

**MINUTES OF A SPECIAL MEETING OF THE
CITY COUNCIL OF THE CITY OF BRADBURY
HELD ON TUESDAY, OCTOBER 9, 2018**

MEETING CALLED TO ORDER: The Special Meeting of the City Council of the City of Bradbury was called to order by Mayor Barakat at 6:00 p.m.

ROLL CALL: PRESENT: Mayor Barakat, Mayor Pro-Tem Hale, Councilmembers Lewis, Bruny and Lathrop

ABSENT: None

STAFF: City Manager Kearney, Acting City Attorney Kranitz, City Planner Jim Kasama, Management Analyst Santos Leon

PUBLIC COMMENT: None

INTRODUCTION: City Manager Kearney stated that a required update of the City's Housing Element of the General Plan was due October 17, 2017. However, before an update can be submitted to the State Department of Housing and Community Development, the City must adopt Development Code amendments and a General Plan amendment that the State required for the previous update in 2014.

BACKGROUND: At the September 18 2018 regular meeting, the City Council opened a public hearing for Ordinance No. 360 for the various Development Code amendments, and Resolution No 18-25 for a General Plan, Lands Use Map amendment to apply the Affordable Housing Overlay to the civic center site to designate that the site can be used for an emergency shelter. The City Council adopted Resolution No 18-25 and called for a study session to review the code amendments presented in Ordinance No 360

AGENDA REPORTS: The City Council Agenda Reports dated September 18, 2018 and October 9, 2018 are hereto attached.

RECOMMENDATION: It is recommended that the City Council discuss the proposed amendments. Following the discussion of the proposed amendments, it is recommended that the City Council direct staff make any agreed upon changes to the proposed amendments and draft Ordinance No 360, and schedule another public hearing on the Ordinance for the November 20, 2018 regular meeting.

STUDY SESSION AND DISCUSSION: STUDY SESSION - DISCUSSION OF HOUSING ELEMENT CODE AMENDMENTS:

REGULATIONS FOR RESIDENTIAL CARE FACILITIES AND SUPPORTIVE AND TRANSITIONAL HOUSING, ADDING A NEW DEFINITION OF MULTI-FAMILY DWELLINGS, AMENDING THE ACCESSORY LIVING QUARTERS DEFINITIONS AND REGULATIONS, AND ADDING REASONABLE ACOMMODATION PROCEDURES FOR DISABLED PERSONS.

CITY COUNCIL ACTION:

Following discussion, Council directed staff to schedule another public hearing for Ordinance No. 360 for the November 20, 2018 regular meeting. No further action was taken.

ADJOURNMENT:

At 7:30 p.m. Mayor Barakat adjourned the meeting to the Regular Meeting on Tuesday, October 16, 2018 at 7:00 pm.



MAYOR – CITY OF BRADBURY

ATTEST:



CITY CLERK – CITY OF BRADBURY



Richard Barakat, Mayor (District 3)
Richard Hale, Mayor Pro-Tem (District 1)
Elizabeth Bruny, Council Member (District 5)
Bruce Lathrop, Council Member (District 4)
Montgomery Lewis, Council Member (District 2)

City of Bradbury City Council Agenda Report

TO: Honorable Mayor and Council Members

FROM: Kevin Kearney, City Manager
By: Jim Kasama, City Planner

DATE: September 18, 2018

SUBJECT: ORDINANCE NO. 360 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRADBURY AMENDING THE BRADBURY MUNICIPAL CODE TO DEFINE AND ADD REGULATIONS FOR RESIDENTIAL CARE FACILITIES AND SUPPORTIVE AND TRANSITIONAL HOUSING, ADD A NEW DEFINITION OF MULTI-FAMILY DWELLINGS, AMEND THE ACCESSORY LIVING QUARTERS DEFINITIONS AND REGULATIONS, AND ADD REASONABLE ACCOMMODATION PROCEDURES FOR DISABLED PERSONS

RESOLUTION NO. 18-25 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY BRADBURY AMENDING THE BRADBURY GENERAL PLAN TO ADD THE AFFORDABLE HOUSING OVERLAY TO THE CIVIC CENTER SITE AT 600 WINSTON AVENUE

AGENDA ITEM NO. 4

INTRODUCTION

A required update of the City's Housing Element of the General Plan was due October 15, 2017. However, before an update can be submitted to the State Department of Housing and Community Development, the City must adopt Development Code amendments and a General Plan amendment that the State required for the previous update in 2014.

