

# Public Hearings

- Consideration of Zone Change 21-02 for Amendments to Title 18 “Zoning” of the La Habra Municipal Code Including Modifying 18.04.030 “Terms Defined”, Modifying Table 18.06.040.A “Land Use Matrix”, Replacing Section 18.12.150 “Accessory Dwelling Units,” Modifying Section 18.30 “Special Needs Housing” and Modifying Section 18.52.040.B “Applicability” of Chapter 18.52 “Planned Unit Development Overlay Zone.”

## UPDATES TO ZONING CODE SECTIONS

- Section 18.12.150 Accessory Dwelling Units
  - Replace whole section
- Section 18.04.030 Terms Defined
  - Update specified terms
- Table 18.06.040A Land Use Matrix
  - Replace “Residential” section
- Chapter 18.30 Special Needs Housing
  - Add specified terms
- Section 18.52.040 Applicability (PUD)
  - Replace certain language



## ACCESSORY DWELLING UNITS

- State laws allowing Accessory Dwelling Units
  - SB 13, AB 68, AB 881, AB 587, AB 670, and AB 671 (effective 1/1/2020)
  - AB 3182 (effective 1/1/2021)
- City adopted Ordinance 1813
- Revisions to Section 18.12.150
  - Organizes the section in a more coherent manner
  - Fills in missing standards
  - Adds language to address state requirements

## TERMS DEFINED

- Updates to definitions to remove outdated language
- Add new terms as required to match state terms
- Terms and definitions carried through other parts of Zoning Code

## LAND USE MATRIX

- Updates to chart to remove outdated terms
- Add new terms as required to match state terms
- Adds notes to specify special circumstances

EXHIBIT C

Permitted = P Conditional Use Permit = CUP Not Permitted = - Special Event Permit = S Home Occupation Permit = H	R-1a R-1b R-1c	R-2 R-3 R-4	R-5 R-6 R-7	MHP	C-R	C-P	C-1	C-2s C-2sH	C-2	C-3	OS	PC-1	M-1	SP-1
<b>RESIDENTIAL</b>														
A one-family dwelling	P	P	P	P	-	-	-	-	-	-	-	-	-	-
A one-family mobile home	-	-	-	P	-	-	-	-	-	-	-	-	-	-
A two-family dwelling or 2 one-family dwellings	-	P	P	-	P	-	-	-	-	-	-	-	-	-
Multiple-family dwellings, apartment houses, group dwellings, condominiums and cluster housing	-	P	P	-	P	-	-	-	-	-	-	-	-	-
Mobilehome Park (See Gov't Code 65827.7, Health & Saf. Code 18214).	CUP(4)	CUP(4)	CUP(4)	CUP										
Accessory Dwelling Unit or Junior Accessory Dwelling Unit	P	P	P	-	P(1)	-	-	-	-	-	-	-	-	P(1)
Factory-built housing or Manufactured home (less than 10 years old)	P	P	P	P	P	-	-	-	-	-	-	-	-	P(2)
Home Occupations	H	H	H	H	H(1)	-	-	-	-	-	-	-	-	H(1)
Boarding and rooming houses (3 or more individuals)	CUP	CUP	CUP	CUP	CUP	-	-	-	-	-	-	-	-	CUP(1)
Fraternity houses, sorority houses, and dormitories	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	-	-	-	CUP
Hotels/motels (provided not more than 20% of the units contain kitchen/kitchenettes)	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	-	CUP	-	CUP
Residential care facilities for the Elderly (serving 6 or fewer persons, allowed per Health & Safety Code 1569.85)	P	P	P	P	P(1)	-	-	-	-	-	-	-	-	P(1)
Residential care facilities for the Elderly (serving 7 or more persons, allowed per Health & Safety Code 1569.85)	CUP	CUP	CUP	CUP	CUP(1)	-	CUP	CUP	CUP	CUP	-	-	-	CUP
Congregate living health facilities (serving 6 or fewer persons, per Health & Safety Code 1267.16)	P	P	P	-	P(1)	-	-	-	-	-	-	-	-	P(1)
Congregate living health facilities (serving 7 or more persons, per Health & Safety Code 1267.16)	CUP	CUP	CUP	CUP	CUP(1)	-	CUP	CUP	CUP	CUP	-	-	-	CUP
Small family day care home (per California Health and Safety Code Section 1597.45(b))	P	P	P	P	P	-	-	-	-	-	-	-	-	P(1)

## SPECIAL NEEDS HOUSING

- Definitions added to match state terms
  - Congregate living health facility
  - Congregate housing for the elderly
  - Residential care facility for the elderly



## APPLICABILITY

- Modification of Chapter 18.52 Planned Unit Development Overlay Zone
  - Makes projects of 6 residential units or less exempt from PUD submittal requirements
  - Applicant has the option to utilize PUD process if they so desire
  - Meets state's intent to remove impediments to housing construction
  - Aligns with CEQA categorical exemption 15303 (6 or less units)