



AGENDA

ADJOURNED REGULAR MEETING OF THE CITY COUNCIL

**March 9, 2017
5:30 P.M.**

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

***William K. Rounds, Mayor
Jay Sarno, Mayor Pro Tem
Richard J. Moore, Councilmember
Juanita Trujillo, Councilmember
Joe Angel Zamora, Councilmember***

Public Comment: The public is encouraged to address City Council on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the City Council, please complete the card that is provided at the rear entrance to the Council Chambers and hand the card to the City Clerk or a member of staff. City Council will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. City Council will hear public comment on matters not listed on the agenda during the Oral Communications period.

Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's Office. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Please Note: Staff reports, and supplemental attachments, are available for inspection at the office of the City Clerk, City Hall, 11710 E. Telegraph Road during regular business hours 7:30 a.m.-5:30 p.m., Monday-Thursday and every other Friday Telephone (562) 868-0511.

1. CALL TO ORDER

2. ROLL CALL

Richard J. Moore, Councilmember
Juanita Trujillo, Councilmember
Joe Angel Zamora, Councilmember
Jay Sarno, Mayor Pro Tem
William K. Rounds, Mayor

CITY COUNCIL

STUDY SESSION

PUBLIC HEARING – ORDINANCE FOR INTRODUCTION

- 3.** Ordinance No. 1084 - An Ordinance of the City Council of the City of Santa Fe Springs, California, Amending Santa Fe Springs Municipal Code, Chapter 15 (Land Use), Title 155 (Zoning), Section 155.003 (Definitions), 155.062 (Accessory Uses R-1 District), 155.092 (Accessory Uses R-3 District), Section 155.644 (Accessory Dwelling Units), and adding Section 155.644.1 (Junior Accessory Dwelling Units), to implement new State legislative mandates related to the requirements and development standards for accessory dwelling units (formerly referred to as "second" units). (City of Santa Fe Springs)

Recommendation: That the City Council:

- Open the Public Hearing and receive any comments from the public regarding proposed Ordinance No. 1084, and thereafter close the Public Hearing; and
- Waive further reading and introduce Ordinance No. 1084.

PUBLIC HEARING – ORDINANCE FOR INTRODUCTION

- 4.** Ordinance No. 1085 - An Ordinance of the City Council of the Santa Fe Springs, California, Amending Santa Fe Springs Municipal Code Title 15 (Land Use), Section 155 (Zoning), Sections 155.003 (Definitions), 155.036 (Principal Permitted Uses A-1 District), 155.038 (Conditional Uses A-1 District), 155.061 (Principal Permitted Uses R-1 District), 155.063 (Conditional Uses R-1 District), 155.091 (Principal Permitted Uses R-3 District), 155.093 (Conditional Uses R-3 District), 155.153 (Conditional Uses C-4 District), 155.243 (Conditional Uses M-2 District), 155.327 (Permitted, Accessory and Conditional Uses PD Zone), 155.739 (Commission's Consideration - Development Plan Approval), in accordance with state Housing Element laws. (City of Santa Fe Springs)

Recommendation: That the City Council:

- Open the Public Hearing and receive any comments from the public regarding proposed Ordinance No. 1085, and thereafter close the Public Hearing; and
- Waive further reading and introduce Ordinance No. 1085.

City of Santa Fe Springs
Study Session

March 9, 2017

4. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda was posted at the following locations; Santa Fe Springs City Hall, 11710 Telegraph Road; Santa Fe Springs City Library, 11700 Telegraph Road; and the Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.



Janet Martinez, CMC
City Clerk

March 3, 2017
Date



PUBLIC HEARING-ORDINANCE FOR INTRODUCTION

Ordinance No. 1084: An Ordinance of the City Council of the City of Santa Fe Springs, California, Amending Santa Fe Springs Municipal Code, Chapter 15 (Land Use), Title 155 (Zoning), Section 155.003 (Definitions), 155.062 (Accessory Uses R-1 District), 155.092 (Accessory Uses R-3 District), Section 155.644 (Accessory Dwelling Units), and adding Section 155.644.1 (Junior Accessory Dwelling Units), to implement new State legislative mandates related to the requirements and development standards for accessory dwelling units (formerly referred to as "second" units). (City of Santa Fe Springs)

RECOMMENDATIONS: That the City Council:

- Open the Public Hearing and receive any comments from the public regarding proposed Ordinance No. 1084, and thereafter close the Public Hearing.
- Waive further reading and introduce Ordinance No. 1084.

BACKGROUND

The State of California enacted Government Code Section 65852.2 in 1982, establishing a mandate that every local agency adopt provisions for permitting secondary dwelling units. The intent of the legislation was to encourage housing for extended family members and to increase the availability of rental housing. In 2003, AB 1866 was adopted, requiring all local governments to allow secondary dwelling units within single-family residential zones.

Most recently, in February 2016, Senator Wieckowski introduced Senate Bill 1069 and Assembly member Bloom introduced Assembly Bill 2299 which proposed specific amendments to State law to promote the production of secondary dwelling units, herein forth referred to as "accessory" dwelling units. Also in 2016, Assembly member Thurmond introduced AB 2406 to add provisions for the creation of junior accessory dwelling units. All three of these bills ultimately passed and became law.

Santa Fe Springs' existing Zoning Code provisions applicable to accessory dwelling units (Section 155.644) are affected by this legislation because to the extent that a local ordinance imposes requirements beyond those specifically allowed by State law, those local provisions will be superseded beginning January 1, 2017. Local jurisdictions are required to submit their revised ordinances to the State Department of Housing and Community Development (HCD) within 60 days of adoption.

HCD has published a technical assistance memorandum (December 15, 2016) to provide information to local governments on recent amendments to accessory dwelling unit law. This memorandum, along with consultations with HCD, have guided the

proposed revisions to Santa Fe Springs' Accessory Dwelling Unit Ordinance. The following is a brief summary of each of the three accessory dwelling unit bills that take effect January 1, 2017.

Summary of SB 1069 (Wieckowski): This law makes several changes to address barriers to the development of accessory dwelling units (ADUs), including parking requirements, utility fees, and existing single-family space repurposed as an ADU.

Parking: SB 1069 reduces maximum parking requirements to one space per bedroom or unit, and authorizes off street parking to be tandem or in setback areas unless specific findings such as fire and life safety conditions are made. SB 1069 also prohibits parking requirements if the ADU meets any of the following:

- Is within a half mile from public transit.
- Is within an architecturally and historically significant historic district.
- Is part of an existing primary residence or an existing accessory structure.
- Is in an area where on-street parking permits are required, but not offered to the occupant of the ADU.
- Is located within one block of a car share area.

Fees: SB 1069 provides that ADUs shall not be considered new residential uses for the purpose of calculating utility connection fees or capacity charges, including water and sewer service. The bill prohibits a local agency from requiring an ADU applicant to install a new or separate utility connection or impose a related connection fee or capacity charge for ADUs that are contained within an existing residence or accessory structure. For attached and detached ADUs, this fee or charge must be proportionate to the burden of the unit on the water or sewer system and may not exceed the reasonable cost of providing the service.

