

**MINUTES OF AN ADJOURNED MEETING OF THE
CITY COUNCIL OF THE CITY OF BRADBURY
HELD ON MONDAY, FEBRUARY 7, 2022**

- EXECUTIVE ORDER NO. 25-20:** *Pursuant to Governor Newsom's Executive Order N-25-20, the City is allowing Council Members, Staff and the public to participate in this City Council meeting by means of a Zoom video or telephone call. Participants will be able to hear the entire proceedings (other than the Closed Session) and be able to speak during Public Comment, Public Hearing, and other authorized times. Members of the public must maintain silence and mute their microphones and telephones except during those times.*
- MEETING CALLED TO ORDER:** The Adjourned Meeting of the City Council of the City of Bradbury was called to order by Mayor Bruny at 6:00 p.m.
- ROLL CALL:** PRESENT: Mayor Bruny (remote), Mayor Pro-Tem Lathrop, Councilmember Barkat (remote), Hale and Lewis
- ABSENT: None
- STAFF: City Manager Kearney, Assistant City Attorney Kranitz, City Clerk Saldana, Management Analyst Musa
- PUBLIC COMMENT:** No public present
- STUDY SESSION:** DISCUSSION ON PLANNING MATTERS RELATED TO THE HOUSING ELEMENT AND DEVELOPMENT CODE
- City Planner Kasama stated that at the January 18, 2022 City Council Meeting, the Council scheduled a Study Session on February 7, 2022 to discuss planning matters related to the Housing Element and other Development Code items, including a regular ordinance to replace Urgency Ordinance No. 380, which was adopted to comply with Senate Bill 9, which took effect on January 1, 2022, and other planning, land use and development code issues.
- RECOMMENDATION:** It is recommended that the City Council discuss these matters and any others the Council wishes to raise, and direct staff on how to proceed.
- HOUSING ELEMENT SCHEDULE:** City Planner Kasama stated that the current Housing Element (6th Cycle) was due on October 15, 2021. The State has extended this deadline to October 15, 2022. To meet this deadline, the Housing Consultant, Veronica Tam and Associates, Inc. has outlined the following schedule:
- Administrative Draft to Staff by Friday, March 11, 2022
 - 30-day Public Review of Initial Draft – Friday, March 19 to Sunday, April 17, 2022
 - City Council Review of Initial Draft at the April 19 Regular Meeting
 - Revise Draft based on public review and City Council Review – Monday, May 2, 2022
 - Submit Draft to State for 90-day Review – May 2 to August 1, 2022

- Revise Housing Element based on State comments and post for 30-day public review by September 2, 2022
- ~~City Council and Planning Commission to review and adopt~~ Revised Housing Element at a joint Special Meeting during the first week of October 2022
- Submit adopted Housing Element to the State by Tuesday, October 15, 2022

HOUSING ELEMENT ISSUES:

City Planner Kasama stated that a significant issue required for the new Housing Element is the designation of a least one site that will allow for multiple-family housing at a density of at least 20 units per acre. The purpose of this requirement is to enable diverse types of housing, which tend to be relatively affordable in comparison to single-family, detached housing.

Another issue are the standards for Single-Room-Occupancy (SRO) Units. For these to be considered dwelling units, the State is requiring that such units have cooking facilities. The City's current standards do not allow cooking facilities.

Concurrent with the adoption of the Housing Element, the City is required to update its Safety Element.

**URGENCY ORDINANCE NO. 380
AND SENATE BILL 9:**

Senate Bill 9 (SB 9) was signed by the Governor on September 16, 2021, and took effect on January 1, 2022. SB 9 added two new sections to the Government Code requiring cities to ministerially approve the development of up to two units of single-family-zoned lots and requiring cities to ministerially approve certain lot splits. The approval of such developments is subject to certain requirements, but without a local ordinance in place, those standards are based on the State legislation and not local standards. In order to have such developments comply with local standards, the City Council adopted Urgency Ordinance No. 380 at the December 21, 2021 meeting. As an urgency ordinance, it was adopted without public hearing by the Planning Commission and City Council, and should be replaced by a regular ordinance that is reviewed through public hearings.

FAMILY CHILD CARE HOMES:

Senate Bill 234 prohibits cities from requiring any type of zoning permit or business license for all family child care homes for up to 14 children. This has been a requirement for many years, but the legislation now requires that these family child care homes be considered residential uses by all local ordinances and be listed as allowed uses.

DISCUSSION:

City Planner Kasama stated that the City Council needs to identify a specific site in the City for multiple family housing.

The City Council discussed amending SRO development to allow kitchens and legalize SROs that are already have a kitchen.

Councilmember Lathrop inquired if the City can require all new 10,000 square foot homes to have an SRO. Assistant City Attorney Kranitz replied yes.

Lisa Kranitz stated that in most cities SROs are not single room units. The Council asked about the difference between SRO and ADU. Ms. Kranitz stated that an SRO can be up to 250 square feet and an ADU up to 1,000 square feet in size. SROs are required to have a bathroom. Councilmember Lathrop stated that the City Council allowed ADUs in the R-20,000 to be 1,200 square feet, because we don't allow guest houses in that zone anymore.

The City Council deliberated eliminating SROs in the 7,500 Zone based on Councilmember Hale's inquiry about it. Councilmember Hale inquired if the City could require a minimum 20-foot wide driveway. Lisa Kranitz replied yes, however, the City cannot put preventative standards in place that make it impossible to build an SRO. An SRO cannot be a freestanding building. It must be part of the house.

Councilmember Lewis suggested a matrix that would show what is allowed in each zone (A-5, A-2, A-1, R-20000 and R-7,500).

City Planner Kasama and Assistant City Attorney Kranitz stated that they had an understanding of the direction the City Council wants to go and stated that the City Council needs to schedule another Study Session (before the March City Council meeting) with the Housing Element Consultant, Victoria Tam and Associates.

SECOND STUDY SESSION SCHEDULED FOR MARCH 7, 2022:

The City Council scheduled a second Study Session with the City's Housing Element Consultant, Veronica Tam and Associates, on Monday, March 7, 2022 at 6:00 p.m.

ADJOURNMENT:

At 7:15 p.m. Mayor Bruny adjourned the meeting to a Regular Meeting on Tuesday, February 15, 2022 at 7:00 p.m.


MAYOR – CITY OF BRADBURY

ATTEST:


CITY CLERK – CITY OF BRADBURY