chapter 18.78 and Sections 18.06.010 and 18.60.010 of the City of Wheatland Municipal Code.

**ATTACHMENTS:**

1. Resolution w/Exhibit
2. HCD Request Letter dated December 5, 2025.
3. Proposed Text Changes Strike-through and Underlined