Fire Requirements: SB 1069 provides that fire sprinklers shall not be required in an accessory unit if they are not required in the primary residence.

ADUs within Existing Space: Local governments must ministerially approve an application to create an ADU on a single-family lot if the unit is:

- Contained within an existing residence or accessory structure.
- Has independent exterior access from the existing residence.
- Has side and rear setbacks that are sufficient for fire safety.

No additional parking or other development standards can be applied except for building code requirements.

No Total Prohibition: SB 1069 prohibits a local government from adopting an ordinance that precludes ADUs.

Summary of AB 2299 (Bloom): This law requires a local government to ministerially approve ADUs if the unit complies with certain parking requirements, and establishes maximum size and setback requirements, as follows:

- The unit is not intended for sale separate from the primary residence and may be rented.
- The lot is zoned for single-family or multifamily use and contains an existing, single-family dwelling.
- The unit is either attached to an existing dwelling or located within the living area of the existing dwelling or detached and on the same lot.
- The increased floor area of an attached ADU does not exceed 50% of the existing living area, with a maximum floor area of 1,200 square feet.
- The total area of floor space for a detached accessory dwelling unit does not exceed 1,200 square feet.
- No passageway can be required.
- No setback can be required from an existing garage that is converted into an ADU.
- Compliance with local building code requirements.
- Approval by the local health officer where private sewage disposal system is being used.

Summary of AB 2406 (Thurmond): This law creates more flexibility for housing options by authorizing local governments to permit junior accessory dwelling units (JADU) through an ordinance. The bill defines JADUs to be a unit that cannot exceed 500 square feet and must be completely contained within the space of an existing residential structure. In addition, the bill requires specified components for a local JADU ordinance.

Required Components: The ordinance authorized by AB 2406 must include the following parameters:

- Limit to one JADU per residential lot zoned for single-family residences with a single-family residence already built on the lot.
- The single-family residence in which the JADU is created or JADU must be occupied by the owner of the residence.
- The owner must record a deed restriction stating that the JADU cannot be sold separately from the single-family residence and restricting the JADU to the size limitations and other requirements of the JADU ordinance.
- The JADU must be located entirely within the existing structure of the single-family residence and JADU must have its own separate entrance.
- The JADU must include an efficiency kitchen which includes a sink, cooking appliance, counter surface, and storage cabinets that meet minimum building code standards. No gas or 220V circuits are allowed.
- The JADU may share a bath with the primary residence or have its own bath.

Prohibited Components: This bill prohibits a local JADU ordinance from requiring:

- Additional parking as a condition to grant a permit.
- Applying additional water, sewer and power connection fees.

DISCUSSION:

The proposed revisions to Zoning Code Section 155.644 (Accessory Dwelling Units), and the addition of Section 155.644.1 (Junior Accessory Dwelling units) will achieve compliance with state legislative requirements under SB 1069, AB 2299 and AB 2406. The following summarizes the rationale behind the primary amendments proposed to Santa Fe Springs' existing second (accessory dwelling) unit ordinance:

- The City's current ordinance establishes a ministerial review process for ADUs. The new ordinance adds that a building permit must be issued within 120 days for ADU applications in compliance with the City's Zoning Code.
- State law permits local jurisdictions to adopt maximum ADU unit sizes less than 1,200 square feet as long as the requirement is not constraining in the creation of ADUs. Given Santa Fe Springs' relatively small parcel sizes, the City's current maximum ADU unit size of 640 square feet has been maintained, with the additional stipulation that an attached ADU not exceed 50% of the existing habitable floor area of the primary residence.
- The draft ordinance proposes elimination of the current affordability and low income use restrictions on ADUs that are rented. State law establishes the maximum standards that local agencies can use to evaluate ADUs; no additional standards can be imposed. The City's current requirement to rent-restrict ADUs for lower income households for a 50 year period serves as a disincentive to property owners to create an ADU. Given the relatively smaller size of ADUs, market rents are generally more affordable than one bedroom apartments, and can provide needed housing for extended family members, the elderly, in-home health care providers, the disabled and other modest income households.
- The City's current ADU requirement for one off-street parking space, which may be uncovered and provided as tandem parking, has been maintained. Per the new state requirements, the draft ordinance specifies the following exceptions where no parking is required: 1) the ADU is located within 1/2 mile of public transit; 2) the ADU is located within an architecturally and historically significant historic district; 3) the ADU is part of the existing primary residence or an existing accessory structure; 4) when on-street parking permits are required but not offered to the ADU occupant; or 5) when there is a car share vehicle located within one block of the ADU.
- Specific setback exceptions were incorporated for existing garages legally converted to ADUs and ADUs constructed above existing garages with legal nonconforming setbacks. The City's current side and rear setback requirements for residential zoning districts range from 5 to 15 feet, and anything less is considered a non-conforming setback. State law specifically states that no

setback increase may be required for an existing garage that is converted to an ADU. Additionally, the law mandates that jurisdictions require a setback of no more than 5 feet from side and rear property lines for an ADU constructed above a garage.

- Allowable configurations for replacement parking spaces where a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU were incorporated. State law states that any demolished covered parking spaces that are required to be replaced may be replaced with any combination of enclosed or covered spaces, uncovered spaces, tandem spaces, or by the use of mechanical automobile parking lifts.
- Per State law, clarification was added that ADUs shall not be considered a new residential use for the purposes of calculating utility connection fees or capacity charges. Attached ADUs shall not be required to install a new or separate utility connection. For detached ADUs, any separate utility connection fee or capacity charge shall be proportionate to the burden of the proposed ADU on the water and sewer system.
- A new Code Section 155.644.1 (Junior Accessory Dwelling Units) has been added to the Zoning Code to reflect the parameters of AB 2406.

PROPOSED ZONING TEXT AMENDMENT

The intent of the proposed Ordinance is to encourage the provision of accessory dwelling units to meet a variety of economic needs within the city and to implement the goals, objectives, and policies of the housing element of the General Plan. The proposed text changes are shown underlined and the existing text that is being replaced is shown as a ~~strike through~~.

§ 155.003 DEFINITIONS.

ACCESSORY DWELLING UNIT. Either a detached or attached dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel or parcels as the primary unit is situated. An accessory dwelling unit also includes the following:

- (1) An efficiency unit, as defined in California Health and Safety Code Section 17958.1.
- (2) A manufactured home, as defined in California Health and Safety Code Section 18007.

CAR SHARE LOCATION. A model of car rental where people rent cars for short periods of time, often by the hour, with a designated pick up and drop off location. The organization renting the cars may be a commercial business or the users may be organized as a company, public agency, cooperative, or ad hoc grouping.

LIVING AREA. The interior habitable area of a dwelling unit including basements and attics but not including a garage or any accessory structure.

PASSAGEWAY. A pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

SECOND UNIT. The same as "accessory dwelling unit."

§ 155.644 SECOND-UNITS. ACCESSORY DWELLING UNITS

(A) Intent.