The City has retained a consultant, Karen Warner Associates that prepared the 2014 Housing Element Update to prepare the current Housing Element update. In preparing

for the update, the consultant found that the policies of the 2014 Housing Element that called for various amendments had not been implemented. Attached is Chapter VI of the Housing Element – Housing Policies, Programs & Quantified Objectives. The Code amendments and General Plan amendment need to be in place before the City can submit the next update to the State. The necessary amendments are as follows:

- New definitions and regulations for allowing residential care facilities, and supportive and transitional housing – these are called for by policies no. 2 and no. 6 of the 2014 Housing Element.
- A definition of multi-family dwelling, and amendment of the accessory living quarters regulations to include multi-family dwellings as a permitted use – this is called for by policy no. 2.
- Addition of reasonable accommodation procedures for disabled persons – this is called for by policy no. 4.
- Amendment of the General Plan to apply the affordable housing overlay to the civic center site to enable the site to be developed with an emergency shelter by right – this is called for by policy no. 6.

PROPOSED AMENDMENTS

The proposed Development Code amendments are presented for review as follows as exhibits to the attached Planning Commission Resolution No. PC 18-275:

Exhibit 'A' – New Definitions & Regulations for Residential Care Facilities, and Supportive & Transitional Housing

Exhibit 'B' – New Definition of Multi-Family Dwelling, and Amend Accessory Living Quarters Definitions

Exhibit 'C' – Delete Accessory Living Quarters Regulations from the Residential Zones to Avoid Inconsistencies

Exhibit 'D' – Amend Accessory Living Quarters Regulations

Exhibit 'E' – Add Reasonable Accommodation Procedures for Disabled Persons

There is not an exhibit for the General Plan amendment to add the affordable housing overlay to the civic center site. The land use map of the General Plan will be revised to indicate that this overlay has been applied to the civic center site.

The Development Code amendments are to be adopted by ordinance, and have been transferred into the attached draft Ordinance No. 360. The General Plan amendment is to be adopted by resolution, and the attached Resolution No. 18-25 has been drafted for this amendment.

ENVIRONMENTAL DOCUMENT

It is recommended that the proposed Ordinance No. 360 and Resolution No. 18-25 are exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) which states that the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to review under CEQA.

PLANNING COMMISSION REVIEW

In accordance with Chapter 13 of Title IX of the Bradbury Municipal Code and State planning law, the Planning Commission held a duly-noticed public hearing for the proposed Development Code amendments and General Plan amendment at their regular meetings on March 28, 2018, and April 25, 2018, and directed staff to draft the attached Resolution No. PC 18-275. Due to the absence of two Commissioners at the May 23, 2018 meeting, the adoption of the resolution was held over to the June 27, 2018, regular meeting at which the resolution was unanimously adopted with an exemption under the California Environmental Quality Act (CEQA).

In adopting Resolution No. PC 18-275, the Planning Commission expanded the permitting of supportive and transitional housing to all zones. Staff had drafted the amendment to include these uses only in the R-7,500 and R-20,000 zones as these zones are more typical residential areas, and staff's opinion is that communal residential care facilities would not be compatible in the A-1, A-2, and A-5 zones where agricultural and equestrian uses are prevalent.

CITY COUNCIL ALTERNATIVES

The City Council is to open a public hearing and solicit testimony on the proposed ordinance. At that time, the City Council will have the following choice of actions:

Option 1. Close the public hearing and determine that the proposed ordinance and resolution are to be approved as drafted with an exemption under CEQA, and approve a motion to introduce the ordinance and adopt the resolution.

Option 2. Close the public hearing and determine that the proposed ordinance and/or resolution need minor modifications, and approve a motion to introduce the ordinance and adopt the resolution with the minor modifications as stated by the Council.

