

# Resilient City Development Measures

## Zoning Code Text Amendment

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- Zoning Code text amendment to add Chapter 20-16, Resilient City Development Measures
  - ✓ Address housing needs and economic development Citywide following the fires of October 2017
    - Specific to various housing types, lodging and childcare facilities
  - ✓ Effective for a 3-year period

- October 2016: Council accepted the Housing Action Plan, addressing ongoing unmet housing needs
- June 2017: Council priorities adopted – implantation of comprehensive housing strategy
- October 2017: Tubbs and Nuns Fires damaged or destroyed approximately 3,000 homes and 100 commercial structures within the City

- October 9, 2017: City Manager proclaimed a local emergency – ratified by Council on October 13<sup>th</sup>
- October 24, 2017: Council adopted urgency ordinance adding Resilient City (-RC) Combining District
- December 5, 2017: Council study session regarding Resilient City Ordinance and ways to streamline and expedite housing and other needs Citywide
- February 1, 2018: Design Review Board

## Ordinance: Temporary Housing

- -RC District addresses temporary housing in fire impacted areas only
- Zoning Code requires a Temporary Use Permit elsewhere, limited to 12 months
- Proposal:
  - ✓ Allow habitation of temporary structures, with a Temporary Use Permit (3 years)
  - ✓ Provide development standards and notification

## Ordinance: Temporary Structures

- Requests for other types of temporary structures outside of the fire impacted areas
- Zoning Code requires Temporary Use Permit, limited to 12-months
- Proposal:
  - ✓ Allow temporary structures (classrooms, offices or similar)
  - ✓ Notification required

## Ordinance: Accessory Dwelling Units

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- -RC District allows construction of ADUs prior to the single-family residence
- Proposal: Allow Citywide
- Includes clarifying language regarding applications for the legalization of existing ADUs

## Ordinance: Reduced Review Authority

- To incentivize housing and other uses, reduce the review authority for the following:
  - ✓ Agricultural Employee Housing – 7 or more residents
  - ✓ Community Care Facility – 6 or fewer clients
  - ✓ Community Care Facility – 7 or more clients
  - ✓ Child Day Care – large family (home)
  - ✓ Child Day Care Center
  - ✓ Duplexes
  - ✓ Emergency Shelter
  - ✓ Mobile Home Park
  - ✓ Mobile Home/Manufactured Housing
  - ✓ Multi-Family Dwelling
  - ✓ Residential Component of a Mixed-Use Project
  - ✓ Single-Family Dwelling
  - ✓ Single-Family Dwelling – Attached
  - ✓ Single room occupancy facility
  - ✓ Small lot residential project



## Ordinance: Modifications to Design Review

- Reduce from Major Design Review to Minor, regardless of size or location:
  - ✓ Child day care
  - ✓ Multi-family residential
  - ✓ Lodging
  - ✓ Single-room occupancy facility
  - ✓ Mixed-use (that includes residential)
- Reduces processing time
- Projects 10,000 sq. ft. or more, or in a visually sensitive location, concept review would be required
- Final Design Review delegated to staff

## Ordinance: Changes to Approved Project

- Code currently requires any change to an approved project be acted on by the Zoning Administrator
- Proposal: Director approval for changes to approved residential, lodging and child care facilities, if the project meets the standards
- Notification required prior to approval
- Projects that do not meet the standards would return to the original review authority

# Design Review Board Comments

- Clarify: a project can receive more than one concept
- Clarify: a project can be elevated to a higher review authority
- Concern about concept only – it is non-binding
- Concern about Zoning Administrator review of major projects – consider incorporating a Design Review Board member
- Delegation of Final Design Review to staff should be at discretion of the Design Review Board
- All projects should be required to have a civil engineer and documented financing for submittal
- Proposed ordinance should be studied more closely to understand impacts
- Concern that 3 years for temp housing is not long enough
- Regular reports on progress should be provided
- Hotels should not be included in ordinance

- Notice in Press Democrat
- Notice e-mailed to:
  - ✓ City Council
  - ✓ Planning Commission
  - ✓ Design Review Board
  - ✓ Community Advisory Board
- Posted on City social media pages
- Posted at City Hall
- Website: <https://srcity.org/2802/Resilient-City-Development-Measures>

- Adoption of the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to:
  - ✓ CEQA Section 15269(a) and (c) – state of emergency
  - ✓ CEQA Section 15061(b)(3) – common sense exemption
  - ✓ CEQA section 15183 - consistent with community plan, general plan or zoning
  - ✓ CEQA Section 15282(h) – second units

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

- Recommend that the City Council adopt a Zoning Code Text Amendment to add Chapter 20-16, Resilient City Development Measures, to address housing needs and economic development within the City following the Tubbs and Nuns fires of October 2017.

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