(1) In enacting this section, it is the intent of the city to encourage the provision of accessory dwelling units to meet a variety of economic needs within the city and to implement the goals, objectives, and policies of the housing element of the General Plan. Accessory dwelling units provide housing for extended family members, students, the elderly in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods. Homeowners who create accessory dwelling units can benefit from added income, and an increased sense of security. Allowing accessory dwelling units in residential zones provides needed additional rental housing. This section provides the requirements for the establishment of accessory dwelling units consistent with Cal. Government Code § 65852.2.

(B) Administrative review.

All ~~second-unit~~ accessory dwelling unit applications shall be approved by the Director of Planning and Development and a permit issued within 120 days upon presentation of an application to build an accessory dwelling unit if the plans conform to the standards and criteria provided in division (C) of this section.

(C) Accessory dwelling unit standards. The following standards and criteria shall apply to the creation of an ~~second unit~~ accessory dwelling unit:

(1) The ~~second~~ accessory dwelling unit shall be allowed only on a lot or parcel in the R-1, Single-Family Residential Zone which is developed only with an existing detached single-family dwelling, or in the R-3 Multiple-Family Residential Zone which is developed with an existing residential dwelling.

(2) There shall not be more than one ~~second-~~ accessory dwelling unit per lot or parcel, except that no ~~second~~ accessory dwelling unit shall be allowed on any lot or parcel where a guest house or residential facility as defined in Cal. Health and Safety Code § 1502(a)(1) serving six or fewer persons exists.

(3) An accessory dwelling unit that conforms to the development standards of this section is deemed to be an accessory use and/or structure and will not be considered to exceed the allowable density for the lot upon which it is located.

(34) The lot or parcel proposed for the second accessory dwelling unit must contain a minimum area of 5,000 square feet.

(45) ~~The second-unit~~ accessory dwelling unit may be attached to or located within the living area of the primary dwelling, or detached from the primary dwelling.

(a) The maximum floor area for an attached accessory dwelling unit shall not exceed 50% of the existing habitable area of the primary residence, not to exceed 640 square feet.

(b) The maximum floor area for a detached accessory dwelling unit shall not exceed 640 square feet and shall not exceed one bedroom.

~~(5) The maximum floor area for a detached accessory dwelling unit shall not exceed 640 square feet and shall not contain more than one bedroom.~~

(6) ~~The second-unit accessory dwelling unit shall comply with all of the property development standards applicable to the specific zone in which it is located, including but not limited to, setback, height and maximum lot coverage standards of the applicable zone district in which it is located.~~

(a) No setback shall be required for an existing garage that is converted to an accessory dwelling unit, and a setback of no more than five feet from the side and rear lot lines shall be required for an accessory dwelling unit constructed above a garage.

(7) ~~The second-unit accessory dwelling unit shall comply with all building, safety, fire and health codes, and all other applicable laws and regulations. Accessory dwelling units are not required to provide fire sprinklers if sprinklers are not required for the primary dwelling unit.~~

(8) ~~The second-unit accessory dwelling unit shall be designed to be architecturally compatible with the primary dwelling. A site plan, elevations and floor plan depicting said architectural compatibility~~ compatibility shall be submitted to the Director of Planning and Development for review and approval prior to the issuance of any building permits.

(9) To maintain the residential character of the neighborhood, there shall not be more than one exterior entrance on the front or on any street-facing side of the ~~second unit~~ accessory dwelling unit. Additionally, no exterior stairway shall be located on the front or on any street-facing side of the ~~second-unit~~ accessory dwelling unit. No passageway shall be required in conjunction with construction of an accessory dwelling unit.

(10) Manufactured housing is allowed in compliance with the provisions herein; however, mobile homes, trailers and recreational vehicles shall not be used as ~~second unit~~ accessory dwelling units.

(11) In addition to all other required off-street parking, parking requirements for accessory dwelling units shall not exceed ~~other shall be an additional off-street parking space per unit or per bedroom for the second unit~~. These parking spaces may be provided as uncovered and may be in tandem parking on an existing driveway with the existing off-street parking facilities. Parking may also be located in setback areas in locations determined by the city or through tandem parking, unless specific findings are made that such parking is infeasible based upon specific site or regional topographical or fire and life safety conditions, or that it is not permitted anywhere else in the city. No parking shall be required for an accessory dwelling unit in any of the following instances:

- (a) The accessory dwelling unit is located within one-half mile of public transit.
- (b) The accessory dwelling unit is located within an architecturally and historically significant historic district.
- (c) The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.
- (d) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.
- (e) When there is a car share vehicle located within one block of the accessory dwelling unit.

(12) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit, and the city requires that those off-street parking spaces be replaced, the replacement spaces may be located in any configuration on the same lot as the accessory dwelling unit, including, but not limited to, as enclosed or covered spaces, uncovered spaces, tandem spaces, or by the use of mechanical automobile parking lifts.

~~(123) Except as provided in subsection (13)(c) herein,~~ The owner of the property on which the second-unit accessory dwelling unit is located shall reside in either of the dwelling units on the property as his/her/their principal residence. This is a perpetual requirement that runs with the land, and a restrictive covenant establishing this requirement shall be recorded prior to occupancy of the second-unit accessory dwelling unit.

~~(13) All second residential dwelling units which are rented shall be designated as "affordable" and shall conform to the following standards:~~

- ~~(a) The second residential dwelling units shall be rented to "low" or "very-low" income households as defined by the most currently published United States Department of Housing and Urban Development (HUD) Income Limits for Los Angeles County.~~

~~_____ (b) The property owner of the property on which the second residential dwelling unit is to be located shall enter into and record an affordable housing contract per the approval of the City Attorney for a minimum term of 50 years with automatic renewal, or until the second residential dwelling unit is removed, and such restriction shall run with the land.~~

~~_____ (c) If the property owner does not occupy either the primary dwelling or the second unit as his/her/their primary residence, then both dwellings on the property shall be rented to "low" or "very low" income households as defined by the most currently published United States Department of Housing and Urban Development (HUD) Income Limits for Los Angeles County.~~

~~_____ (d) The property owner of the second residential dwelling unit shall comply and submit affordable housing reporting information as required by the Affordable Housing Covenant and Agreement approved by, and on file with, the city. The agreement shall include a certified annual report submitted by the property owner to the city demonstrating compliance with the Affordable Housing Covenant and Agreement~~

(14) The second-unit accessory dwelling unit may be rented for terms of at least 30 days or more or leased, but shall not be sold or owned separately from the primary dwelling.

(15) Accessory dwelling units shall not be considered new residential uses for the purposes of calculating local agency connection fees or capacity charges for utilities, including water and sewer service.

(a) For attached units or units located within the living area of the existing dwelling and located within a single-family zone, the city shall not require the applicant to install a new or separate utility connection between the accessory dwelling unit and the utility or impose a related connection fee or capacity charge.

(b) For detached units or units within multi-family zones, the city may require a new or separate utility connection directly between the accessory dwelling unit and the utility. The connection fee or capacity charge shall be proportionate to the burden of the proposed accessory dwelling unit upon the water or sewer system based upon either its size or the number of its plumbing fixtures, and may not exceed the reasonable cost of providing the water or sewer service.

(156) The provisions of this section shall not apply to any second-unit accessory dwelling units for which the city issued conditional use permits prior to the effective date of this section.

