

**MINUTES OF A SPECIAL MEETING OF THE
CITY COUNCIL OF THE CITY OF BRADBURY
HELD ON MONDAY, MARCH 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 Special Meeting of the City Council of the City of Bradbury was called to order by Mayor Bruny at 7:00 p.m.

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

ABSENT: None

STAFF: City Manager Kearney, City Attorney Reisman, Assistant City Attorney Kranitz, City Planner Kasama, City Clerk Saldana, Management Analyst Musa

ALSO PRESENT: Veronica Tam of Veronica Tam and Associates, Inc. (Housing Element Consultant)

PUBLIC COMMENT: No public present

STUDY SESSION: **DISCUSSION ON PLANNING MATTERS RELATED TO THE HOUSING ELEMENT AND DEVELOPMENT CODE**

SUMMARY: City Planner Kasama stated that on February 7, 2022 the City Council met in a Study Session to review planning matters related to the Housing Element and other Development Code items. A second study session was scheduled for March 7, 2022 to continue the discussion.

HOUSING ELEMENT: The current Housing Element (6th Cycle) is due on October 15, 2022. To meet this deadline, the Housing Consultant, Veronica Tam and Associates, Inc. outlined the schedule presented in the February 7, 2022 agenda report. The schedule will need to be updated.

City Planner Kasama stated that several issues were brought up at the February 7, 2022 meeting regarding changes to the Development Code that are necessary for the new Housing Element and implementation of Senate Bill 9.

One of the changes needed is the designation of at least one site that will allow for multiple-family housing at a density of at least 20 units per acre. The only site that can be readily designated by the City is the civic center, and this is to be done by applying the Affordable Housing Overlay Zone.

This overlay zone can be applied to any residentially-zone parcel by an owner. So far, this overlay zone has not been utilized. ~~The overlay zone needs to be updated to align with~~ current affordable housing definitions and mandates. An ordinance for the updating of the overlay zone and the application of the overlay to the civic center should be processed concurrently with the Housing Element.

SINGLE-ROOM-OCCUPANCY (SRO) UNITS:

Another issue are the standards for the 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. The City's definition for SROs is to be amended to allow cooking facilities.

URGENCY ORDINANCE NO. 380 AND SENATE BILL 9:

In December 2021, the City Council adopted Urgency Ordinance No. 380 to comply with Senate Bill 9, which requires that cities ministerially approve the development of up to two units on single-family-zoned lots and ministerially approve certain lot splits for the development of two units per lot.

OTHER MATTERS:

Other matters are the updating of the Safety Element, replacement of Urgency Ordinance No. 380 with a regular Ordinance reviewed through public hearings by the Planning Commission and City Council, and the adding of family child care homes as allowed uses to the residential zones.

RECOMMENDATION:

It is recommended that the City Council discuss the Housing Element and any other matters that the Council wishes to raise, and direct staff on how to proceed.

DISCUSSION:

Councilmember Barakat inquired if any lot in any zone can be split. Acting City Attorney Kranitz replied yes. The lots would be considered "non-conforming" and the development standards of the applicable zone would still apply.

The City Council discussed increasing SROs from 250 to 300 square feet to accommodate kitchen facilities, and to eliminate bunkhouses because they do not count as residential units for RHNA because they lack individual kitchen areas. Can SROs be limited to people who work on the property?

The City Council asked Ms. Tam if the Administrative Housing Element Draft will be ready on Friday, March 11th. Ms. Tam replied most likely yes.

Veronica Tam also stated that the State eliminated the 4-year Housing Element update cycle.

Mayor Pro-Tem Lathrop inquired about the November 2022 ballot initiative. Lisa Kranitz stated that the initiative has been pushed back to November 2024.

Acting City Attorney Lisa Kranitz stated that the City Attorney gives legal advice, the City Council makes the policy decisions.

ADJOURNMENT:

At 8:04 p.m. Mayor Bruny adjourned the meeting to a Regular Meeting on Tuesday, March 15, 2022 at 7:00 p.m.


MAYOR – CITY OF BRADBURY

ATTEST:


CITY CLERK – CITY OF BRADBURY