



AGENDA
REGULAR MEETING
CHOWCHILLA PLANNING COMMISSION MEETING

Council Chambers, Chowchilla City Hall
130 S. Second Street, Chowchilla, CA 93610

February 21, 2018 | 7:00 PM

Agendas for all Planning Commission meetings are posted at least 72 hours prior to the meeting at the Civic Center, 130 S. Second St., Written communications from the public for the agenda must be received by Administrative Services no less than 7 days prior to the meeting date.

Any writing or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the City Clerk's Counter. In addition, most documents will be posted on the city website at www.cityofchowchilla.org.

The City of Chowchilla complies with the Americans with Disabilities Act (ADA of 1990). The Council Chambers is accessible to the physically disabled. If you need special assistance, please call (559) 665-8615, ext. 410 at least 4 days prior to the meeting.

CALL TO ORDER

ROLL CALL

Chairman: Chapman

Vice Chair: Zarucchi-Mize

Commissioners: Barberi, Cargill, Holst, Watson, Vander Dussen

City staff and contract employees present at the meeting will be noted in the minutes

PLEDGE OF ALLEGIANCE:

CEREMONIAL / PRESENTATIONS – Section 1

NONE

PUBLIC ADDRESS

This time is reserved for members of the audience to address the Planning Commission on items of interest that are not on the Agenda and that are within the subject matter jurisdiction of the Planning Commission.

It is recommended that speakers limit their comments to no more than 3 minutes each and it is requested that no comments be made during this period on items on the Agenda. Members of the public wishing to address the Planning Commission on items on the Agenda should notify the Chairman when that Agenda item is called.

The Planning Commission is prohibited by law from taking any action on matters discussed that are not on the Agenda. No adverse conclusions should be drawn if the Planning Commission does not respond to public comment at this time.

Speakers are asked to please use the microphone, and provide their name and address for the record. Prior to addressing the Planning Commission, any handouts are to be provided to Planning Secretary who will distribute them to the Planning Commission and the appropriate staff.

STAFF REPORTS – Section 2

2.1 STAFF REPORTS Written/Oral Reports

CONSENT CALENDAR – Section 3

All items listed under Consent Calendar are considered to be routine and will be enacted by one motion. For discussion of any Consent Item, it will be made a part of the Regular Agenda at the request of any member of the Planning Commission or any person in the audience.

3.1 Consideration of approval of Minutes from the January 17, 2017 Regular Planning Commission Meeting.

PUBLIC HEARINGS – Section 4

4.1 General Plan Amendment No. 2016-0016: Amendments to the 2016-2023 Housing Element Update to be in compliance with state law.

DEFERRED BUSINESS – Section 5

NONE

NEW BUSINESS – Section 6

NONE

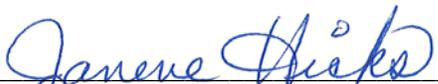
ANNOUNCEMENTS – Section 7

- ❖ Next Planning Commission Meeting is scheduled for March 21, 2018.

ADJOURNMENT

PUBLIC NOTIFICATION

I, Janene Hicks, Planning Secretary for the City of Chowchilla, declare under penalty of perjury that I posted the above Planning Commission Agenda for the meeting of February 21, 2018 at the Chowchilla Civic Center, 130 S Second Street on February 15th at 10:00 am.



Janene Hicks
Planning Secretary



MINUTES
REGULAR MEETING
CHOWCHILLA PLANNING COMMISSION MEETING

Council Chambers, Chowchilla City Hall
130 S. Second Street, Chowchilla, CA 93610

January 17, 2018

CALL TO ORDER: 7:00pm

ROLL CALL:

Chairman: Wayne Chapman
Vice Chair: Zarucchi-Mize
Commissioners: Barberi, Cargill, Holst, Watson

City staff and contract employees present: Contract Planner Annalisa Perea; Planning Secretary, Janene Hicks; City Attorney, David Ritchie; Deputy City Clerk / Secretary II, Stacy Renee' Weaver

PLEDGE OF ALLEGIANCE: Chairman Wayne Chapman

CEREMONIAL / PRESENTATIONS – Section 1

NONE

PUBLIC ADDRESS

No one spoke

STAFF REPORTS – Section 2

2.1 STAFF REPORTS
Written/Oral Reports

Contract Planner Perea presented Planning Commissioners with a flyer for the upcoming Planning Institute in Monterey asking if any of our commissioner would be interested in attending.

CONSENT CALENDAR – Section 3

3.1 Consideration of approval of Minutes from the October 18, 2017 Regular Planning Commission Meeting.

Motion by Vice Chair Zarucchi-Mize, second by Commissioner Holst to approve the Consent Calendar as presented. Motion passed unanimously by voice vote.

PUBLIC HEARINGS – Section 4

4.1 Consideration of Application #18-0001 Rezone of APN 014-020-007 from Institutional to C-3 - General & Service Commercial

Chairman Wayne Chapman recused himself

Contract Planner Perea gave a presentation on the item

**Vice Chair Zarucchi-Mize opened the public hearing
No one spoke**

Vice Chair Zarucchi-Mize closed the public hearing

Motion by Commissioner Watson, second by Commissioner Holst to approve the rezone of Application # 18-0001 – APN 014-020-007 from Institutional to C-3 – General & Service Commercial. Motion passed unanimously by roll call vote.

DEFERRED BUSINESS – Section 5

NONE

NEW BUSINESS – Section 6

6.1 Nominations for 2018 Planning Chair

Motion by Commissioner Cargill to nominated Wayne Chapman as Planning Chair, second by Commission Watson, motion passed unanimously by voice vote.

6.2 Nominations for 2018 Planning Vice Chair

Motion by Commissioner Cargill to nominated Nina Zarucchi-Mize as Planning Vice Chair, second by Commission Watson, motion passed unanimously by voice vote.

ANNOUNCEMENTS – Section 7

❖ **Next Planning Commission Meeting is scheduled for February 21, 2018.**

ADJOURNMENT

Motion by Commissioner Cargill to adjourn meeting, second by Barberi meeting was adjourned at 7:10pm.