(167) The second-unit accessory dwelling unit shall only be allowed if a determination is made by the City Engineer that adequate infrastructure capacity is available to serve the second-unit accessory dwelling unit, including but not limited to, sewer, water and traffic capacity.

(178) A deed restriction, in a form satisfactory to the City Attorney, shall be recorded with the County Recorder to evidence and give notice of the requirements of this section.

~~(18) A yearly administrative review shall be held by the Director of Planning and Development to insure compliance with all applicable conditions.~~

§ 155.644.1 JUNIOR ACCESSORY DWELLING UNITS

(A) Intent.

(1) In enacting this section, it is the intent of the city to support the conversion or re-purposing of an existing bedroom(s) into an additional dwelling unit within a single-family dwelling to: a) more efficiently use and expand the existing housing stock; b) promote opportunities for house sharing, particularly among the age-in-place senior population; and c) expand affordable rental housing in the community.

(B) Definitions. For the purpose of this section the following definitions shall apply unless the context clearly indicates or requires a different meaning.

JUNIOR ACCESSORY DWELLING UNIT. An independent living unit created through the conversion of an existing bedroom in a single-family dwelling. Junior accessory dwelling units are distinguished from accessory dwelling units in that they: (a) must include the conversion of an existing bedroom(s) within a single-family dwelling (no new or additional-building area); (b) are smaller in size (maximum size of five hundred (500) square feet); (c) contain either independent or shared bathroom facilities; and (d) are subject to unique standards that are not applicable to accessory dwelling units.

(C) Administrative review.

All junior accessory dwelling unit applications shall be approved by the Director of Planning and Development and a permit issued within 120 days upon presentation of an application to provide a junior accessory dwelling unit if the plans conform to the standards and criteria provided in division (D) of this section.

(D) Junior accessory dwelling unit standards. The following standards and criteria shall apply to the creation of a junior accessory dwelling unit:

(1) A maximum of one junior accessory dwelling unit shall be permitted per residential lot containing a single-family dwelling. Junior accessory dwelling units are not required to meet the density requirements of the general plan or zoning ordinance.

(2) The property owner shall occupy either the main single-family dwelling or the junior accessory dwelling unit.

(3) The junior accessory dwelling unit may be rented for terms of at least 30 days or more, but shall not be sold or owned separately from the single-family dwelling.

(4) The junior accessory dwelling unit must be created within the existing walls of an existing single-family dwelling and must include the conversion of an existing bedroom(s) and ancillary spaces.

(5) The junior accessory dwelling unit shall not exceed five hundred (500) square feet in size.

(6) The junior accessory dwelling unit shall include a separate entrance from the main entrance to the single-family home with an interior entry to the main living room. The junior accessory dwelling unit may include a second interior doorway for sound attenuation.

(7) The junior accessory dwelling unit shall include a food preparation area, requiring and limited to the following components:

(a) A sink with a maximum width and length dimensions of sixteen inches (16") and a maximum waste line diameter of one-and-one-half inches (1.5");

(b) A cooking facility with appliances that do not require electrical service greater than one hundred twenty (120) volts or natural or propane gas; and

(c) A food preparation counter and storage cabinets which do not exceed six feet (6') in length.

(8) No additional off-street parking is required beyond that required for the main single-family dwelling. The main single-family dwelling must meet the current off-street parking standard in effect at the time the junior accessory dwelling unit is approved.

(9) Utility service. A separate water connection or meter, and a separate sewer service connection are not required for a junior accessory dwelling unit. Water and sewer service for the junior accessory dwelling unit is shared with the main single-family dwelling unit.

(10) Prior to obtaining a building permit for the junior accessory dwelling unit, a deed restriction, in a form satisfactory to the City Attorney, shall be recorded with the County Recorder to evidence and give notice of the requirements of this section.

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code.

Legal notice of the Public Hearing was posted in Santa Fe Springs City Hall, the City Library and Town Center on January 24, 2017, and published in a newspaper of general circulation (Whittier Daily News) on January 26, 2017, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. The Notice was also placed on the City's website.

SUMMARY

Ordinance No. 1084 establishes definitions and standards to implement new State requirements for accessory dwelling units (ADUs) intended to further reduce barriers, better streamline approval, and expand capacity to accommodate the development of ADUs. With the adoption of the new Ordinance, the proposed amendment will indirectly provide assistance to lower income households in the City of Santa Fe Springs, and will bring the City further into compliance with the goals and policies cited in the City's Housing Element.



Thaddeus McCormack
City Manager

Attachments:

Proposed Ordinance No. 1084

ATTACHMENT 1

ORDINANCE NO. 1084

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS AMENDING SANTA FE SPRINGS MUNICIPAL CODE, TITLE 15 (LAND USE), CHAPTER 155 (ZONING), SECTION 155.003 (DEFINITIONS), SECTION 155.062 (ACCESSORY USES R-1 DISTRICT), 155.092 (ACCESSORY USES R-3 DISTRICT), 155.644 (ACCESSORY DWELLING UNITS) AND ADDING SECTION 155.644.1 (JUNIOR ACCESSORY DWELLING UNITS), TO IMPLEMENT NEW STATE LEGISLATIVE MANDATES RELATED TO THE REQUIREMENTS AND DEVELOPMENT STANDARDS FOR ACCESSORY DWELLING UNITS

THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Section 155.003 (Definitions) of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended by adding the following definitions:

§ 155.003 DEFINITIONS

ACCESSORY DWELLING UNIT. Either a detached or attached dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel or parcels as the primary unit is situated. An accessory dwelling unit also includes the following:

- (1) An efficiency unit, as defined in California Health and Safety Code Section 17958.1.
- (2) A manufactured home, as defined in California Health and Safety Code Section 18007.

CAR SHARE LOCATION. A model of car rental where people rent cars for short periods of time, often by the hour, with a designated pick up and drop off location. The organization renting the cars may be a commercial business or the users may be organized as a company, public agency, cooperative, or ad hoc grouping.

JUNIOR ACCESSORY DWELLING UNIT. An independent living unit created through the conversion of an existing bedroom in a single-family dwelling. Junior accessory dwelling units are distinguished from accessory dwelling units in that they: (a) must include the conversion of an existing bedroom(s) within a single-family dwelling (no new or additional-building area); (b) are smaller in size (maximum size of five hundred (500) square feet); (c) contain either independent or shared bathroom facilities; and (d) are subject to unique standards that are not applicable to accessory dwelling units.

LIVING AREA. The interior habitable area of a dwelling unit including basements and attics but not including a garage or any accessory structure.

PASSAGEWAY. A pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

SECOND UNIT. The same as "accessory dwelling unit."

SECTION 2. Section 155.062 ACCESSORY USES is hereby amended to add thereto new subsection (N) so that subsection (N) reads as follows:

§ 155.062 ACCESSORY USES.

(N) Accessory Dwelling Units in accordance with the provisions of § 155.644.

SECTION 3. Section 155.062 ACCESSORY USES is hereby amended to add thereto new subsection (O) so that subsection (O) reads as follows:

§ 155.062 ACCESSORY USES.

(O) Junior Accessory Dwelling Units in accordance with the provisions of § 155.644.1.

