



Kingsburg Planning Commission

1401 Draper Street, Kingsburg, CA 93631

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Chairperson Dr. Paul Kruper
Vice Chairperson Bruce Blayney
Commissioner CJ Brock
Commissioner Briana Valdez
Commissioner Robert Gonzalez
Commissioner Craig Ruch
Commissioner Jared Ekizian

Community Development Director
Holly Owen

AGENDA KINGSBURG PLANNING COMMISSION WORKSHOP

Council Chamber, 1401 Draper Street, Kingsburg, CA 93631 (559) 897-5821 www.cityofkingsburg-ca.gov

THE COUNCIL CHAMBER IS OPEN TO THE PUBLIC AT 100% CAPACITY.

Thursday, November 18, 2021 at 6pm

NEXT RESOLUTION 2021-06

1. CALL TO ORDER AND ROLL CALL

2. **PUBLIC COMMENTS** - Any person may directly address the Commission at this time on any item not on the agenda, or on any item that is within the subject matter jurisdiction of the Commission. A maximum of five minutes is allowed for each speaker.

3. **WORKSHOP DISCUSSION ITEMS**- Presentation by Community Development Director Holly Owen

- a. Recent State Legislation regarding Planning/Housing
- b. Upcoming ADU Ordinance
- c. Long Range Planning Outlook

3. ADJOURN

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at City Hall, in the Community Development's office, during normal business hours. In addition, such writings and documents may be posted on the City's website at www.cityofkingsburg-ca.gov.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the office of the Community Development Department at (559) 897-5328. Notification 48 hours prior to a meeting will enable the City to make reasonable arrangements to ensure accessibility to that meeting [28 CFR 35 .102.35.104 ADA Title II].

I hereby certify, under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at the front entrance of City Hall not less than 72 hours prior to the meeting. Dated this 9th day of November 2021.

Community Development Administrative Assistant

**Planning Commission
November 18, 2021
Update from City Staff**

**Community Development
Director Holly Owen**



2021 Legislative Themes

Impacts of the
Pandemic

Housing/Homelessness
Senate Housing Package

Impacts of Climate
Change
Wildfires and Drought

Broadband

Budget Surplus

Recall Efforts

Legislative Interest in Housing

“Two-Year” Bill”: Introduced early in first half of two-year session but delayed and can’t meet deadlines to clear both houses before interim recess in mid-September. Such bills must clear house of origin by January 31 of second year or they die.

11 two year bills introduced, all regarding housing requirements

2021 Housing Bills-Example



9 HOUSING BILLS SENT TO THE GOVERNOR (8 Signed, one vetoed)

- ❖ **AB 345 (Quick-Silva) Separate ADU Conveyance** Requires a local government to allow a qualified nonprofit corporation to sell an ADU separately from the primary dwelling unit on the property. **Signed by the Governor**
- ❖ **AB 215 (Chiu) Housing Element Enforcement** Increases the enforcement authority of the state in relation to violations of state housing law and changes timeframe for HCD review of draft and final Housing Elements. **Signed by the Governor**
- ❖ **AB 571 (Mayer) Affordable Impact Fees Prohibitions** Prohibits charging affordable housing fees on affordable units in density bonus projects. **Signed by the Governor**
- ❖ **AB 787 (Gabriel) Conversion of Affordable Units** Allows a local government to take RHNA credit on its Housing Element Annual Progress Report when deed restrictions are added to existing multifamily buildings to create new affordability covenants. **Signed by the Governor**
- ❖ **AB 1398 (Bloom) Housing Element Compliance** Requires local governments that fail to adopt a legally compliant housing element within 120 days of the statutory deadline, must complete a rezone program within one year instead of the current three-year requirement. **Signed by the Governor**

SB 9 (Atkins) Streamlining for Duplexes and Lot Splits

Additional requirements specific to urban lot splits:

- Requires lots to be roughly equal in size (no less than 40% of the original parcel) and no smaller than 1,200 square feet.
- Conforms to the Subdivision Map Act's requirements.
- Requires that standards imposed cannot preclude the construction of 2 units on either of the split parcels and result in a unit size of less than 800 feet.
- Allows requirements for easements and right-of-way.
- Requires owner occupancy of one unit for a minimum of three years from the date of the approval.
- Prohibits more than 2 units on parcels subdivided through an urban lot split, including ADUs, Junior ADUs, and primary dwelling units.

Adoption of a local ordinance to implement SB 9 is exempt from CEQA

Signed by the Governor September 16, 2021

Senate Bill 9 –Effective January 1, 2022

Applies in areas zoned for single unit residential use

Requires ministerial approval of:

- Two residential units
- Parcel maps for an urban lot split

Excluded Areas Per SB 9

- Wetlands
- Hazardous Waste Site
- Lands Identified for Conservation in an Adopted Plan or Under a Conservation Easement
- Habitat for Protected Species

- **Prime Farmland-want to update our maps**

What Standards are allowed?

Standards Allowed

Objective Zoning, Design Review, and Subdivision Standards

Objective standards cannot physically preclude construction of two units of at least 800 square feet each

Short Term Rental Restrictions: rental to be longer than 30 days

Parcel Splits ('Urban Lot Splits')

Minimum 1,200 sq. ft., and no less than 40% of original lot size

Maximum two units per lot

Must meet Fire Code and City Parking & Access Design Standards

Must meet street frontage, or access easement

One parking space per unit

Staff Recommendations

Draft ordinance, if needed

Research and create objective standards

- objective zoning standards

- objective subdivision standards

- objective design standards (Height, setbacks)

Bring ordinance to PC and CC for adoption

Questions?

ADU Ordinance
November 18, 2021
Update from City Staff



ADU History

Enacted 2016, law in 2017

Subsequent changes/clarifications to the law

If no ordinance, default to state law

Can impose current 'objective standards'...whatever they are

Current ADU Permits

Kingsburg:

Currently 4 ADUs in process (vs ~75 single family residences in process/issued)

Have used State law to review/approve

Staff Recommendations

Research any objective standards

Review option of pre-approved plans (Clovis)

Create public information flyers

Bring ordinance changes to PC by January meeting

Questions?

Long Range Planning
Outlook
November 18, 2021
Update from City Staff



Housing Element (6th Cycle 2023-2031)

Attending meetings sponsored by Fresno COG

Ongoing discussion as to assistance with a multi-jurisdictional Housing Element (13 cities, last cycle was 2015-2023)

Will receive final RHNA number in 3-4 months

Requirement to 'remove barriers' to housing construction through zoning, not to actually construct those units

Regular reporting required by staff

General Plan Update

GP from 1993

Growth/expansion since then

Would require a CEQA document, analyzing potential environmental impacts (Traffic, Water and other utilities, land use planning)

Updating with current legislative requirements, specific plan needs and updates

General Plan Update (cont.)

Large community engagement component

Funding sources currently being considered

Ideally concurrent with Housing Element

Internal staffing/process improvement

New hires/state of City staff in general

Process improvement

- flowcharts and checklists

- cross training to fill in for absences/vacations

Questions?

Holly Owen, AICP

Community Development Director

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