ATTEST:

Janene Hicks
Planning Secretary

Chair



PLANNING COMMISSION STAFF REPORT

Item 4.1

February 21, 2018

AGENDA SECTION: Public Hearing

SUBJECT: **General Plan Amendment No. 2016-0016:** Amendments to the 2016-2023 Housing Element Update

PREPARED BY: Annalisa Perea, Contract Planner

REVIEWED BY
ADMINISTRATOR

REVIEWED BY
ATTORNEY

REVIEWED BY
PLANNING
MANAGER

HISTORY / BACKGROUND:

The purpose of the Housing Element update is to identify the community's housing needs; to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs; and to define the policies and programs that the community will implement to achieve the stated goals and objectives. Housing Elements are required by State law to be updated every 4-8 years. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. State law also requires cities and counties to address the needs of all income groups in their Housing Elements.

The Housing Element was previously adopted by the Chowchilla City Council on April 11, 2017, and was sent to the Department of Housing and Community Development (HCD) for review. At the end of their 90-day review period, it was determined that clarifications and further amendments were warranted to meet State Housing law. HCD also advised that the City hold another public outreach meeting to continue the dialogue between the City and the community in regards to housing needs. The amendments to the document are required to be heard by the Planning Commission and to be adopted by the City Council. HCD has provided the City with notice that if the City adopts the Housing Element, as amended to address HCD's concerns, HCD will certify the Housing Element. This will make the Housing Element consistent with the City's other General Plan elements, as required by law. HCD certification will also allow the City to pursue grant opportunities which it would not otherwise qualify for.

Below is a summary of key dates from the review process.

April 11, 2017 – Housing element adopted by the City Council (and subsequently sent to HCD for review).

July 19, 2017 – City receives HCD's comment letter back which stated that further amendments would be required in order to be in compliance with State law.

September 5, 2017 – Public Workshop held as requested by HCD.

January 26, 2018 – City receives letter from HCD stating the amendment document was acceptable.

February 21, 2018 – Scheduled to be heard by the Planning Commission at their next regularly scheduled meeting.

March 13, 2018 – Tentatively scheduled to be heard by the City Council.

If re-adopted by the City Council, the revised Housing Element would subsequently be sent to HCD for final certification.

HOUSING ELEMENT UPDATE ANALYSIS:

The City of Chowchilla Planning Department initiated General Plan Amendment Application No. 16-0016 which, if approved, would replace the existing 2009-2014 Housing Element with the updated proposed Housing Element (2016-2023) as part of the City of Chowchilla 2040 General Plan. This is a city-wide housing program and future development projects will be individually evaluated.

The Housing Element is one of eight state mandated elements that every general plan must contain. The purpose of the Housing Element is to identify the community's housing needs; to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation; and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

During the preparation of the 2016-2023 Housing Element Update, the City solicited public input in numerous ways, including advertising in newspaper ads, city newsletter clips, adding housing surveys within utility bills, website outreach, social media outreach, and met with stakeholders, city departments and advocacy organizations. Throughout the update process, revised drafts of the Housing Element were made available at Chowchilla City Hall, on the City's website, and links to download the document were sent out to all stakeholders for review and further comment.

FINANCIAL IMPACT:

Adoption of the 2016-2023 Housing Element and certification of the document by Department of Housing and Community Development will qualify the City to pursue granting opportunities to assist lower income residents with housing-related projects.

ENVIRONMENTAL REVIEW ANALYSIS:

A Negative Declaration was prepared for the Housing Element Update in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines. This process included the distribution of requests for comment from other responsible or affected agencies and interested organizations. Preparation of the environmental document necessitated a thorough review of the proposed project and relevant environmental issues and considered previously prepared environmental and technical studies pertinent to the City of Chowchilla 2040 General Plan (SCH # 2009022007) and Program Environmental Impact Report (PEIR), certified on May 2, 2011.

The required public review period for the CEQA document was held from February 23, 2017 to March 15, 2017. No comments were received during the public review period. The amendments to the Housing Element are covered under the existing CEQA document, therefore, the CEQA document is not required to be amended or re-adopted.

STAFF RECOMMENDATION:

1. Staff recommends approval of the amended General Plan Amendment (GPA) No. 16-0016 to be in compliance with State law.

PLANNING COMMISSION ACTION:

The Commission's recommendation on the amended Housing Element will be forwarded to the City Council for final review and approval.

MOVE TO ADOPT RESOLUTION NO. 18-2, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHOWCHILLA, RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT 16-0016 TO APPROVE THE AMENDMENTS TO THE 2016-2023 HOUSING ELEMENT UPDATE.

SUPPLEMENTS ATTACHED

- ✧ Resolution # 18-2, related to amendments to the GPA Application No. 16-0016
- ✧ Exhibit A - 2016-2023 Housing Element Update – REVISED PAGES ONLY

PLANNING COMMISSION RESOLUTION # 18-2

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHOWCHILLA CALIFORNIA, RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT APPLICATION NO. 16-0016 (AMENDMENTS TO THE 2016-2023 HOUSING ELEMENT)

WHEREAS, State of California Housing Element law was enacted in 1969 and requires jurisdictions to prepare and adopt a Housing Element as part of its respective General Plan; and,

WHEREAS, the purpose of the Housing Element is to identify the community's housing needs, to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the community will implement to achieve the stated goals and objectives; and,

WHEREAS, the Housing Element is one of eight state mandated elements that every general plan must contain; and,

WHEREAS, the City of Chowchilla initiated General Plan Amendment Application No. 16-0016, proposing to incorporate the Housing Element (2016-2023) as part of the City of Chowchilla 2040 General Plan; and,

WHEREAS, this is a city-wide housing program; and,

WHEREAS, during the preparation of the 2016-2023 Housing Element, the City solicited public input in numerous ways including advertising in newspaper ads, city newsletter clips, adding surveys within utility bills, website outreach, social media outreach, met with various stakeholders, city departments and advocacy organizations; and,

WHEREAS, the Community and Economic Development Department issued a Notice of Intent to Adopt a Negative Declaration on February 23, 2017, and received no comments during the public review period; and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing to review this proposal and recommended approval of the document; and,

WHEREAS, the Chowchilla City Council subsequently held a public hearing to review this proposal and voted to adopt the document and the accompanied CEQA document at their April 11, 2017 meeting; and,

WHEREAS, the adopted Housing Element was sent to the Department of Housing and Community Development for review and upon completion of review, it was determined that further amendments would be required to be made prior to certification, and those revisions were completed and acknowledged by Department of Housing and Community Development; and,

WHEREAS, the amendments to the Housing Element are covered by the adopted Initial Study/Negative Declaration which was prepared and previously adopted for this Project;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Chowchilla as follows:

