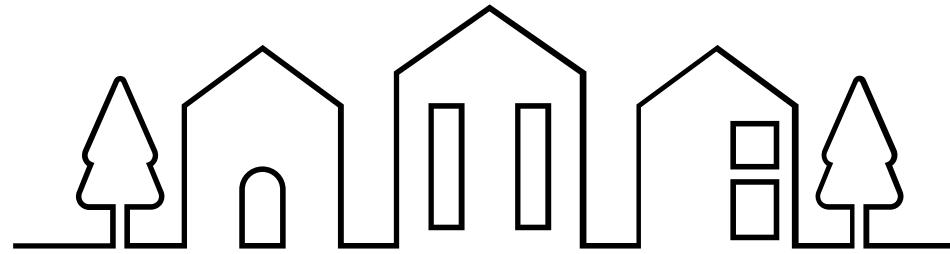




Housing Element Implementation



Planning Commission
January 8, 2026

Planning and Economic Development Department

Christian Candelaria
City Planner

Background

The Housing Element is a state-mandated component of the General Plan that outlines the City's housing needs through goals, policies, and programs in an 8-year cycle (**2023-2031**).

This project is focusing on implementing two Housing Element programs and complying with State law.





H-6 Innovative Housing Options

Tiny Homes on Wheels
Housing Co-ops



H-38 Zoning Code Amendments

State Law Consistency
Group Homes & Care Facilities



Accessory Dwelling Units

State Law Consistency
Clarity of Zoning Code



Zoning Code Consistency

Glossary Updates
Section Consistency

Timeline

- **February 14, 2023** - Housing Element Adopted

February 14, 2023



- **July 2024** - Housing Element Implementation

Project Commenced

- **June 3, 2025** - Revisions adopted with the

General Plan 2050



H-6 Innovative Housing Options

Explore innovative and alternative housing options that provide greater flexibility and affordability in the housing stock.

- Tiny Homes on Wheels
- Housing Cooperatives



Tiny Homes on Wheels

Independent living quarters mounted on a wheeled trailer chassis that includes a bathroom, a kitchen, and a sleeping area

- Requires a Minor Conditional Use Permit and DMV licensing
- Design Standards to look like conventional residential structures
- Maximum of 400 Square feet and 14 feet in height
- 1 Tiny Homes on Wheels allowable per property
- Allowable in Rural Residential (RR) and Single-Family (R-1) Zoning Districts
- Existing Single-Family residence is required
- Not allowable on properties with a detached Accessory Dwelling Unit (ADU)
- No impact or connection fees
- Utilize parking from existing residence



Housing Cooperatives

Democratically controlled corporations established to provide housing for members. Each household owns a share in the corporation, which entitles the member to occupy a unit of housing.

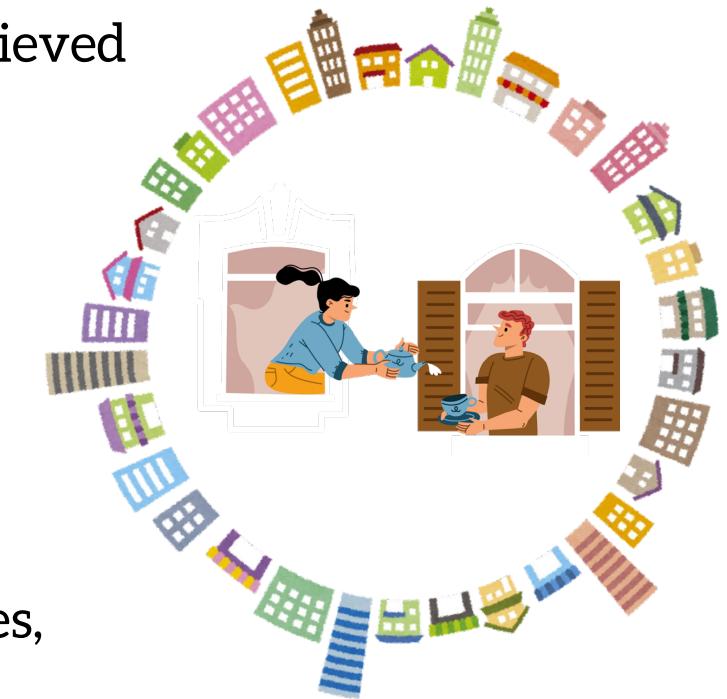
- Currently is allowable for Single Family and Multifamily projects
- Adopting definitions to promote lower cost home ownership options
- Types of housing cooperatives depend on shareholder requirements and type of entity participating in ownership



H-38 Zoning Code Amendments

Amend the Zoning Code to meet State Government Code requirements to facilitate the development of housing for all income groups. This is achieved through updates to various Land Uses and Definitions.

