

State Legislation Update - Zoning Code Text Amendment

Citywide

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- Zoning Code Text Amendment
 - Responds to recent State Legislation regarding housing and family day care homes
 - Includes:
 - Assembly Bill 2162 (AB 2162)
 - Assembly Bill 3194 (AB 3194)
 - Senate Bill 234 (SB 234)

Effective Dates of Legislation

- January 1, 2019 - AB 2162 - Supportive and emergency housing
- January 1, 2019 – AB 3194 - Limits local governments' authority regarding housing development projects
- January 1, 2020 – SB 234 - Large family day care homes permitted by right in all residential zoning districts

Assembly Bill 2162 (AB 2162)

- Allow Supportive Housing as Permitted Use:
 - Office Commercial (CO), Neighborhood Commercial (CN), General Commercial (CG), Downtown Commercial (CD), Community Shopping Center (CSC), and Transit Village Mixed (TV-M) districts
 - Business Park (BP) zoning district
 - Open Space and Recreation (OSR) zoning district
 - Residential districts – new construction

Assembly Bill 2162 (AB 2162)

- Automobile and Bicycle Parking
 - Amend parking requirements for supportive housing - no minimum number required if units are within one-half mile of a public transit stop
- Definitions of Specialized Terms and Phrases
 - Add definition for Public Transit Stop - “any bus stop or train station”

Assembly Bill 3194 (AB 3194)

- Zoning Map and District and Amendments
 - Zoning Code Map Amendment not required for consistency with General Plan if proposed housing project is consistent with objective General Plan standards and criteria
 - Implementing Zoning District standards utilized

Senate Bill 234 (SB 234)

- Standards for Specific Land Uses – Day Care Facilities
 - Remove references to Large Family Day Care Homes
- Allow Large Family Day Care Homes as a Permitted Use in all residential zoning districts
- Definitions of Specialized Terms and Phrases
 - Amend existing definitions of Large Family Day Care Home and Small Family Day Care Home

Environmental Review

California Environmental Quality Act (CEQA)

- Exempt from California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3)
 - Amendments do not have the potential to cause a significant effect on the environment

It is recommended by Planning and Economic Development Department that the Planning Commission:

- by Resolution, recommend approval of the Zoning Code Text Amendment to the City Council

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