1. The above recitals are true and correct;
2. That the Chowchilla Planning Commission hereby finds and determines that there is no substantial evidence in the record to indicate that the amended General Plan Amendment Application No. 16-0016 would have a significant effect on the environment as identified by, and evaluated within the adopted Negative Declaration;

3. That the Planning Commission of the City of Chowchilla RECOMMENDS APPROVAL TO THE CITY COUNCIL for the amended General Plan Amendment Application No. 16-0016, proposing to append the 2016-2023 Housing Element to the 2040 General Plan;

APPROVED, PASSED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CHOWCHILLA THIS THIS 21st DAY OF FEBRUARY, 2018 BY THE FOLLOWING ROLL CALL VOTE:

Ayes:
Noes:
Absent:

Planning Commission Chairman

Attest: _____
Janene Hicks, Recording Secretary

Exhibit A - 2016-2023 Housing Element Update (REVISED PAGES ONLY)

required square footage for the use to be considered. The conditions of the use permit are specific to each use. Generally, the conditions are designed to make the housing for the requested use and the surrounding uses compatible. For example, a residential use for the disabled may provide comprehensive supportive services on site and the use permit condition may require additional parking.

**Table HE – 42
Zoning Districts and Allowable Uses**

Land Use	M-A	PO	C-1	C-2	C-3	R-1	R-1-6	R-1-7	R-1-8	R-2	R-3
SINGLE FAMILY											
Mobile homes (with foundation: does not inc. factory-built manufactured home)						P	CUP	NA	NA	NA	NA
Single-family housing (inc. mobile w/foundation)			CUP	CUP		P	P				
Single-family housing (no mobile w/foundation)			CUP	CUP				P	P	P	P
Detached dwellings with no kitchen (accessory or guest)		CUP				P	P	P	P	P	P
Second dwelling unit (accessory)						P	P	P	P	P	P
MULTI FAMILY											
Two-family housing/duplexes		CUP	CUP	CUP	CUP	--	--	--	--	P	CUP
Multi-family housing		P*	CUP	CUP	CUP	--	--	--	--	P	P
SENIOR											
Small family rest home, licensed, ≤ 6 persons			CUP	CUP		CUP	CUP	CUP	NA	CUP	NA
Rest home, adult (>15 persons, licensed)											CUP
FOSTER/GROUP/REST											
Rest home, nursing home, family care home, foster home, group homes for those with disabilities (no #)		CUP*	CUP	CUP							
Small family rest home, licensed, < 6 persons		CUP	CUP	CUP		CUP	CUP	CUP	NA	CUP	NA
Rest homes and convalescent hospitals (over 15 residents) Same as Group Home, or Guest Home, Home for the Aged	P	CUP*									CUP
ROOMING/SANITARIUM/HOTEL											
Rooming/boarding houses/lodginghouse (non transient) 5-15 persons		CUP*	CUP	CUP							P
Sanitarium (health station, retreat/medical -not inc. mental institution or drug rehab)		CUP*	CUP	CUP						CUP	CUP
Hotels/Motels				P	P						
FAMILY DAY CARE											

Family day care ≤6 children (nonmedical)+			CUP	CUP		P	P	P	P	P	P
Family day care >6 and <17 children (nonmedical)+			CUP	CUP		CUP	CUP	CUP	NA	CUP	CUP
EMERGENCY/DRUG REHAB/OTHER											
Residential Drug Treatment Recovery Homes		CUP*									
Temporary emergency shelters											
Emergency Shelters ¹					P						
Transitional/Supportive Housing ¹		P				P	P	P	P	P	P
Community Care Facility/Group Home											
Unlicensed or licensed (6 or fewer)		P				P	P	P	P	P	P
Licensed (7 or more)	P	CUP									CUP

CUP=Conditional Use Permit;
P= Permitted

Source: City of Chowchilla Zoning Ordinance

CUP* - in PO zone, allows "hospitals, sanitariums, rest homes, nursing homes, family care homes, foster homes, group homes for mentally disordered or otherwise handicapped person, inc. state authorized homes. Does not restrict size minimum or maximum; boarding homes/rooming houses do not exclude "transient." Also includes guest house.

As can be seen in Table HE – 42, multifamily housing in commercial districts require a CUP. Facilities for children and adults, including seniors, typically require a CUP in both the commercial and residential zoning districts. The City’s zoning ordinance will be revised to allow these facilities to be considered as residential use, as required by law, with no additional conditions applied. The City utilizes the California Uniform Building Codes, that provide standards that apply to all residential projects, and are therefore, not considered a constraint. These uses are considered in greater detail on pages 80 through 83.

In 2017, the City made a number of amendments to the zoning ordinance. This included a change to the definition of Family, consistent with State Fair Housing law. Family is defined as “an individual or a group living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind.”

DENSITY BONUS

In 2017, the City of Chowchilla adopted a density bonus in compliance with Government Code Sections 6519 through 65918 to provide a density bonus of up to 35 percent. State density bonus law (SDBL) provides a density bonus of up to 35 percent for rental developments of five or more residential units which include a minimum five percent of the units are affordable to very low income households, or a senior citizens housing development.

The Density Bonus applicant shall agree to, and the city shall ensure, continued affordability of all low and very low income units that qualified the applicant for the award of the density bonus for 55 years or a longer period of time if required by the construction

or mortgage financing assistance program, mortgage insurance program, or rental subsidy program. Rents for the lower income density bonus units shall be set at an affordable rent established by Section 50053 of California Health and Safety Code.

HE – 43
Affordable Rents Established by HUD, 2016

Program	Efficiency	1 BD	2 BD	3 BD	4 BD	5 BD	6 BD
Low HOME Rent Limit	\$516	\$533	\$663	\$766	\$855	\$943	\$1,030
High HOME Rent Limit	\$671	\$704	\$867	\$994	\$1,089	\$1,182	\$1,277
Fair Market Rent	\$699	\$704	\$942	\$1,368	\$1,546	\$1,778	\$2,010

Source: U.S. Department of Housing and Urban Development, April 2016.

An applicant shall agree to, and the City shall ensure that, the initial occupant of the moderate-income units of the project are persons and families of moderate income, as defined in HE – 43 and that the units are offered at an affordable housing cost commensurate with the income. The City shall enforce an equity sharing agreement, unless it is in conflict with the requirements of another public funding source or law. The following apply to the equity sharing agreement:

1. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation. The City shall recapture any initial subsidy, as defined (2) below, and its proportionate share of appreciation, as defined in subparagraph (3).
2. The City's initial subsidy shall be equal to the fair market value of the home at the time of initial sale minus the initial sale price to the moderate-income household, plus the amount of any down payment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, then the value at the time of the resale shall be used as the initial market value.
3. The City's proportionate share of appreciation shall be equal to the ratio of the City's initial subsidy to the fair market value of the home at the time of initial sale.