SECTION 4. Section 155.092 ACCESSORY USES is hereby amended to add thereto new subsection (J), so that subsection (J) reads as follows:

§ 155.092 ACCESSORY USES.

(J) Accessory Dwelling Units in accordance with the provisions of Chapter § 155.644.

SECTION 5. Section 155.644 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby revised in its entirety to read as follows:

§ 155.644 ACCESSORY DWELLING UNITS

(A) *Intent.*

(1) In enacting this section, it is the intent of the city to encourage the provision of accessory dwelling units to meet a variety of economic needs within the city and to implement the goals, objectives, and policies of the housing element of the General Plan. Accessory dwelling units provide housing for extended family members, students, the elderly in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods. Homeowners who create accessory dwelling units can benefit from added income, and an increased sense of security. Allowing accessory dwelling units in residential zones provides needed additional rental housing. This section provides the requirements for the establishment of accessory dwelling units consistent with Cal. Government Code §§ 65852.2.

(B) *Administrative review.*

All accessory dwelling unit applications shall be approved by the Director of Planning and Development and a permit issued within 120 days upon presentation of an application to build an accessory dwelling unit if the plans conform to the standards and criteria provided in division (C) of this section.

(C) *Accessory dwelling unit standards.* The following standards and criteria shall apply to the creation of an accessory dwelling unit:

(1) The accessory dwelling unit shall be allowed only on a lot or parcel in the R-1, Single-Family Residential Zone which is developed only with an existing detached single-family dwelling, or in the R-3 Multiple-Family Residential Zone which is developed with an existing residential dwelling.

(2) There shall not be more than one accessory dwelling unit per lot or parcel, except that no accessory dwelling unit shall be allowed on any lot or parcel where a guest house or residential facility as defined in Cal. Health and Safety Code § 1502(a)(1) serving six or fewer persons exists.

(3) An accessory dwelling unit that conforms to the development standards of this section is deemed to be an accessory use and/or structure and will not be considered to exceed the allowable density for the lot upon which it is located.

(4) The lot or parcel proposed for the accessory dwelling unit must contain a minimum area of 5,000 square feet.

(5) The accessory dwelling unit may be attached to or located within the living area of the primary dwelling, or detached from the primary dwelling.

(a) The maximum floor area for an attached accessory dwelling unit shall not exceed 50% of the existing habitable area of the primary residence, not to exceed 640 square feet.

(b) The maximum floor area for a detached accessory dwelling unit shall not exceed 640 square feet and shall not exceed one bedroom.

(6) The accessory dwelling unit shall comply with all of the property development standards applicable to the specific zone in which it is located.

(a) No setback shall be required for an existing garage that is converted to an accessory dwelling unit, and a setback of no more than five feet from the side and rear lot lines shall be required for an accessory dwelling unit constructed above a garage.

(7) The accessory dwelling unit shall comply with all building, safety, fire and health codes, and all other applicable laws and regulations. Accessory dwelling units are not required to provide fire sprinklers if sprinklers are not required for the primary dwelling unit.

(8) The accessory dwelling unit shall be designed to be architecturally compatible with the primary dwelling. A site plan, elevations and floor plan depicting said architectural compatibility shall be submitted to the Director of Planning and Development for review and approval prior to the issuance of any building permits.

(9) To maintain the residential character of the neighborhood, there shall not be more than one exterior entrance on the front or on any street-facing side of the accessory dwelling unit. Additionally, no exterior stairway shall be located on the front or on any

street-facing side of the accessory dwelling unit. No passageway shall be required in conjunction with construction of an accessory dwelling unit.

(10) Manufactured housing is allowed in compliance with the provisions herein; however, mobile homes, trailers and recreational vehicles shall not be used as accessory dwelling units.

(11) In addition to all other required off-street parking, parking requirements for accessory dwelling units shall not exceed one space per unit or per bedroom. These spaces may be provided as tandem parking on an existing driveway. Parking may also be located in setback areas in locations determined by the city or through tandem parking, unless specific findings are made that such parking is infeasible based upon specific site or regional topographical or fire and life safety conditions, or that it is not permitted anywhere else in the city. No parking shall be required for an accessory dwelling unit in any of the following instances:

- (a) The accessory dwelling unit is located within one-half mile of public transit.
- (b) The accessory dwelling unit is located within an architecturally and historically significant historic district.
- (c) The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.
- (d) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.
- (e) When there is a car share vehicle located within one block of the accessory dwelling unit.

(12) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit, and the city requires that those off-street parking spaces be replaced, the replacement spaces may be located in any configuration on the same lot as the accessory dwelling unit, including, but not limited to, as enclosed or covered spaces, uncovered spaces, tandem spaces, or by the use of mechanical automobile parking lifts.

(13) The owner of the property on which the accessory dwelling unit is located shall reside in either of the dwelling units on the property as his/her/their principal residence. This is a perpetual requirement that runs with the land, and a restrictive covenant establishing this requirement shall be recorded prior to occupancy of the accessory dwelling unit.

(14) The accessory dwelling unit may be rented for terms of at least 30 days or more, but shall not be sold or owned separately from the primary dwelling.

(15) Accessory dwelling units shall not be considered new residential uses for the purposes of calculating local agency connection fees or capacity charges for utilities, including water and sewer service.

(a) For attached units or units located within the living area of the existing dwelling and located within a single-family zone, the city shall not require the applicant to install a new or separate utility connection between the accessory dwelling unit and the utility or impose a related connection fee or capacity charge.

(b) For detached units or units within multi-family zones, the city may require a new or separate utility connection directly between the accessory dwelling unit and the utility. The connection fee or capacity charge shall be proportionate to the burden of the proposed accessory dwelling unit upon the water or sewer system based upon either its size or the number of its plumbing fixtures, and may not exceed the reasonable cost of providing the water or sewer service.

(16) The provisions of this section shall not apply to any accessory dwelling units for which the city issued conditional use permits prior to the effective date of this section.

(17) The accessory dwelling unit shall only be allowed if a determination is made by the City Engineer that adequate infrastructure capacity is available to serve the accessory dwelling unit, including but not limited to, sewer, water and traffic capacity.

(18) A deed restriction, in a form satisfactory to the City Attorney, shall be recorded with the County Recorder to evidence and give notice of the requirements of this section.

SECTION 6. Title 15 of Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended to add new section 155.644.1: JUNIOR ACCESSORY DWELLING UNITS

§ 155.644.1 JUNIOR ACCESSORY DWELLING UNITS

(A) *Intent.*

(1) In enacting this section, it is the intent of the city to support the conversion or re-purposing of an existing bedroom(s) into an additional dwelling unit within a single-family dwelling to: a) more efficiently use and expand the existing housing stock; b) promote opportunities for house sharing, particularly among the age-in-place senior population; and c) expand affordable rental housing in the community.

(B) *Administrative review.*

All junior accessory dwelling unit applications shall be approved by the Director of Planning and Development and a permit issued within 120 days upon presentation of an application to provide a junior accessory dwelling unit if the plans conform to the standards and criteria provided in division (D) of this section.

