

Housing Element Program Summary

Table 1: Housing Program	
Housing Element Program	B2 Efficient Processing
Related Housing Element Policy	HE-2.8 Development Review: Maintain an efficient entitlement process with clear objectives, coordinated permit processing, objective design review and standards, and environmental clearance procedures.
Objectives	Adopt streamlined ministerial approval process for qualified projects and use HCD template approval process in accordance with GC §65913.4
Time Frame	Within one year of HEU adoption
How it is Addressed	Adding two new chapters to the zoning code, Chapter 18.24 (Objective Design Standards) and Chapter 18.84 (Ministerial Review Process) to codify the SB 35 review process and create objective design standards for multi-family and mixed-use developments in the City. Please see Attachment 6 and 8.
New Code Section	<i>New Chapter 18.24 (Objective Design Standards)</i> <i>New Chapter 18.84 (Ministerial Review Process)</i>
Housing Element Program	B3 Affordable Housing Ordinance
Related Housing Element Policy	HE 3.8 Regulatory Assistance. Use land use regulations, development controls, and regulatory concessions to accelerate and incentivize the development of all types of housing for all income levels.
Objectives	Revise the density bonus code consistent with recent state law; remove the conditional use permit requirement in accordance with state law
Time Frame	Within one year of HEU adoption
How it is Addressed	Amend zoning code to remove the requirement of conditional use permit. An applicant will be required to submit an Affordable Housing Application which will be reviewed and processed concurrently with the entitlement applications for the project.
Code Section Revised	Chapter 18.80 (Affordable Housing Incentives) 18.80.030 Application Requirements
Housing Element Program	B5 Mixed Use Development
Related Housing Element Policy	HE 2.5 Mixed Use. Support and facilitate mixed-use residential development that has appropriate on-site amenities, is compatible with adjacent land uses, offers a cohesive and high-quality design, and is at the appropriate scale for its location.
Objectives	<ul style="list-style-type: none"> a. Include a FAR standard of 1.5 for mixed use along corridors and clarify the mixed-use land use designation to allow for a minimum of 20% nonresidential uses. b. Eliminate one-acre site size requirement for projects that incorporate affordable housing beyond minimum 15% required.
Time Frame	Within one year of HEU adoption

How it is Addressed	Amend 18.54 (Mixed-Use Overlay Zones) to include clarification on purpose and intent of the code, along with adding new open space requirement and development standards to the parcel's General Plan Land Use. Additional regulation is provided on maximum density and maximum floor area ratio. Last but not least, all development shall be subject to a Design Review Application at a fee established pursuant to the provisions of Chapter 18.70.
New Code Section	Chapter 18.54 Mixed-Use Overlay Zones (MX)
Housing Element Program	B6 Residential Design Standards
Related Housing Element Policy	HE-2.7 Housing Design. Require housing developers to incorporate design elements in site planning, landscaping, and architectural features of buildings that are consistent with the General Plan, adopted design standards, and community context.
Objectives	<ul style="list-style-type: none"> a. Replace the neighborhood compatibility finding for design review approval with "consistency with objective development and design standards" b. Adopt ODDS for all residential and mixed use development and ensure that such standards will not unduly constrain the housing development.
Time Frame	Within one year of HEU adoption
How it is Addressed	Minor edits are made to Chapter 18.68 (Design Review), and a new Chapter 18.24 (Objective Design Standards for Multi-Family and Mixed-Use Development) is added to provide objective design regulation for multi-unit residential and mixed use.
New Code Section	<ul style="list-style-type: none"> a. Chapter 18.68 Design Review <ul style="list-style-type: none"> 18.68.010 Generally 18.68.050 Findings b. <i>NEW</i> Chapter 18.24 (Objective Design Standards for Multi-Family and Mixed-Use Development)
Housing Element Program	B8 Zoning Code and General Plan Amendment
Related Housing Element Policy	HE-2.7 Housing Design. Require housing developers to incorporate design elements in site planning, landscaping, and architectural features of buildings that are consistent with the General Plan, adopted design standards, and community context.
Objectives	<ul style="list-style-type: none"> a. Allow ADUs by-right in all zoning districts that allow single- and multiple-family housing, including MHP b. Allow employee housing for six or fewer employees in accordance with the HSC §17021.5. c. Raise height limit to at least 12'/story in R-3, R-4, R-5, R6, R-7 zones + structure height limit; delete covered garage required for studios in multi-family /mixed use zones.
Time Frame	Within one year of HEU adoption

