



MINUTES OF THE MEETINGS OF THE CITY COUNCIL

March 9, 2017

1. **CALL TO ORDER**
Mayor Moore called the meeting to order at 5:37 p.m.
2. **ROLL CALL**
Members present: Councilmembers: Moore, Trujillo, and Zamora, Mayor Pro Tem Sarno and Mayor Rounds.
Members absent: None

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.

Planning Director Wayne Morrell provided a brief presentation on item No. 3.

Mayor Pro Tem Sarno inquired whether there would be a separate meter for the utilities.

Responding to question as to the allowable square footage, City Attorney Steve Skolnik noted that the state allows up to 2,000 sq. ft. however, the City currently limits it to 640 sq. ft. and is recommending leaving it as such.

Council Member Moore inquired whether they would allow conversion of a unit above a garage.

Planning Director Morrell noted they would allow such conversion. He also noted that if for future they want to demolish the garage and add a unit, they would also be allowed to do so. However, he is recommending that if they request to demolish the garage they will be required to have an equal number of onsite, replacement parking spot.

City Attorney Skolnik noted they are able to add the parking space by the driveway, however, not precisely replace the garage. The applicant will have the option to choose the replacement; however, they also have the option to place the parking area in the street.

Council Member Trujillo inquired whether the owners would be able to convert a unit. Planning Director Morrell noted they will only be allowed to convert one into a junior unit.

Council Member Moore inquired if Council can approve the Ordinance and come back with any recommended changes.

City Attorney Skolnik addressed the question and noted changes can be done after the adoption.

Planning Director continued the presentation and spoke about the Junior accessory dwelling unit (JADU) being limited to one, and it would be for a shared restroom and only for single accessory zone. It would be 500 feet required by state and must be occupied by owner.

Council Member Moore inquired whether it would be taxed. Planning Director Morrell noted it would be to the extent it added value to the property.

Mayor rounds inquired whether there is an ordinance where there restricts number of cars per unit.

In response, Planning Director Morrell and City Manager McCormack noted the code does not limit the number of cars per unit.

The hearing for this item was opened after the following presentation for item no. 4.

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.

Planning Director Morrell provided a brief presentation on item no. 4.

Mayor Rounds opened the Public Hearing at 6:08 p.m. for anyone to wish to speak on items no. 3 and 4.

No comments received.

Mayor Rounds closed the Public Hearing at 6:08 p.m.

It was moved Council Member Moore, seconded by Council Member Zamora, waiving further reading, read by City Attorney Skolnik and introducing Ordinance No. 1084, by the following vote:

Ayes: Moore, Trujillo, Zamora, Sarno, Rounds

Nays: None

It was moved Council Member Trujillo, seconded by Council Member Zamora, waiving further reading, read by City Attorney Skolnik and introducing Ordinance No. 1085, by the following vote:

Ayes: Moore, Trujillo, Zamora, Sarno, Rounds

Nays: None

ADJOURNMENT

Mayor Rounds adjourned the meeting at 6:11 p.m.



William K. Rounds
Mayor

ATTEST:



Janet Martinez
City Clerk



Date