- Farmworker Housing
- Residential Care Facility
- Medical Service-Health Care Facility
- Reasonable Accommodation
- Supportive Housing
- Low-Barrier Navigation center
- Definition updates to Family, Group Homes, Shared Living Residences, Transitional Housing, Target Populations, Adult Day Programs
- Updates to Accessory Dwelling Units



Farmworker Housing

The Agriculture Employee Housing term is proposed to be updated to align with state law through new land use types and a new Zoning Code section dedicated to Farmworker Housing

Farmworker Dwelling Unit

- A single-family type of residential use

Farmworker Housing Complex

- A larger housing development that is considered an agricultural use and is also allowable in zoning districts that allow multi-family

Temporary/Seasonal Farmworker Housing

- Temporary and accessory residential and agricultural land use that requires the primary land use to be “Crop Production, Horticulture, Orchard, Vineyard.”



Residential Care Facility

Residential Care Facilities focus on 24-hour non-medical residential care and contains three categories. These facilities are most commonly in single-family residences.

Residential Care Facility (Licensed – Large)

- A licensed facility with 7 or more patients

Residential Care Facility (Licensed – Small)

- A licensed facility with 6 or less patients

Residential Care Facility (Unlicensed)

- A facility that does not require a license to operate and does not have a patient limit



Residential Care Facility

Incidental Medical Services are a type of non-medical care allowed by state law in licensed Residential Care Facilities

This care consists of

- Obtaining medical histories
- Monitoring health status of patients
- Testing related to detoxification
- Providing alcohol or other drug recovery treatment services
- Overseeing patient self-administered medications
- Treating substance use disorders
- Detoxification treatment



Residential Care Facility (Licensed – Large)

The Government Code requires Residential Care Facilities (Licensed – Large) operating as a Community Care Facility to be located **300 feet** in all directions away from another Community Care Facility to reduce overconcentration.

The overconcentration requirement does not apply to

- Assisted Living Facility or Residential Care Facility for the Elderly (RCFE)
- Alcohol or Other Drug (AOD) Facilities
- Foster family homes
- Temporary shelter care facilities
- Transitional shelter care facilities



Medical Services-Health Care Facility

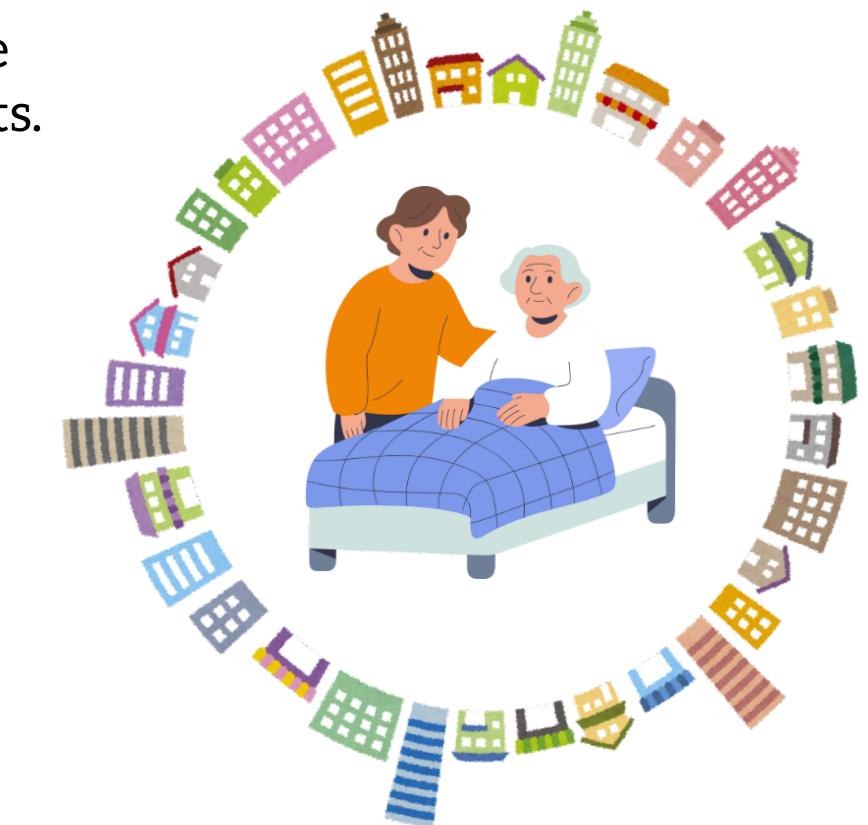
Medical Services-Health Care Facility was updated to include smaller and larger facilities to clarify permitting requirements. This use focuses on long-term residential medical care that requires specific licenses. These facilities are operated as a residence and are not hospitals.