The City may provide additional incentives for the developer, unless the City Council finds that additional incentives are not necessary to make the proposed development economically feasible.

ACCESSORY OR SECONDARY DWELLING UNITS

One type of housing appropriate for lower-income persons is second dwelling units, now referred to as "accessory dwelling units." "Accessory dwelling unit" means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as that where the primary single-family dwelling is situated. A second unit also includes attached or detached efficiency units, or manufactured homes, as defined in Sections 17958.1 and 18007 of the Health and Safety

Code.

Assembly Bill (AB) 1866 (Chapter 1062, Statutes of 2002), also known as the “second unit law,” amended the California Government Code to facilitate the development of second units. This amendment now requires localities to allow second units ministerially without discretionary review or hearings. To be considered a ministerial review, the process used to approve second units must “apply predictable, objective, fixed, quantifiable and clear standards.” Applications for second units should not be subject to onerous conditions of approval or public hearing process or public comment.

The zoning ordinance has been updated to comply with recent accessory dwelling unit legislation. The Chowchilla City Council adopted Ordinance 482-17, bringing the City into conformance with AB 1866, SB 1069 (Chapter 720, Statutes of 2016), AB 2299 (Chapter 735, Statutes of 2016), and AB 2406 (Chapter 755, Statutes of 2016).

The second unit law established maximum standards for second units on lots zoned for residential use that contain existing single-family dwellings. No other standards can be applied to the approval of second units than those listed in Section 65852.2(b) of the Government Code, except the City may require that the primary structure be owner-occupied. The City may apply the following standards:

1. The unit is not intended for sale and may be rented;
2. The lot is zoned for single-family or multi-family use;
3. The lot contains an existing single-family dwelling;
4. The second unit is either attached to the existing dwelling and located within the living area of the existing dwelling or detached from the existing dwelling and located on the same lot as the existing dwelling;
5. The increased floor area of an attached second unit shall not exceed 30 percent of the existing living area;
6. The total area of floor space for a detached second unit shall not exceed 1,200 square feet;
7. Requirements relating to height, setback, lot coverage, architectural review, site plan review, fees, charges, and other zoning requirements generally applicable to residential construction in the zone in which the property is located;
8. Local building code requirements which apply to detached dwellings, as appropriate; and
9. Approval by the local health officer where a private sewage disposal system is being used, if required.

10. No other local ordinance, policy, or regulation shall be the basis for the denial of a building permit or a use permit under this subdivision.
11. This subdivision establishes the maximum standards that local agencies shall use to evaluate proposed second units on lots zoned for residential use which contain an existing single-family dwelling. No additional standards, other than those provided in this subdivision or subdivision (a), shall be utilized or imposed, except that a local agency may require an applicant for a permit issued pursuant to this subdivision to be an owner-occupant.
12. No changes in zoning ordinances or other ordinances or any changes in the general plan shall be required to implement this subdivision. Any local agency may amend its zoning ordinance or general plan to incorporate the policies, procedures, or other provisions applicable to the creation of second units if these provisions are consistent with the limitations of this subdivision.
13. A second unit which conforms to the requirements of this subdivision shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use which is consistent with the existing general plan and zoning designations for the lot. The second units shall not be considered in the application of any local ordinance, policy, or program to limit residential growth.
14. A local agency may establish minimum and maximum unit size requirements for both attached and detached second units. No minimum or maximum size for a second unit, or size based upon a percentage of the existing dwelling, shall be established by ordinance for either attached or detached dwellings which does not permit at least an efficiency unit to be constructed in compliance with local development standards.
15. Parking requirements for second units shall not exceed one parking space per unit or per bedroom. Additional parking may be required provided that a finding is made that the additional parking requirements are directly related to the use of the second unit and are consistent with existing neighborhood standards applicable to existing dwellings. Off-street parking shall be permitted in setback areas in locations determined by the local agency or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions, or that it is not permitted anywhere else in the jurisdiction.
16. Fees charged for the construction of second units shall be determined in accordance with Chapter 5 (commencing with Section 66000).

MANUFACTURED HOUSING

Manufactured housing, including modular housing, is built off-site and then transported to the building site. The city's zoning code defines "Manufactured home" "as structure that was constructed on or after June 15, 1976, is transportable in one or more sections, is eight body feet or more in width, or 40 body feet or more in length, in the traveling mode, or, when erected on site, is three hundred twenty or more square feet, and is designed to be used as a single-family dwelling when connected to the required utilities. These homes can provide quality housing at a reasonable price. Manufactured homes, before 1976 known as mobile homes, are those meeting National Manufactured Home Construction and Safety Standards. Mobile homes have not been manufactured since 1976, when the (more stringent) federal preemptive HUD code became effective. Modular homes (also called Factory-built homes), are constructed to comply with the California Uniform Building Code (CBC): this is the same code with which all site built construction conforms.

State legislation allows manufactured homes on permanent foundations on any lot zoned for site-built homes. Local governments may only impose architectural requirements on the manufactured home itself which are limited to roof overhang, roofing material, and siding materials, so long as the requirements, or any other lot development standards imposed on the manufactured home installation, do not exceed those required for a conventional home on the same lot. The same State level of entitlement indicated above, that has been in effect for HUD code housing is now applied to California Building Code (CBC) Modular Housing. Therefore, the use of manufactured homes in single-family residential zones is constrained only by the ability to meet CBC requirements and other site specific requirements (such as seismic structural package) as required for site built homes. As a result, manufactured homes, as well as factory-built housing may now be taxed as real estate and may be set on permanent foundations, in common with conventional site-built housing.

California SB 1960 (1981) prohibited local jurisdictions from excluding manufactured homes from all lots zoned for single-family dwellings; in other words, limiting the location of these homes to mobile home parks is forbidden. However, SB 1960 does allow the local jurisdiction to designate certain single-family lots for manufactured homes based on compatibility for this type of use.

The City of Chowchilla Zoning Ordinance allows Manufactured homes in the R-1 and R-2 zones by right, and in the C-1 and C-2 zones with a CUP; however, they must have been manufactured no more than 10 years before the date of application for a building permit for installation, and must meet certain site or architectural standards.