How it is Addressed	Zoning code amendment to the Land Use Matrix (Table 18.06.040 A), Standards of Development (18.26.040), and Terms Defined (18.04.030) to allow ADUs by-right in all zoning districts that allow single and multiple-family housing, to allow employee housing, and to change development height limit in residential zones.
New Code Section	Table 18.06.040 A – Land Use Matrix 18.04.030 – Terms Defined 18.26.040 – Standards of Development Chapter 18.14 Off-Street Parking Requirements
Housing Element Program	D2: People with Disabilities
Related Housing Element Policy	HE-4.4 People with disabilities. Promote greater universal access to housing for people with disabilities and promote local efforts that give people with disabilities the opportunity to remain in their homes and/or the community.
Objectives	<ul style="list-style-type: none"> a. Implement reasonable accommodation process, eliminate \$81 filing fee, publicize process on City’s website, and allow the use of reasonable accommodation process to consider siting/modifying care facilities. a. Permit residential care facilities and other special needs housing consistent with state law and with HCD’s Technical Memo. See program D7 for changes to remove potential constraints.
Time Frame	Within one year of HEU adoption
How it is Addressed	Zoning code amendment to Chapter 18.10 (Reasonable Accommodation in Housing to Disabled Individuals), and Chapter 18.30 (Special Needs Housing) to define residential care facilities and special needs housing consistent with HCD’s Technical Memo and State Housing Laws.
New Code Section	Chapter 18.10 – Reasonable Accommodation in Housing to Disabled Individuals Chapter 18.30 – Special Needs Housing Table 18.06.040 A – Land Use Matrix
Housing Element Program	D3: Homeless Services
Related Housing Element Policy	HE-4.2 Homeless services. Address the needs of La Habra’s homeless population by supporting regional efforts to address the needs of the homeless and the delivery of a range of social, health, and other supportive services to them.
Objectives	<ul style="list-style-type: none"> a. Amend LHMC to allow transitional and supportive housing as by-right uses in the MHP zone. Remove 500-foot distance requirements that do not apply to other dwellings of the same type in the same zone (GC 65583)(c)(3)). b. Amend LHMC to allow supportive housing and low barrier navigation centers as a by-right use in zones for residential,

	<p>mixed uses, and nonresidential zones permitting multifamily uses. Amend parking standards per state law.</p> <ul style="list-style-type: none"> c. Amend LHMC to expand the definition of a shelter, allow the same residential uses in the overlay zone as the MHP zone, amend parking standards (AB 139), remove/modify governmental regulations that are constraints d. Remove two special needs housing categories—senior hotel and congregate housing—along with associated requirements. e. Eliminate requirement for management plans for transitional housing, domestic violence shelters, and other similar housing except where permitted by state law. f. Revise emergency shelter standards to ensure compliance with AB 2339 and 139, including parking, objective development standards, occupancy and operating standards, etc. Amend LHMC to allow residential uses allowed in the MHP Zone in the ES Overlay. g. Remove requirement that the transitional housing owner/manager provide information of each lessee, renter, resident, or occupant of the project to the City as part of management plan. h. Remove provision allowing revocation of the facility’s permit based on any violation of any law by residents or occupants of transitional housing while on the premises or mandates a crime free addendum that terminates residency for conviction for any criminal violation.
Time Frame	Within one year of HEU adoption
How it is Addressed	Amend zoning code as listed above. Codes with revisions include Table 18.06.040 A – Land Use Matrix, Chapter 18.30 (Special Needs Housing), Chapter 18.04 (Definitions), and Chapter 18.14 (Off-Street Parking Requirements).
New Code Section	Table 18.06.040 A – Land Use Matrix Chapter 18.30 – Special Needs Housing Chapter 18.04 – Definitions Chapter 18.14 – Off Street Parking Requirements
Housing Element Program	D7: Constraints to Group Homes and Housing for Disabled People
Related Housing Element Policy	HE-4.3 Senior housing services. Support the development of affordable senior housing and provision of supportive services to facilitate maximum independence and the ability of seniors to remain in their homes and/or the community.
Objectives	<ul style="list-style-type: none"> a. Replace the terms and definition of a “family” to a “housekeeping unit” and ensure the definition will not overly scrutinize living arrangement or reference lease agreements, household size, or other such criteria. b. Replace the definition of “one” and “two dwelling units” by the terms “single unit dwelling” and “two-unit dwellings” with no

	<p>reference to the design of the unit exclusively for occupancy or the number of families.</p> <ul style="list-style-type: none"> c. Replace definition of an “apartment unit” with the term “multi-unit dwellings” without reference to “families” or the number of occupants and replace the term bachelor units to a more gender neutral “studio” units. d. Expand the definition of “disability” to include both federal and more expansive state definitions of disability with respect to any limitation of a major life activity and cause of the disability. e. Revise definition of a “residential care” and “community care” facility (RCFs) to be consistent with the many facilities covered under the California Health & Safety, Welfare & Institutions, Government Codes. f. Permit group homes that operate as a single housekeeping unit and do not provide licensable services as a by-right use in all zones allowing single or multi-unit residences, subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all residences. g. Permit RCFs operating as a single housekeeping unit that provide licensable services to six or fewer residents as a by-right use in all zones allowing single or multi-unit residences, subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all residences. h. Permit RCFs that operate as a single housekeeping unit that provide licensable services to more than six residents as a conditional use based on generally applicable, nondiscriminatory findings. Revise to allow reasonable accommodation procedures to be used to comply with fair housing laws. i. For group homes with seven or more people, the City will analyze whether the CUP process creates a potential constraint on this type of housing. If the CUP is found to be a constraint, or if no determination can be made, then the City will amend the LHMC to provide more objective standards to analyze the conditional use permit request for these uses
Time Frame	Within one year of HEU adoption
How it is Addressed	Amend Table 18.06.040 A – Land Use Matrix and Chapter 18.04 (Definitions) to Housing Element Program D7 as listed above.
New Code Section	Table 18.06.040 A – Land Use Matrix Chapter 18.04 – Definitions