



Agenda Report

18-1490

Agenda Date: 12/4/2018

REPORT TO COUNCIL

SUBJECT

Action on Introduction of an Ordinance to Amend Chapters 18.14, 18.16, 18.18, and 18.20 of the Zoning Code, to allow Accessory Dwelling Units in Multi-family Zoning Districts

BACKGROUND

As required by state law, the proposed ordinance would amend the City's Zoning Code to allow accessory dwelling units in all multi-family residential zoning districts when properties contain or propose a single family dwelling. The amendments to the Zoning Code were considered at a noticed public hearing by the Planning Commission on October 24, 2018. The proposal was approved unanimously by the Planning Commission. There were no public comments at the meeting. The Planning Commission meeting minutes, staff report, related documents, and draft ordinance are attached to this report.

DISCUSSION

The City of Santa Clara Zoning Code contains four multi-family zoning districts that allow single-family residential dwellings as permitted uses. The City's 2017 zoning amendments, which established more lenient standards for the construction of accessory dwelling units, were applicable to only two zoning districts: R1-8L Single-Family, Larger Lot Area Zoning Districts (Chapter 18.10) and R1-6L Single-Family Zoning Districts (Chapter 18.12).

The proposed ordinance would amend the City's Zoning Code to allow accessory dwelling units in all multi-family residential zoning districts when properties contain or propose a single family dwelling. The four Zoning Code Chapters that will be amended are: 18.14 (R2-7L Duplex Zoning Districts), 18.16 (R3-18D Low Density Multiple-Dwelling Zoning Districts), 18.18 (R3-25D Moderate-Density Multiple-Dwelling Zoning Districts), and 18.20 (R3-36D Medium-Density Multiple-Dwelling Zoning Districts). These amendments will bring the remainder of the Zoning Code into compliance with State law.

The proposed ordinance amendments are consistent with the Housing Element of the General Plan, in that the proposed amendments will promote the construction of additional accessory units as an alternative source of affordable housing. Additional analysis is provided in the attached report provided to the Planning Commission in advance of its hearing.

ENVIRONMENTAL REVIEW

The potential environmental impacts were addressed in the Environmental Impact Report prepared for the General Plan Update, adopted November 16, 2010.

FISCAL IMPACT

There is no fiscal impact to the City for processing the City initiated ordinance amendments other

than administrative staff time and expense.

COORDINATION

This report has been coordinated by the Finance Department and City Attorney's Office.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <<mailto:clerk@santaclaraca.gov>> or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

Introduce an Ordinance to Amend Chapters 18.14, 18.16, 18.18, and 18.20 of Title 18 of "The Code of the City of Santa Clara, California" to allow accessory dwelling units in Multi-family Zoning Districts.

Reviewed by: Andrew Crabtree, Community Development Director

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. Ordinance
2. Planning Commission staff report dated October 24, 2018
3. Planning Commission Minutes dated October 24, 2018