The City of Chowchilla Zoning Ordinance defines a "mobile home" under the older definition, which does not include "factory built housing." It allows a single family "mobile home" with a foundation in the R-1-6 zone only, and pursuant to Section 18551 of the Health and Safety Code. Zone T-P is a special district for mobile homes, allowed only with a CUP. SB2 and CCR Section 65582.3 require that manufactured homes be permitted by right in residential zones. The zoning ordinance will be revised to address the terms "mobile home" and "manufactured home" as appropriate throughout, and to

allow the use of manufactured (factory built) homes compliant with State requirements in all residential zone districts as a by right use.

EMERGENCY SHELTERS

In effect since January 1, 2008, Senate Bill (SB) 2 (Cedillo, 2007) requires the City to allow emergency shelters without any discretionary action in at least one zone that is appropriate for permanent emergency shelters (i.e., with commercial uses compatible with residential or light industrial zones in transition), regardless of its demonstrated need. The goal of SB 2 was to ensure that local governments are sharing the responsibility of providing opportunities for the development of emergency shelters.

To that end, the legislation also requires that the City demonstrate site capacity in the zone identified to be appropriate for the development of emergency shelters. Within the identified zone, only objective development and management standards may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter. Those standards may include:

- 1) The maximum number of beds or persons permitted to be served nightly by the facility;
- 2) Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone;
- 3) The size and location of exterior and interior on-site waiting and client intake areas;
- 4) The provision of on-site management;
- 5) The proximity to other emergency shelters provided that emergency shelters are not required to be more than 30 feet apart;
- 6) The length of stay;
- 7) Lighting; and
- 8) Security during hours that the emergency shelter is in operation.

In 2017, the City amended the Zoning Ordinance to allow emergency shelters as a by-right use in the C-3 zone to accommodate the need for emergency shelters. The element includes the identification of sites under consideration in order to complete the capacity analysis for emergency shelters. Also see the discussion on land use and emergency shelters, which describes the sites available in the C-3 zoning district that could be considered for emergency shelters.

This C-3 zone district is well suited for the development of emergency shelters with its full access to public transit and proposed proximity to services, such as grocery and retail stores. Public transit opportunities included the Chowchilla Area Transit with connections to Madera and Merced. The C-3 zone district permitted uses are also compatible to emergency shelters, with social services, grocery stores, retail stores and medical offices allowed nearby.

Pertaining to emergency shelters, there are approximately 230 parcels within the C-3 zone district, where shelters are proposed to be allowed by right. The parcels are predominantly located within close proximity (less than a ¼ mile) of Robertson Boulevard, the main avenue through town, and access to infrastructure (sewer and water) and transportation services is readily available. Approximately 60 parcels (26 percent) of the C-3 zoned parcels are vacant and could be developed for emergency shelter uses. Of these, 40 are less than 1 acre in size and 20 are between 1 and 2 acres in size.

Chowchilla must amend its Zoning Ordinance to provide for meeting and implementing regulations and laws passed by the State. Because of other land use issues and needs, the City is considering amending its Zoning Ordinance to include a Institutional (INST) Classification which would include all parks, public buildings, corporation yards, fair grounds, airport, wastewater treatment facility, County, and school district lands. This zone would be consistent with the General Plan designation of Public Facility.

TRANSITIONAL AND SUPPORTIVE HOUSING

“Supportive housing” is defined as housing with no limit of stay, that is occupied by the target population, and that is linked on an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. “Target population” means persons “with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act, and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.:

“Transitional housing” means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six (6) months from the beginning of the assistance. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group housing and multi-family units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

There are a variety of local families and persons in need of emergency, supportive, and temporary shelter. This group includes the chronically homeless, those in need of emergency shelter, those threatened with homelessness, and those needing transitional housing.

SB2 Statutory Requirements: SB 2 requires that transitional and supportive housing types be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. Both transitional and supportive housing types must be explicitly permitted in the municipal code.

It should also be noted that SB2 is not limited to emergency and transitional housing. SB2 does not permit the imposition of such occupancy standards unless they are equally applicable to other residential dwellings of the same type (e.g., single family home, duplex, apartments) in the same zone district.

SB 745 took effect in January 2014. It amends Section 65582 of the Government Code to replace prior health and Safety Code definitions of “supportive housing,” “target population,” and “transitional housing” with definitions now more specific to housing element law. Supportive housing was revised to remove the time limits of occupancy.

The City’s 2017 Zoning Code amendments defined “supportive housing,” “target population,” and “transitional housing.” It also included as a permitted use, supportive and transitional housing in the R-1, R-2, and R-3 zones. However, supportive housing and transitional housing must be considered a permitted use in all zones where single family dwellings are permitted. Although the City’s zoning permits single-family dwellings in the C-1 and C-2 zones with a CUP, the amendments failed to include supportive and transitional uses in these zones.

The municipal code will be revised to include the permitting of supportive and transitional housing in all residential zones including the C-1 and C-2 commercial zones, subject only to the restrictions that apply to other residential dwellings of the same type in the same zone. This will be amended in the Municipal Code to be updated within twelve months of the adoption of this Housing Element.

GROUP HOMES/REST HOMES AND SIMILAR FACILITIES

A number of terms are used by the City to mean group living accommodations for children and adults. Some are for children over age six to age 18, some are for those with developmental disabilities of various ages, and some are for seniors. Facilities offer varying degrees of “care,” and may offer services for six or fewer people (small facilities), or seven or greater people (large facilities).

Small Facilities

The City’s zoning ordinance has been amended throughout the years, but has not been thoroughly updated to clear up inconsistencies in definitions and uses within various zone districts. The zoning ordinance currently includes small family rest homes, family day care, family care home, foster home, and residential care facilities. Small facilities also include group homes and “group homes for those with disabilities” or elderly when they care for six or fewer. Small family rest homes, residential care facilities, and group homes must be licensed by the State, while family day care, and some other types of small group living arrangements may not require licensing if they do not provide medical or support services.

“Residential care facility” means a single-family dwelling, group care facility, or similar facility licensed by the State of California for twenty-four (24) hour non-medical care of

persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual.

“Community Care Facilities” are defined as those facilities for developmentally disabled children and adults: some provide limited care and supervision, while others provide more intensive care and supervision for those with behavioral and/or physical disabilities. These facilities must be licensed by the California Department of Social Services.