(C) *Junior accessory dwelling unit standards.* The following standards and criteria shall apply to the creation of a junior accessory dwelling unit:

(1) A maximum of one junior accessory dwelling unit shall be permitted per residential lot containing a single-family dwelling. Junior accessory dwelling units are not required to meet the density requirements of the general plan or zoning ordinance.

(2) The property owner shall occupy either the main single-family dwelling or the junior accessory dwelling unit.

(3) The junior accessory dwelling unit may be rented for terms of at least 30 days or more, but shall not be sold or owned separately from the single-family dwelling.

(4) The junior accessory dwelling unit must be created within the existing walls of an existing single-family dwelling and must include the conversion of an existing bedroom(s) and ancillary spaces.

(5) The junior accessory dwelling unit shall not exceed five hundred (500) square feet in size.

(6) The junior accessory dwelling unit shall include a separate entrance from the main entrance to the single-family home with an interior entry to the main living room. The junior accessory dwelling unit may include a second interior doorway for sound attenuation.

(7) The junior accessory dwelling unit shall include a food preparation area, requiring and limited to the following components:

(a) A sink with a maximum width and length dimensions of sixteen inches (16") and a maximum waste line diameter of one-and-one-half inches (1.5');

(b) A cooking facility with appliances that do not require electrical service greater than one hundred twenty (120) volts or natural or propane gas; and

(c) A food preparation counter and storage cabinets which do not exceed six feet (6') in length.

(8) No additional off-street parking is required beyond that required for the main single-family dwelling. The main single-family dwelling must meet the current off-street parking standard in effect at the time the junior accessory dwelling unit is approved.

(9) Utility service. A separate water connection or meter, and a separate sewer service connection are not required for a junior accessory dwelling unit. Water and sewer service for the junior accessory dwelling unit is shared with the main single-family dwelling unit.

(10) Prior to obtaining a building permit for the junior accessory dwelling unit, a deed restriction, in a form satisfactory to the City Attorney, shall be recorded with the County Recorder to evidence and give notice of the requirements of this section.

SECTION 7. This Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

SECTION 8. If any section, subsection, subdivision, sentence, clause, phrase or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the

decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 9. To the extent the provisions of the Santa Fe Springs Municipal Code as amended by this Ordinance are substantially the same as the provisions of that Code as they read immediately prior to the adoption of this ordinance, then those provisions shall be construed as continuations of the earlier provisions and not as new enactments.

SECTION 10. The City Clerk shall certify to the adoption of this Ordinance, including the vote for and against and shall post a certified copy of this Ordinance, within 15 days after its passage to be posted in at least three (3) public places within the City as established by ordinance, and, in compliance with Section 36933 of the Government Code.

SECTION 11. This Ordinance is adopted pursuant to the authority granted by the California Constitution and State law, including but not limited to Article XI, Section 7 of the California Constitution.

PASSED and ADOPTED this _____ day of _____, 2017, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN

MAYOR

ATTEST:

City Clerk



ORDINANCE FOR INTRODUCTION

Ordinance No. 1085: An Ordinance of the City Council of the City of Santa Fe Springs, California, Amending Santa Fe Springs Municipal Code Title 15 (Land Use), Section 155 (Zoning), Sections 155.003 (Definitions), 155.036 (Principal Permitted Uses A-1 District), 155.038 (Conditional Uses A-1 District), 155.061 (Principal Permitted Uses R-1 District), 155.063 (Conditional Uses R-1 District), 155.091 (Principal Permitted Uses R-3 District), 155.093 (Conditional Uses R-3 District), 155.153 (Conditional Uses C-4 District), 155.243 (Conditional Uses M-2 District), 155.327 (Permitted, Accessory and Conditional Uses PD Zone), 155.739 (Commission's Consideration - Development Plan Approval), in accordance with state Housing Element laws. (City of Santa Fe Springs)

RECOMMENDATIONS: That the City Council:

- Open the Public Hearing and receive any comments from the public regarding proposed Ordinance No. 1085, and thereafter close the Public Hearing; and
- Waive further reading and introduce Ordinance No. 1085.

BACKGROUND

State law recognizes the vital role local governments play in the availability, adequacy and affordability of housing. Every jurisdiction in California is required to adopt a comprehensive, long-term General Plan to guide its physical development; the Housing Element is one of the seven mandated elements of the General Plan. Housing Element law requires local governments to adequately plan to meet the existing and projected needs of all economic segments of the community. The law recognizes that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory mechanisms that provide opportunities for, and do not unduly constrain housing. As a result, State housing policy rests largely upon the effective implementation of each jurisdiction's Housing Element. Furthermore, Housing Element statutes require the State Department of Housing and Community Development (HCD) to review local housing elements for compliance with State law and to report their findings to the local government.

Government Code Section 65583 requires the housing element to identify adequate sites to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, transitional housing, and housing for persons with disabilities. The Housing Element must include an analysis of governmental constraints upon the maintenance, improvement, or development of housing for a variety of housing types, and set forth concrete program actions to address any shortfalls.

In December 2013, the Santa Fe Springs City Council adopted Ordinance 1050, establishing definitions and development standards for emergency shelters and transitional and supportive housing uses in accordance with SB 2. As part of the governmental constraints analysis conducted for the City's 2014-2021 Housing Element, several additional revisions to the Santa Fe Springs Zoning Code were identified as necessary to better facilitate the provision of a variety of housing types consistent with Housing Element statutes. The following programs were adopted as part of the City's 2014-2021 Housing Element to provide for a variety of housing types:

Program 14. Zoning Ordinance Revisions:

- a. Identification of manufactured housing as a permitted use in all residential zones.
- b. Listing of small community care facilities (6 or fewer) as a residential use under zoning, and identification of large community care facilities as a conditionally permitted use within all residential zones.
- c. Definition of single room occupancy hotels (SROs) and identification of SROs as a conditionally permitted use in the C-4 and M-2 zones.
- d. Clarification that transitional and supportive housing are permitted in areas designated with a PD Overlay subject to the same approval processes as other residential uses.

Program 16. Fee Deferrals and/or Waivers for Affordable Housing:

In order to specifically encourage the provision of housing affordable to extremely low income (ELI) households (<30% AMI), the City will waive Planning Department entitlement fees for projects with a minimum of 10% extremely low income units.

Program 18. Zoning for Small Employee Housing (6 or fewer):

Amend the City of Santa Fe Springs Municipal Code consistent with the Employee Housing Act (H&S 17021.5) to permit employee housing for six or fewer employees as a single-family structure.

DISCUSSION BY TOPIC AREA:

The draft ordinance addresses requirements under Government Code Section 65583 to identify adequate sites to facilitate and encourage the provision of a variety of types of housing for all income levels. The proposed amendments to the City of Santa Fe Springs Zoning Code implement programs adopted in the City's 2014-2021 Housing Element. Each of the topic areas contained in these proposed amendments is further discussed below.

Manufactured Housing: As a matter of practice, the City permits manufactured housing by right within all residential zones, consistent with State law. However, the Santa Fe Springs Municipal Code does not currently explicitly identify manufactured housing as a permitted use, except as it pertains to manufactured second units. The proposed Zoning Code amendments add a definition of manufactured housing, and list

as a permitted use in the A-1, R-1 and R-3 zone districts.