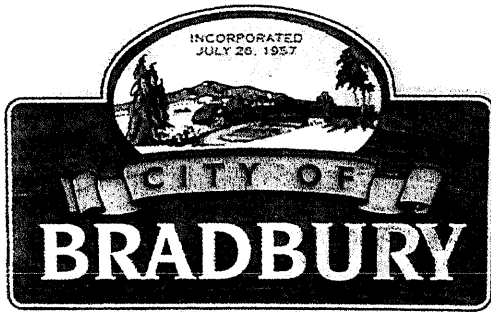
Option 3. If the City Council determines that the proposed ordinance or resolution need to be substantially modified in a manner that has not been previously considered by the Planning Commission, the Council should approve a motion to close the public hearing and refer the draft ordinance and/or resolution back to the Planning Commission for its review and recommendation on the changes. In accordance with Chapter 13 of Title IX of the Bradbury Municipal Code, the Planning Commission is to report back within 45 days.

RECOMMENDATION

Option 1 is recommended; that the City Council introduce Ordinance No. 360 and adopt Resolution No. 18-25 as drafted with a determination that the ordinance and resolution are exempt under the California Environmental Quality Act (CEQA).

ATTACHMENTS

Chapter VI of the Housing Element – Housing Policies, Programs & Quantified Objectives
Planning Commission Resolution No. PC 18-275
Ordinance No. 360
Resolution No. 18-25



Richard Barakat, Mayor (District 3)
Richard Hale, Mayor Pro-Tem (District 1)
Elizabeth Bruny, Council Member (District 5)
Bruce Lathrop, Council Member (District 4)
Montgomery Lewis, Council Member (District 2)

City of Bradbury City Council Agenda Report

TO: Honorable Mayor and Council Members

FROM: Kevin Kearney, City Manager
By: Jim Kasama, City Planner

DATE: October 9, 2018

SUBJECT: STUDY SESSION – DISCUSSION OF HOUSING ELEMENT CODE AMENDMENTS: REGULATIONS FOR RESIDENTIAL CARE FACILITIES AND SUPPORTIVE AND TRANSITIONAL HOUSING, ADDING A NEW DEFINITION OF MULTI-FAMILY DWELLINGS, AMENDING THE ACCESSORY LIVING QUARTERS DEFINITIONS AND REGULATIONS, AND ADDING REASONABLE ACCOMMODATION PROCEDURES FOR DISABLED PERSONS

INTRODUCTION

A required update of the City's Housing Element of the General Plan was due October 15, 2017. However, before an update can be submitted to the State Department of Housing and Community Development, the City must adopt Development Code amendments and a General Plan amendment that the State required for the previous update in 2014.

At the September 18, 2018, regular meeting, the City Council opened a public hearing for Ordinance No.360 for the various Development Code amendments, and Resolution No. 18-25 for a General Plan, Land Use Map amendment to apply the Affordable Housing Overlay to the civic center site to designate that the site can be used for an emergency shelter. The September 18, 2018, agenda report is attached. The City Council adopted Resolution No. 18-25 and called for a study session to review the code amendments presented in Ordinance No. 360.

Attachments for the proposed code amendments have been prepared to show the amendments in relation to the four Housing Element program directives. The attachments are for the following four subjects: Residential Care Facilities, Supportive & Transitional Housing, Multi-Family Residential, and Reasonable Accommodation Procedures for Disabled Persons. Also attached are reference documents that include most of the State codes related to the amendments called for in the Housing Element, and other documents that help explain the necessity for the amendments.

In preparing the attachments, it was found that corrections were needed for the Multi-Family Residential proposal. In particular, for paragraph (c) under, 'Sec. 9.85.010 – Permitted.' In addition to a couple of typographic changes, the beginning of the paragraph has been corrected to strikeout the limitation of only one attached single-room-occupancy (SRO) unit in the A-1, A-2 and A-5 zones. The corrections have been carried over into the attached draft Ordinance No. 360.

RECOMMENDATION

The City Council is to discuss the proposed amendments, which are presented in the attachments base on the four subject areas. The amendments need not be discussed in any particular order. Following the discussion of the proposed amendments, it is recommended that the City Council direct staff to make any agreed upon changes to the proposed amendments and draft Ordinance No. 360, and schedule another public hearing on the Ordinance for the November 20, 2018, regular meeting.

ATTACHMENTS

September 18, 2018 Agenda Report
Residential Care Facilities Proposal
Supportive & Transitional Housing Proposal
Multi-Family Residential Proposal
Reasonable Accommodation Procedures for Disabled Persons
Reference Documents for Housing Element Code Amendments
Draft Ordinance No. 360