The State defines “Group Homes” as facilities for children only – usually children in foster care. The care and supervision provided shall be nonmedical. Group homes serving six or fewer residents must be treated like single-family homes or single dwelling units for zoning purposes.

By law (Lanterman Development Disabilities Services Act) a State-authorized, certified or licensed family home, foster home, or group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is to be permitted in all residential zones. Therefore, the Zoning Code must include licensed “residential care limited” (six or fewer occupants) residents as a permitted use in all residential zoning districts.

Unlicensed family day care facilities for fewer than seven are currently permitted in all residential zones by right, and in commercial zones C-1 and C-2 with a CUP (the same as single dwelling units). However, although the City’s current codes vary by type of facility, several are currently permitted in residential zones only with a CUP (such as small family rest homes). To be consistent with legal requirements, the City’s recent zoning ordinance amendments did include a revision to permit licensed residential care facilities by right in the R-1, R-2, and R-3 zones, however; it failed to include them in the C-1 and C-2 zones where residential use is permitted.

The City will revise its zoning ordinance to utilize the standard definitions for various small group facilities, and eliminate other outdated, undefined, or extraneous terms now in the code. The City will revise its zoning ordinance (see Action 2.b) to allow licensed and unlicensed facilities serving six or fewer people to be allowed in the same zones as single-family units, with the same considerations as other single dwelling units.

Large Facilities

The City’s zoning ordinance has several terms for facilities that provide care for seven or greater residents, including children, those with disabilities, and seniors. These uses include rest homes for 15 or greater persons, nursing homes, convalescent hospitals (considered the same as group home, guest home, or home for the aged) for greater than 15 residents, and rooming/boarding houses for seven to 15 residents. The State definition also includes group homes and community care facilities for seven or greater residents.

Community care facilities and large group homes are licensed facilities. These facilities contain seven or greater units (large facilities) and may include, “nonambulatory” residents or others who receive personal assistance (dressing, eating, bathing, etc.) or assistance with medication. Large facilities are currently permitted in the MA, PO, and R-3 zones, with a CUP required in the PO and R-3 zones. Large facilities may be subject to a process to ensure that they are distributed within the community, and not clustered in low- and moderate-income neighborhoods. Limiting the number of these facilities is not considered a constraint, but rather, ensures that the facilities do not result in an undue burden to low- and moderate-income neighborhoods.

Other facilities for seniors that do not provide medical services or care (i.e., senior living or senior communities that do not offer personal or medical assistance) may not be licensed. Housing in which some services are provided to persons with disabilities may not require licensing. Supportive housing and independent living facilities with “community living support services” generally do not need to be licensed. It is illegal for cities to discriminate against facilities merely because they are unlicensed. This has been interpreted to mean that ordinances cannot require greater regulation for unlicensed homes with fewer services than for licensed homes providing more services.

Large facilities, such as rest homes, nursing homes, family care homes, foster homes, group homes for those with disabilities and sanitariums are currently permitted in the PO and C-1 and C-2 zones. Convalescent hospitals for over 15 residents are permitted by right in the MA zone, and with a CUP in the PO and R-3 zoning districts. Sanitariums are permitted in the PO, C-1, C-2, R-2 and R-3 zones with a CUP. Rooming houses are permitted by right in the R-3 zone, and with a CUP in the PO, C-1 and C-2 zones.

State law does not have specific zoning restrictions for licensed or unlicensed facilities for seven or greater residents other than those required by fair housing laws. Use permits, restrictions on zones where these facilities are permitted, and adoption of parking and other standards are sometimes used to restrict locations of large licensed and unlicensed facilities. Typically, the requirement of a CUP for a facility of a size not found in a residential area is not considered a violation of the Fair Housing Act. The City will review the definitions, standards, and zoning requirements for large facilities (see Action 2.b) to ensure they meet State and federal requirements².

Large facilities may be subject to a process to ensure that they are distributed within the community, and not clustered in low- and moderate-income neighborhoods. The City will review the zoning requirements for small and large facilities to ensure they meet State and federal requirements.

Incorporated in the comprehensive changes to the zoning ordinances that are proposed for 2018 would be development standards, defining terms including numbers of residents

² Select California Laws Relating to Residential Recovery Facilities and Group Homes, State Bar of California, Real Property Law Section, Fair Housing and Public Accommodations Section. 2011.

(i.e., 7 to 15), and zoning districts where each use is permitted to be consistent with State and federal law, as described in Action 2.b.

The City does not consider the number of parking spaces required for various senior housing to be a constraint. Housing that provides professional care includes sufficient parking for employees and visitors, as one space is required for every 2.5 beds. Rental housing for seniors, intended for those who can live independently requires one parking space for every three dwelling units. Table HE – 41 provides information on the development standards required for each of the residential and commercial zoning districts. These standards are not considered a constraint to lower income housing, or housing for those with disabilities or seniors.

PERSONS WITH DISABILITIES

As part of a governmental constraints analysis, Housing Element law requires each jurisdiction to analyze potential governmental constraints to the development, improvement, and maintenance of housing for persons with disabilities, demonstrate local efforts to remove any such constraints, and provide for reasonable accommodations for persons with disabilities through programs that remove constraints.

There are a number of individuals who have one or more physical and/or developmental disabilities, with varying needs. Some are capable of living on their own, or in small family rest homes, where assistance with self-care, shopping, and visits to the doctor is available. These individuals may need facilities with accommodations such as ramps instead of stairs, wider hallways that accommodate wheelchairs and walkers, and handrails in bathrooms, or aides for vision and hearing loss. The City does not have any processes for individuals with disabilities to make requests for reasonable accommodations with respect to zoning, permit processing, or building laws. However, the City does allow residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements. Such retrofitting is permitted under Chapter 11, 1998 version of the California Code. Further, the City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.

Other individuals, including seniors, may need more intensive care or assistance, including licensed persons who can administer medication. The City provides for a variety of housing intended to care for the special needs of the disabled. The City permits small family rest homes as State licensed facilities for six or fewer persons with a Conditional Use permit in all residential zone districts except R-1-8 and R-3. It also allows rest homes and convalescent hospitals (including group homes) for over 15 persons with a Conditional Use permit in the PO and R-3 zone districts. Rest homes are defined as those without medical support. For those needing greater assistance, a Sanitarium includes retreats and other facilities providing medical support with a Conditional Use Permit in the PO C-1 and C-2, and R-2 and R-3 zone districts. The City does not have any spacing or concentration limitations on housing of persons with disabilities.