Community Care Facilities: California law (known as the "Lanterman Act") requires the use of property for the care of six or fewer persons with developmental disabilities to be classified as a residential use under zoning. More specifically, a State-authorized, certified or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is to be permitted in all residential zones.

The Santa Fe Springs Zoning Ordinance does not currently specify provisions for community care facilities, though in practice the City has permitted a licensed five-bed adult residential facility by right, as well as several other unlicensed group homes. The proposed Zoning Code amendments add definitions for small and large community care facilities, and list small facilities as permitted by right in A-1, R-1, R-3, and large facilities as conditionally permitted within these same districts.

Single Room Occupancy (SRO) Units: SROs refer to a residential facility where individual secure rooms are rented to a one or two person household. Rooms are generally 150 to 375 square feet in size and include a sink, closet and toilet, with shower and kitchen facilities typically shared. SRO units are rented to tenants on a weekly or monthly basis.

The Santa Fe Springs' Municipal Code does not currently explicitly address SRO uses, though they could be treated the same as motels and hotels which are conditionally permitted in the C-4 and M-2 zones. The proposed Code amendments add a definition of SROs, and list as a conditionally permitted use in the C-4 and M-2 zone districts.

Transitional and Supportive Housing: While Santa Fe Springs' Zoning Code was amended in 2013 to treat transitional and supportive housing as a residential use within residential zone districts, recent clarification of State statutes by the State Department of Housing and Community Development (HCD) indicates these uses must also be provided for in non-residential zone districts where housing is permitted. Within Santa Fe Springs' Planned Development (PD) Overlay zone, the Planning Commission, after holding a public hearing, may approve a combination of land uses which may include uses other than those permitted in the underlying zone, provided that at least 60% of the area is developed with one or more of the principal permitted, accessory, or conditional uses of the underlying zone. For example, a PD overlay added to a commercial zone district could also allow for the integration of residential uses.

The proposed Zoning Code amendments clarify that transitional and supportive housing would be permitted within areas designated with a PD Overlay subject to the same approval processes as other residential uses. Transitional and supportive housing have also been added as a permitted use in the A-1 zone district.

Fee Deferrals and/or Waivers for Affordable Housing: Housing Element statutes now require specific programs to assist in the development of adequate housing to meet the needs of extremely low income households (households earning less than 30% of area median incomes). The proposed Zoning Code amendment will add provisions under Development Plan Approval for the waiver of Planning Department entitlement fees for projects with a minimum of ten percent extremely low income units.

Zoning for Small Employee Housing: California Health and Safety Code Section 17021.5 (Employee Housing Act) requires any employee housing providing accommodations for six or fewer employees to be deemed a single-family structure with a residential land use designation. For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone.

The proposed Zoning Text amendments add a definition of small employee housing, and list as a permitted use in the A-1, R-1 and R-3 zone districts.

PROPOSED ZONING TEXT AMENDMENTS

The proposed text amendments are shown underlined.

§ 155.003 DEFINITIONS

Community Care Facility, Large: Any State licensed facility, place, or structure that is maintained and operated to provide non-medical residential care, day treatment, adult day care, or foster agency services for seven or more adults, children, or adults and children, as defined in California Health and Safety Code Section 1502.

Community Care Facility, Small: Any State licensed facility, place, or structure that is maintained and operated to provide non-medical residential care, day treatment, adult day care, or foster agency services for six or fewer adults, children, or adults and children, as defined in California Health and Safety Code Section 1502.

Employee Housing, Small: Pursuant to California Health and Safety Code Section 17008, employee housing, small means any portion of any housing accommodation, or property upon which a housing accommodation is located, maintained in connection with any work or place where work is being performed, whether or not rent is involved, where such housing provides accommodations for six (6) or fewer persons.

Manufactured Housing: A structure as defined by California Health and Safety Code Section 18007.

Single Room Occupancy (SRO) Housing: SROs refer to a residential facility where individual secure rooms are rented to a one or two person household. Rooms are generally 150 to 375 square feet in size and include a sink, closet and toilet, with shower and kitchen facilities typically shared. SRO units are rented to tenants on a weekly or monthly basis.

§ 155.036 PRINCIPAL PERMITTED USES.

The following are the principal permitted uses in the A-1 Zone:

(E) Supportive housing and transitional housing subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in this district.

(F) Manufactured Housing

(G) Community Care Facility, Small

(H) Employee Housing, Small

§ 155.038 CONDITIONAL USES.

The following uses are permitted in the A-1 Zone only after a valid conditional use permit has first been obtained:

(O) Community Care Facility, Large

§ 155.061 PRINCIPAL PERMITTED USES.

The principal permitted use in the R-1 Zone shall be single-family dwellings. Supportive housing and transitional housing shall be permitted and shall be subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in this district. Manufactured housing on a permanent foundation, small community care facilities (6 or fewer occupants), and small employee housing (6 or fewer occupants) shall also be permitted.

§ 155.063 CONDITIONAL USES.

The following uses shall be permitted in the R-1 Zone only after a valid conditional use permit has first been issued:

(D) Community Care Facility, Large

§ 155.091 PRINCIPAL PERMITTED USES.

The following uses are the principal permitted uses in the R-3 Zone:

(E) Manufactured Housing

(F) Community Care Facility, Small

(G) Employee Housing, Small

§ 155.093 CONDITIONAL USES.

The following uses shall be permitted in the R-3 Zone only after a valid conditional use permit has first been issued:

(J) Community Care Facility, Large

§ 155.153 CONDITIONAL USES.

The following uses shall be permitted in the C-4 Zone only after a valid conditional use permit has first been issued:

(LL) Single Room Occupancy (SRO) Housing

§ 155.243 CONDITIONAL USES.

The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued:

(N) Single Room Occupancy (SRO) Housing

§ 155.327 PERMITTED, ACCESSORY AND CONDITIONAL USES.

The principal permitted uses, accessory uses and conditional uses shall be the same as those permitted in the underlying zone. However, the Planning Commission, after holding a public hearing, may approve a combination of land uses which may include uses other than those permitted in the underlying zone, provided that the Commission finds that such combination of uses will complement each other and will harmonize with existing and proposed land uses in the vicinity, and provided that at least 60% of the area must be developed to one or more of the principal permitted, accessory, or conditional uses of the underlying zone. Transitional and supportive housing will be permitted within areas designated with a PD Overlay subject to the same approval processes as other residential uses.

§ 155.739 COMMISSION'S CONSIDERATION.

In studying any application for development plan approval, the Commission shall give consideration to the following:

(G) As a means of encouraging residential development projects to incorporate units affordable to extremely low income households and consistent with the city's Housing Element, the city will waive Planning Department entitlement fees for projects with a minimum of ten percent extremely low income units. For purposes of this section, extremely low income households are households whose income does not exceed the extremely low-income limits applicable to Los Angeles County, as published and periodically updated by the state's Department of Housing and Community Development pursuant Cal. Health and Safety Code § 50106.

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Section 65090 and 65091 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code.

Legal notice of the Public Hearing was posted in Santa Fe Springs City Hall, the City Library and Town Center on January 24, 2017, and published in a newspaper of general circulation (Whittier Daily News) on January 26, 2017, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. The Notice was also placed on the City's website.