Medical Services-Health Care Facility (Large)

- For facilities with 7 or more patients

Medical Services-Health Care Facility (Small)

- For facilities with 6 or fewer patients



Medical Services-Health Care Facility (Large)

The Government Code has overconcentration requirements at **300 feet** and **1,000 feet** for Medical Services-Health Care Facility (Large) that provide specific services.

The **300-foot** overconcentration requirement applies to:

- Intermediate Care Facility for the Developmentally Disabled-Habilitative or Nursing
- Pediatric day health and respite care facility

The **1,000-foot** overconcentration requirement applies to

- Congregate living health facilities serving persons who are terminally ill, diagnosed with a life-threatening illness, or catastrophically and severely disabled



Other Land Use Updates

Reasonable Accommodation

- Updates proposed to reduce barriers to housing for persons with disabilities by reducing requirements and expanding on those eligible for the application process.

Supportive Housing

- A new land use section was created to incorporate state law requirements for this low-income housing type that provides services and case management

Low-Barrier Navigation Center

- Type of Emergency Shelter that operates on providing services and resources for people to get permanent housing and employment



Definition Updates

Terms were updated to address how modern-day housing is utilized by multiple unrelated people. Additional changes are to align with state law.

- Family
- Transitional Housing
- Shared Living Residences
- Group Homes
- Target Populations
- Adult Day Program



Accessory Dwelling Units

Zoning Code Clarification

- Clarifying the number of allowable ADUs for Single Family and Multifamily

Zoning Code Amendment for H-38

- Allow ADUs on properties listed on the historic register

State Bills

- AB 462 – Allow ADUs to be granted occupancy during a natural disaster prior to a Single-Family dwelling being constructed
- SB 543 – Updates to square footage calculations for ADUs and JADUs and implements new timelines as well as procedures for appealing application completeness or denials
- AB 1154 – Removal of Owner-Occupancy requirement for JADUs with their own bathroom



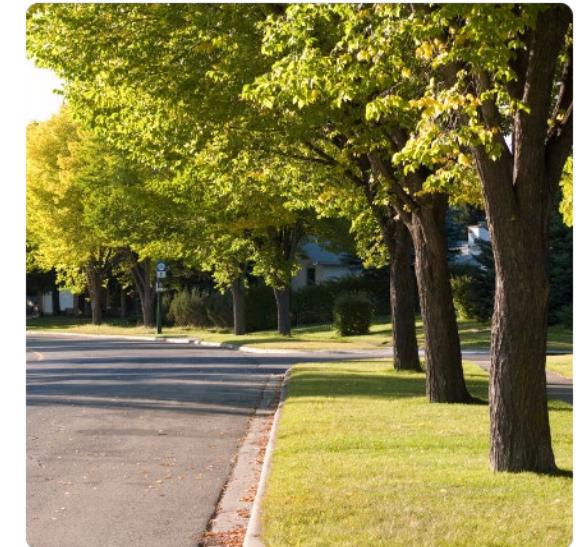
Zoning Code Consistency

Sections proposed to be amended to help implement this project

- Parking updates
- Land Use Tables for Residential, Commercial, Industrial, and Special Purpose
- Temporary Use Permits

Amendment for Title 21 of the Municipal Code

- Adding an Inclusionary Housing Exemption for Tiny Homes on Wheels



Public Noticing & Comment

Newspaper Ad: In compliance with Zoning Code §20-66.020(D) and state law, a 1/8-page ad was published in the *Press Democrat* as an alternative to mailing over 1,000 notices.

No public comment has been received at this time.

California Environmental Quality Act (CEQA)

- Amendments proposed analyzed by the Addendum to the Environmental Impact Report for the General Plan 2035
 - Certified by Council in February 2023
- Statutory Exemption for Accessory Dwelling Units pursuant to Section 15282(H) and Government Code Section 66333
- CEQA Section 15061(b)(3) Common Sense Exemption in that amendments do not have the potential to cause a significant effect on the environment and are not subject to CEQA review. The proposed amendments are necessary to conform the Code to State law and the City's Housing Element, and any conceivable impact of the proposed amendments would be speculative in the absence of specific development proposals. A future application for a project will be reviewed for CEQA.

Recommendation

The Planning and Economic Development Department recommend to the Planning Commission that, by resolution, recommend to the City Council adoption of Zoning and Municipal Code Amendments to implement goals, policies, and programs within the Housing Element.

Questions?

Christian Candelaria, City Planner

ccandelaria@srcity.org

(707) 543-3232