Although the City does not have any local building requirements for disabled person accessibility, the City does follow California's accessibility laws which require the following for multi-family residential developments:

- Multi-family developments containing 4-20 units require only that all of their ground floor units are adaptable (interior modifications) and meet accessibility requirements.
- Multi-family developments containing greater than 20 units require that 2 percent of the total units are adaptable and the balance of the units are accessible.
- Single-family residential developments are exempt from accessibility requirements, but accessibility features for a single-family home may be added at the request of a homeowner.

It should also be noted that when any state or local agency is intending to sell surplus land, the agency must provide a written offer to sell or lease the property for the purpose of developing low- and moderate-income housing to any local public entity (as defined in Section 50079 of the Health and Safety Code) that is located within the jurisdiction. Priority must be given to development of the land to provide affordable housing for lower income elderly or disabled persons or households, and other lower income households.

State law requires that when six or fewer persons live in a facility for the developmentally disabled or a nursing home, it must be considered a residential use. The facility should not be included within any type of home "which implies that the facility is a business run for profit or differs in any other way from a single-family home." However, the State also wants to avoid an "overconcentration" of "intermediate care facilities/developmentally disabled habilitative or disabled nursing, congregate living facilities," that might impair the integrity of a neighborhood, so that multiple facilities must be separated by at least 300 feet.

In compliance with GC 65583(5), the City must remove constraints or provide accommodations for housing for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. These must be allowed by right. The City's current zoning requires a Conditional Use Permit for rest homes, family care facilities, small family rest homes, family day care facilities for greater than 6 children, and similar facilities that may be utilized by those with disabilities.

As noted above, housing such as group homes, that may be utilized by those with disabilities currently require a Conditional Use Permit in both the residential and commercial zoning districts. In addition to other considerations, the cost of a Conditional Use Permit is \$1,108. This requirement may be considered a constraint, and in most cases do not meet the State regulations requiring that the facility be considered the same as other residential use. Please see the discussion above, for Group Homes, Rest Homes and Similar Facilities for the City's planned amendments to the zoning ordinances under Action 2.b. Parking requirements, described above, are not considered a constraint. The City utilizes the California Uniform Building Codes which would not be considered a

constraint. Construction of units for seniors and those with disabilities is subject to the standard development fees (Table HE – 46) and planning fees (Table HE – 48) that other residential development requires. Construction for these units that do not qualify for the Neighborhood Infill Program’s fee waivers will pay approximately \$20,268 per unit for impact fees.

The City amended the Zoning Ordinance in April 2017. Amendments included the provision of reasonable accommodation for housing for persons with disabilities. The City established a written and administrative, reasonable-accommodation procedure in the zoning code for providing exception for housing for persons with disabilities in zoning and land use as a by right use, without a Conditional Use Permit or other restriction.

In 2018, the City will modify and/or allow administrative level deviations from setback requirements and a reduction of parking spaces and maneuvering areas for disabled persons. Other retrofit, maintenance, rehabilitation, improvements and developments, or other form of accommodations for existing or new homes for special needs persons will receive prioritized consideration and flexibility or relief from regular standards and will be determined at an administrative level by the Director and/or Building Official.

HOUSING FOR EXTREMELY LOW-INCOME HOUSEHOLDS

Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. As shown in Table HE-14, in 2013, approximately 430 extremely low-income households resided in Chowchilla, representing 10.5 percent of the total households (down from 12.7 percent in the last planning period).

Extremely low income households typically comprise persons with special housing needs including, but not limited to, persons experiencing homelessness or near-homelessness, persons with substance abuse problems, and persons with mental illness or developmental disabilities. The Institute for Local Government’s (ICG) Housing Resource Center defines a Single Room Occupancy (SRO) as “a type of residential hotel offering one-room units for long-term occupancy by one or two people and may have a kitchen or bath facilities (but not both) in the room.”

The City does not explicitly define SROs in the Zoning Ordinance, but has defined “boardinghouse” in the Zoning Ordinance (Section 18.06.118) as “a building containing a single dwelling unit and provisions for five but not more than 15 guests, where lodging is provided with or without meals for compensation, does not include rest homes.” The City’s Zoning Ordinance currently allows boarding or rooming houses as a permitted use in the R-3 zone, which is a high density residential zone. Additionally, the Zoning Ordinance allows boarding houses in the C-1 and C-2, and PO Commercial Zones with a Conditional Use Permit. The City will add the definition of SRO in the zoning ordinance, include SRO use under “boardinghouse,” and consider removing the maximum of 15 persons as defined under “boardinghouse.”

Quantifier: Development Agreement
Responsible
Department: City of Chowchilla Community and Economic
Development & Finance Departments

Action/Implementation Measure 2.b The City amended the Zoning Ordinance in 2017 to be consistent with State law regarding density bonuses, second units, and emergency, transitional, and supportive housing. Although these ordinances were adopted under Ordinance 482-17 in April 2017, components of the Zoning Ordinance Amendment did not meet State Density Bonus law, so that this item will be addressed in the comprehensive zoning ordinance updates to occur in 2018.

The City will review, update, clarify, and amend as necessary, the Zoning Ordinance at least annually for written consistency with State law including density bonuses, second units (accessory units), small and large group homes and facilities, emergency, transitional, and supportive housing, lower income, disabled, seniors, and large family and other special needs populations.

The 2017 Zoning Ordinance updates defined “Residential Care Facility” and now allows group homes, residential care facilities, transitional and supportive housing, and similar uses for six or fewer residents by right as a family dwelling in the same zones as other residential uses in the R-1, R-2 and R-3 zones, in accordance with State law. The Zoning Ordinance update will review and revise the terms used to describe all small group homes, and will clarify that small licensed and unlicensed group homes will be treated the same for zoning purposes. Because the amendment did not include allowing small group homes, residential care facilities, transitional or supportive housing in the C-1 and C-2 zones where other single family units are permitted with a CUP, this will be addressed in the comprehensive 2018 zoning ordinance updates.

The City will also review definitions (including number of beds/residents permitted, such as a range of 7-15, standards, and zoning for large group homes in the 2018 Zoning Ordinance update to ensure they meet State and federal requirements, and do not constrain development.