SUMMARY

Ordinance No. 1085 establishes definitions and standards to encourage and facilitate a variety of housing types, including manufactured housing, community care facilities, employee housing, single room occupancy housing, transitional and supportive housing, and housing for extremely low income households. With the adoption of the new Ordinance, the proposed amendment will indirectly provide assistance to lower income households in the City of Santa Fe Springs, and will bring the City further into compliance with the goals and policies cited in the City's Housing Element.



Thaddeus McCormack
City Manager

Attachment:

Proposed Ordinance No. 1085

ATTACHMENT 1

ORDINANCE NO. 1085

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS AMENDING SANTA FE SPRINGS MUNICIPAL CODE, TITLE 15 (LAND USE), CHAPTER 155 (ZONING), SECTION 155.003, 155.036, 155.038, 155.061, 155.063, 155.091, 155.093, 155.153, 155.243, 155.327 AND 155.739, ESTABLISHING DEFINITIONS AND STANDARDS TO ENCOURAGE AND FACILITATE A VARIETY OF HOUSING TYPES, IN ACCORDANCE WITH STATE HOUSING ELEMENT LAWS.

THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Section 155.003 (Definitions) of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended, in part, by adding the following definitions, with all other definitions in that section to remain unchanged:

§ 155.003 DEFINITIONS

Community Care Facility, Large: Any State licensed facility, place, or structure that is maintained and operated to provide non-medical residential care, day treatment, adult day care, or foster agency services for seven or more adults, children, or adults and children, as defined in California Health and Safety Code Section 1502.

Community Care Facility, Small: Any State licensed facility, place, or structure that is maintained and operated to provide non-medical residential care, day treatment, adult day care, or foster agency services for six or fewer adults, children, or adults and children, as defined in California Health and Safety Code Section 1502.

Employee Housing, Small: Pursuant to California Health and Safety Code Section 17008, employee housing, small means any portion of any housing accommodation, or property upon which a housing accommodation is located, maintained in connection with any work or place where work is being performed, whether or not rent is involved, where such housing provides accommodations for six (6) or fewer persons.

Manufactured Housing: A structure as defined by California Health and Safety Code Section 18007.

Single Room Occupancy (SRO) Housing: SROs refer to a residential facility where individual secure rooms are rented to a one or two person household. Rooms are generally 150 to 375 square feet in size and include a sink, closet and toilet, with shower and kitchen facilities typically shared. SRO units are rented to tenants on a weekly or monthly basis.

SECTION 2. Section 155.036 PRINCIPAL PERMITTED USES (A-1 DISTRICT) is hereby amended, to read as follows:

§ 155.036 PRINCIPAL PERMITTED USES.

(E) Supportive housing and transitional housing subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in this district.

(F) Manufactured Housing

(G) Community Care Facility, Small

(H) Employee Housing, Small

SECTION 3. Section 155.038 CONDITIONAL USES (A-1 DISTRICT) is hereby amended to read as follows:

§ 155.038 CONDITIONAL USES.

(O) Community Care Facility, Large

SECTION 4. Section 155.061 PRINCIPAL PERMITTED USES (R-1 DISTRICT) is hereby amended, in its entirety, to read as follows:

§ 155.061 PRINCIPAL PERMITTED USES.

The principal permitted use in the R-1 Zone shall be single-family dwellings. Supportive housing and transitional housing shall be permitted and shall be subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in this district. Manufactured housing on a permanent foundation, small community care facilities (6 or fewer occupants), and small employee housing (6 or fewer occupants) shall also be permitted.

SECTION 5. Section 155.063 CONDITIONAL USES (R-1 DISTRICT) is hereby amended to read as follows:

§ 155.063 CONDITIONAL USES.

(D) Community Care Facility, Large

SECTION 6. Section 155.091 PRINCIPAL PERMITTED USES (R-3 DISTRICT) is hereby amended, to read as follows:

§ 155.091 PRINCIPAL PERMITTED USES.

(E) Manufactured Housing

(F) Community Care Facility, Small

(G) Employee Housing, Small

SECTION 7. Section 155.093 CONDITIONAL USES (R-3 DISTRICT) is hereby amended to read as follows:

§ 155.093 CONDITIONAL USES.

(J) Community Care Facility, Large

SECTION 8. Section 155.153 CONDITIONAL USES (C-4 DISTRICT) is hereby amended to read as follows:

§ 155.153 CONDITIONAL USES.

(LL) Single Room Occupancy (SRO) Housing

SECTION 9. Section 155.243 CONDITIONAL USES (M-2 DISTRICT) is hereby amended to read as follows:

§ 155.243 CONDITIONAL USES.

(N) Single Room Occupancy (SRO) Housing

SECTION 10. Section 155.327 PERMITTED, ACCESSORY AND CONDITIONAL USES (PD PLANNED DEVELOPMENT ZONE) is hereby amended, in its entirety, to read as follows:

§ 155.327 PERMITTED, ACCESSORY AND CONDITIONAL USES.

The principal permitted uses, accessory uses and conditional uses shall be the same as those permitted in the underlying zone. However, the Planning Commission, after holding a public hearing, may approve a combination of land uses which may include uses other than those permitted in the underlying zone, provided that the Commission finds that such combination of uses will complement each other and will harmonize with existing and proposed land uses in the vicinity, and provided that at least 60% of the area must be developed to one or more of the principal permitted, accessory, or conditional uses of the underlying zone. Transitional and supportive housing will be permitted within areas designated with a PD Overlay subject to the same approval processes as other residential uses.

SECTION 11. Section 155.739 COMMISSION'S CONSIDERATION (DEVELOPMENT PLAN APPROVAL) is hereby amended to read as follows:

§ 155.739 COMMISSION'S CONSIDERATION.

(G) As a means of encouraging residential development projects to incorporate units affordable to extremely low income households and consistent with the city's Housing Element, the city will waive Planning Department entitlement fees for projects with a minimum of ten percent extremely low income units. For purposes of this section,

extremely low income households are households whose income does not exceed the extremely low-income limits applicable to Los Angeles County, as published and periodically updated by the state's Department of Housing and Community Development pursuant Cal. Health and Safety Code § 50106.

SECTION 12. This Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

SECTION 13. If any section, subsection, subdivision, sentence, clause, phrase or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 14. To the extent the provisions of the Santa Fe Springs Municipal Code as amended by this Ordinance are substantially the same as the provisions of that Code as they read immediately prior to the adoption of this ordinance, then those provisions shall be construed as continuations of the earlier provisions and not as new enactments.

SECTION 15. The City Clerk shall certify to the adoption of this Ordinance, including the vote for and against and shall post a certified copy of this Ordinance, within 15 days after its passage to be posted in at least three (3) public places within the City as established by ordinance, and, in compliance with Section 36933 of the Government Code.

SECTION 16. This Ordinance is adopted pursuant to the authority granted by the California Constitution and State law, including but not limited to Article XI, Section 7 of the California Constitution.

PASSED and ADOPTED this _____ day of _____, 2017, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN

MAYOR

ATTEST:

City Clerk