



AGENDA SUMMARY EUREKA CITY COUNCIL

TITLE: Amendment to Eureka Municipal Code Chapter 150 for Efficiency Dwelling Units

DEPARTMENT: Development Services – Planning/Public Works - Building

PREPARED BY: Caitlin Castellano, Senior Planner

PRESENTED FOR: Action Information only Discussion

RECOMMENDATION

1. Waive reading, read by title only and introduce Bill No.988-C.S. “An ordinance of the City of Eureka amending Eureka Municipal Code Title 15, Chapter 150, Sections 150.016 and 150.017, pertaining to Efficiency Dwelling Units ”.

FISCAL IMPACT

No Fiscal Impact Included in Budget Additional Appropriation

COUNCIL GOALS/STRATEGIC VISION

- Financially Sound City Providing Effective Services
- Municipal Code Update

DISCUSSION

An efficiency dwelling unit is a small, self-contained unit with not less than 220 square feet of floor area. The City adopts State Building Codes locally by reference, in Eureka Municipal Code Chapter 150, with some amendments (as allowed by law). Assembly Bill (AB) 352 (Santiago, 2017, codified as Health and Safety Code [HSC] Section 17958.1), amended existing State Housing Law authorizing a city or county to permit the construction and occupancy of efficiency dwelling units that have a minimum floor area of 150 square feet, so long as the reduction is allowed by local ordinance.

The 2040 General Plan’s 2019-2017 Housing Element, specifically Goal H-214 and Implementation Program IMP H-15 (both titled Motel Conversions to Affordable Housing), promotes and encourages the conversion of underutilized, non-residential spaces in existing motel buildings to residential uses, which often requires conversion of motel rooms that are less than 220 square feet, to dwelling units. Accessory Dwelling Units (ADUs) are principally permitted in all residential and mixed-use zoning districts,

and could potentially be proposed with less than 220 sf of floor area. And, ADUs are now allowed within portions of existing multi-family residential structures that are not used as habitable space. Existing spaces such as storage rooms, passageways, and garages may be less than 220 sf.

In order to effectively support the creation of housing through motel conversions, and to encourage the development of ADUs, the amendment to EMC Chapter 150 will incorporate the 150 sf minimum floor area as allowed by HSC Section 17958.1, and allow partial kitchen and bathroom facilities, when appropriate.

ENVIRONMENTAL

Amending the text of the Eureka Municipal Code is a “project” for the purposes of the California Environmental Quality Act (CEQA). However, pursuant to the CEQA Guidelines, section 15061, there is a general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Because the Text Amendment only sets forth regulations regarding the allowed size of a dwelling unit, the Text Amendment will not result in a significant effect on the environment.

STAFF’S RECOMMENDATION

Waive reading, read by title only, and introduce Bill No. 988-C.S. “An ordinance of the City of Eureka amending Eureka Municipal Code Title 15, Chapter 150, Sections 50.016 and 150.017, pertaining to Efficiency Dwelling Units”.

SUGGESTED MOTION

“I move the City Council waive reading, read by title only, and introduce Bill No. 988-C.S. An ordinance of the City of Eureka amending Eureka Municipal Code Title 15, Chapter 150, Sections 150.016 and 150.017, pertaining to Efficiency Dwelling Units”.

ATTACHMENTS:

- Bill No. 988-C.S.

REVIEWED AND APPROVED BY:

- City Attorney
- City Clerk/Information Technology
- Community Services
- Development Services
- Finance
- Fire
- Human Resources

Police
Public Works