Timeline: Density bonus, , residential care facilities, group homes, and similar uses, and transitional, and supportive housing zoning amendments will be adopted by the Board within 12 months of adoption of this Housing Element. (These amendments are already under review by the City)

Timeline: All other zoning changes under Action 2.b, including revised updates to Density Bonus text to comply with State Density Bonus Law will be completed within 12 months of adoption of this Housing Element and annually thereafter

Funding Source: General Fund

Quantifier: Adoption by Council and subsequent annual report of findings to Planning Commission Council.

Responsible Department: City of Chowchilla Community and Economic Development Department

Action/Implementation Measure 2.c The City of Chowchilla will develop an informational flyer to be provided on the City’s website, a list of regional area housing developers, and accomplish a mailing to encourage developers to make application for USDA programs. The City will log and track developers who have been notified of this funding opportunity. The City will take Action/Implementation Measures necessary to expedite processing and approvals for such projects that include housing affordable to lower-income households and establish a procedure to provide pre-application review of projects to expedite their timely approval.

Timeline: Within 12 months of adoption of this housing element and annually thereafter to Planning Commission and 3 additional months to City Council

Funding Source: General Fund or CDBG Technical Assistance

Quantifier: Developed flyer, developer list, report of mailing results.

Responsible Department: City of Chowchilla Finance Department

Action/Implementation Measure 2.d The City of Chowchilla will encourage innovation within the general guidelines of the City’s community design standards, by the developers to all project applications for greater assurance for the development of safe, attractive, and functional residential neighborhoods. The City will encourage attractive neighborhoods that include alternative transportation and complete streets, encourage infill and a healthy lifestyle, and are planned to be functional.

Timeline: 2016 and ongoing

Funding Source: Not applicable

Quantifier: Not applicable

Objective A: Provide accommodation of housing suitable for all special needs groups.

Policy 5.1 Ensure that new and redevelopment residential developments include housing accessibility to all special needs populations including, but not limited to, disabled, large families, overcrowded households, low- and lower-income households, single parents, homeless, and farmworkers.

Action/Implementation Measure 5.a. In compliance with GC 65583(5), the City must remove constraints or provide accommodations for housing for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. These must be allowed by right. The City will review its Zoning Ordinances to ensure that definitions and uses for residential facilities not providing medical services, such as group homes and residential care facilities are allowed by right for those with disabilities. Any references to “handicapped” will be removed or changed to “disabled.”

The City will amend the Zoning Ordinance to provide reasonable accommodation for housing for persons with disabilities. Amendments will include, but not be limited to, construction of new or retrofitting existing access ramps, handrails, and appliances. The City will also modify and/or allow administrative level deviations from setback requirements and a reduction of parking spaces and maneuvering areas for disabled persons. Other retrofit, maintenance, rehabilitation, improvements and developments, or other forms of improvements or accommodations for to existing or new homes for special needs persons will receive prioritized consideration and flexibility or relief from regular standards and will be determined at an administrative level by the Director and/or Building Official.

The City added a procedure for providing accommodations. The 2018 Zoning Ordinance will add, as a part of that process, brochures describing accommodations. All necessary forms and applications will be made available at the Building and Planning counter.

The City will require that all multi-family housing projects include at least 2 percent units that meet the needs of persons with physical conditions which require special design considerations. The City will additionally invoke all SB 520 requirements and provide reasonable accommodation regarding residential development for disabled

persons by expediting permits for any immediate needs of the disabled population. All applicants will be so notified.

Timeline:	2018 - Amend the Zoning Ordinance within 12 months of the adoption of this Housing Element update to comply with state law in the permitting of licensed residential care facilities and group homes. Define amendments and require brochures be provided describing accommodation; Remove or revise “handicapped” terminology; Require that all multi-family housing projects include at least two percent units for those with physical conditions requiring special design considerations within 15 months of the adoption of this Housing Element update
Funding Source: Quantifier:	Not applicable Amendments to adopted Zoning Ordinance and Reasonable Accommodations Ordinance; two percent of assisted development units accessible to those with physical conditions; and requirement to expedite permits for immediate needs of disabled population.
Responsible Department:	City of Chowchilla Community and Economic Development

Action/Implementation Measure 5.b. In conjunction with Action/Implementation Measures 1.a, b, and c and Action/Implementation Measures 2.a, b, and c, the City will additionally identify sites for varying special needs populations (homeless, farmworkers, disabled, seniors) and additional group home facilities. Developers will be contacted and advised of the identified site for these uses.

The City will provide assistance as funds are available, estimated at \$500,000 to organizations seeking to develop or convert residential buildings for use as group homes for persons with special needs which prevent them from using conventional housing. Potential assistance to be provided includes participation in applying for federal or state funding, and/or waiving of certain fees or development standards. The City will also include the sites inventory for special needs on the City’s website.

Timeline: (seek funding for group homes for those with

special needs): 2017, 2018, 2021 and 2022
 Funding Source: CDBG, LHTC, Proposition 46 programs
 Quantifier: At least four applications during the planning
 Period: minimum of one new group home
 accommodating at least 6 persons, or one
 conversion to a group home accommodating at
 least 10 persons
 Timeline: (add sites inventory for special needs to City’s
 Website) July 2017
 Responsible
 Department: City of Chowchilla Community and Economic
 Development and Finance Departments

Action/Implementation Measure 5.c. The City will provide assistance to rental housing developments that contain at least 10 percent of three- and four-bedroom dwelling units affordable to lower income households without overpayment. City staff will assist in applying for available federal and/or State programs, as well as project density bonuses at the amounts required under State law, fee cost reduction, and/or fast track processing. Information on this program will be included in the brochure developed and distributed under program 4.c.

Timeline: 2017 and ongoing
 Funding Source: General Funds
 Quantifier: Annual report to Council of assisted units. Total
 of 12 new three- or four-bedroom units
 Responsible
 Department: City of Chowchilla Finance Development

Action/Implementation Measure 5.d. The City shall complete and adopt guidelines for integrating affordable residential projects that provide housing for lower-income, single working parent households and child care services. The City shall pursue three federal and state grant fund sources for child care services, and actively recruit community-based non-profit and/or private for-profit organizations for such services. The goal would be for \$100,000 annually.

Timeline: 2017 for guideline completion; 2018 developer
 recruitment
 Funding Source: CDBG, HOME, Proposition 46 programs
 Quantifier: Adopted guidelines, developer agreement, and
 \$100,000 annually for child care services
 Responsible
 Department: City of Chowchilla Community and Economic
 Development