



**CITY OF LOS ALTOS
CITY COUNCIL MEETING
June 9, 2015**

CONSENT CALENDAR

Agenda Item # 4

SUBJECT: Adopt Ordinance No. 2015-408, amending the zoning code to allow emergency shelters as a permitted use in the CT district and to establish parking requirements for such uses; and adopt Ordinance No. 2015-409, amending the zoning code to allow single-room occupancy housing as a conditional use in the CT district

BACKGROUND

At its May 26, 2015 regular meeting, the City Council held a public hearing to introduce two ordinances amending the Municipal Code: a) to establish emergency shelters as a permitted use in the CT district and adopt parking regulations for such uses; and b) to establish single-room occupancy housing as a conditional use in the CT district.

In its action, Council directed staff to develop some nondiscretionary design requirements for emergency shelters such as requiring on-site management and security. The potential code amendments will be reviewed with the Planning and Transportation Commission to establish such limits in the near future.

EXISTING POLICY

These code amendments implement Programs 3.2.1 and 3.2.3 of the City's 2009-2014 Housing Element and pending 2015-2023 Housing Element.

PREVIOUS COUNCIL CONSIDERATION

May 26, 2015

DISCUSSION

This is the second reading, and adoption, of the ordinance for the subject code amendments. The ordinances will go into effect on the 31st day following adoption.

PUBLIC CONTACT

Posting of the meeting agenda serves as notice to the general public.

FISCAL/RESOURCE IMPACT

None

ENVIRONMENTAL REVIEW

Not applicable

RECOMMENDATION

- A. Adopt Ordinance No. 2015-408, amending the zoning code to allow emergency shelters as a permitted use in the CT district and to establish parking requirements for such uses
- B. Adopt Ordinance No. 2015-409, amending the zoning code to allow single-room occupancy housing as a conditional use in the CT district

ALTERNATIVES

Not applicable

Prepared by: David Kornfield, Planning Services Manager

ATTACHMENTS:

1. Ordinance No. 2015-408
2. Ordinance No. 2015-409

Adopt Ordinance No. 2015-408, amending the zoning code to allow emergency shelters as a permitted use in the CT district and to establish parking requirements for such uses; and adopt Ordinance No. 2015-409, amending the zoning code to allow single-room occupancy housing as a conditional use in the CT district

ORDINANCE NO. 2015-408

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
LOS ALTOS TO ALLOW EMERGENCY SHELTERS**

WHEREAS, Senate Bill 2 (2007) requires cities to allow emergency shelters as a permitted use as codified in Government Code Section 65583; and

WHEREAS, this ordinance implements Program 3.2.1 of the City's 2009-2014 and 2015-2023 Housing Element; and

WHEREAS, this Ordinance is in the best interest for the protection or promotion of the public health, safety, comfort, convenience, prosperity, or welfare and is conformance with the adopted General Plan of the City since it implements Housing Element Program 3.2.1; and

WHEREAS, this Ordinance is exempt from environmental review pursuant to Section 15061(b) (3) of the State Guidelines implementing the California Environmental Quality Act of 1970, as amended.

NOW THEREFORE, the City Council of the City of Los Altos does hereby ordain as follows:

SECTION 1. AMENDMENT OF CODE: Adding the definition of emergency shelters to Chapter 14.02.070 of the Code:

“Emergency shelter” means housing with minimal supportive services for homeless persons in accordance with Health and Safety Code 50801 that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay;

SECTION 2. AMENDMENT OF CODE: Adding emergency shelters as a permitted use to in the CT District to Chapter 14.50.030 of the Code:

The following uses shall be permitted in the CT District:

- A. Professional and office-administrative services;
- B. Restaurants, excluding drive-through facilities;
- C. Retail and personal services;
- D. Emergency shelters; and
- E. Uses which are determined by the city planner to be of the same general character.

SECTION 3. AMENDMENT OF CODE: Adding parking requirements for emergency shelters for residential uses in the CT District to Chapter 14.74.080 of the Code:

D. For emergency shelters the following off-street parking shall be provided: 0.25 parking spaces per bed, 0.2 bike spaces per bed, one parking space per family room, and one parking space per employee on duty.

SECTION 4. CONSTITUTIONALITY. If any section, subsection, sentence, clause or phrase of this code is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

SECTION 5. PUBLICATION. This ordinance shall be published as provided in Government Code section 36933.

SECTION 6. EFFECTIVE DATE. This ordinance shall be effective upon the commencement of the thirty-first day following the adoption date.

The foregoing ordinance was duly and properly introduced at a regular meeting of the City Council of the City of Los Altos held on May 26, 2015 and was thereafter, at a regular meeting held on June 9, 2015 passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Janis C. Pepper, MAYOR

Attest:

Jon Maginot, CMC, CITY CLERK

ORDINANCE NO. 2015-409

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
LOS ALTOS TO ALLOW SINGLE-ROOM OCCUPANCY
HOUSING**

WHEREAS, Senate Bill 2 (2007) requires cities to allow supportive housing such as single-room occupancy units as per Government Code Section 65583; and

WHEREAS, this ordinance implements Program 3.2.3 of the City’s 2009-2014 and 2015-2023 Housing Element; and

WHEREAS, this Ordinance is in the best interest for the protection or promotion of the public health, safety, comfort, convenience, prosperity, or welfare and is conformance with the adopted General Plan of the City since it implements Housing Element Program 3.2.3; and

WHEREAS, this Ordinance is exempt from environmental review pursuant to Section 15061(b) (3) of the State Guidelines implementing the California Environmental Quality Act of 1970, as amended.

NOW THEREFORE, the City Council of the City of Los Altos does hereby ordain as follows:

SECTION 1. AMENDMENT OF CODE: Adding the definition of emergency shelters to Chapter 14.02.070 of the Code:

“Single-room occupancy housing” means a residential project with small units between 150 and 350 square feet each, with or without integral bathroom and/or kitchen facilities. Individual single-room occupancy units designated for extremely-low income households or designated as supportive housing in accordance with Section 53260 of the Health and Safety Code are exempt from the density limits;

SECTION 2. AMENDMENT OF CODE: Adding single-room occupancy housing as a conditional use to in the CT District to Chapter 14.50.040 of the Code:

Upon the granting of a use permit in accordance with the provisions of Chapter 14.80 of this title, the following uses shall be permitted in the CT District:

- A. Animal clinics, hospitals, and kennels;
- B. Business, professional, and trade schools;
- C. Cocktail lounges;
- D. Commercial recreation;
- E. Day care centers;
- F. Hotels and motels;
- G. Medical and dental clinics;

- H. Medical and dental offices that are five thousand (5,000) gross square feet or more;
- I. Mixed-use projects, including a combination of multiple-family dwelling units and nonresidential uses;
- J. Mortuaries;
- K. Multiple-family housing;
- L. Pet shops;
- M. Printing shops;
- N. Single-room occupancy housing;
- O. Upholstery shops; and
- P. Uses which are determined by the planning commission and the city council to be of the same general character.

SECTION 3. CONSTITUTIONALITY. If any section, subsection, sentence, clause or phrase of this code is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

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