

ORDINANCE NO. 1296

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING ORDINANCE AMENDMENT 13-03-0010 TO ALLOW FOR EMERGENCY, TRANSITIONAL AND SUPPORTIVE HOUSING, AND ORDINANCE 13-04-0020 TO ESTABLISH FAIR HOUSING REASONABLE ACCOMMODATION PROCEDURES.

WHEREAS, on October 13, 2007 the Governor signed Senate Bill 2 Chapter 633 of the Statutes of 2007 which amended California housing law to require all jurisdictions to accommodate emergency shelters, transitional housing, and supportive housing by-right without a discretionary review; and

WHEREAS, the City's current zoning regulations does not allow emergency shelters, transitional housing, supportive housing, or single resident occupancies, and the City of Perris desires to ensure its Zoning Code is in compliance with State Law; and

WHEREAS, Action 2.4 in the 2014-2021 Housing Element of the City of Perris General Plan requires the City to comply with Senate Bill 2, and amend Zoning Code Section 19.44, Industrial Zones, to permit emergency shelters by right in the General Industrial (GI) zone, excluding Specific Plan areas, without a conditional use permit or other discretionary permit; and

WHEREAS, Action 3.2 in the 2014-2021 Housing Element of the City of Perris General Plan requires the City to accommodate extremely low-income households and households with special needs by providing housing types appropriate for these groups including transitional and supportive housing. To accommodate this population and comply with Senate Bill 2, the City must amend Zoning Code Chapters 19.21 through 19.28, R-20,000 through MFR-22 and Section 19.34, R-5 Districts (Mobilehome Subdivisions), to allow transitional and supportive housing as a permitted use without a conditional use permit or other discretionary permit, subject only to those regulations that apply to other residential uses of the same type in the same zone, and

WHEREAS, Action 3.3 in the 2014-2021 Housing Element of the City of Perris General Plan requires the City to accommodate the needs of extremely low income households and households with special needs, comply with Senate Bill 2, and amend Zoning Code Section 19.38, CC Community Commercial and Chapters 19.21 through 19.28, R-20,000 through MFR-22 and Section 19.34, R-5 Districts (Mobilehome Subdivisions), all residential zones of the City, to allow Single Room Occupancy (SRO) housing as a permitted use without a conditional use permit or other discretionary permit, and

WHEREAS, Chapter 19.69 of the Zoning Code, Parking and Loading Requirements, was also amended to add parking standards for single room occupancies and emergency shelters, and

WHEREAS, the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) requires cities and counties implement fair housing reasonable accommodation procedures for making land use and zoning determinations concerning individuals with disabilities to further the development of housing for individuals with disabilities, and provide individuals with disabilities reasonable accommodation in rules, policies, practices, and procedures to ensure equal access to housing; and,

WHEREAS, the City's current zoning regulations does not provide reasonable accommodation procedures, and the City of Perris desires to ensure its Zoning Code is in compliance with State Law; and

WHEREAS, Action 2.9 in the 2014-2021 Housing Element of the City of Perris General Plan requires the City to identify and develop a plan for removing governmental constraints to housing for individuals with disabilities, including local land use and zoning constraints, or provide reasonable accommodation for those individuals; and

WHEREAS, in compliance with Action 2.9, and in accordance with federal and state fair housing laws, the City has prepared an Ordinance amending Chapter 19.87 of the City's Municipal Code to provide an administrative procedure for providing reasonable accommodation to individuals with disabilities that will operate promptly and efficiently without the use of the variance or conditional use permit processes set forth in the City's land use and zoning and building regulations; and,

WHEREAS, Zoning Code Chapter 19.08.10, Definitions, was also amended to add definitions for "emergency shelter", "reasonable accommodation", "single room occupancy", "supportive housing", "target population" and "transitional housing"; and

WHEREAS, in accordance with California Public Utilities Code Section 21676 the Ordinance Amendment 13-03-0010 was reviewed by the Riverside County Airport Land Use Commission (ALUC) and on July 11, 2013 the Riverside County ALUC found Ordinance Amendment 13-03-0010 and Ordinance Amendment 13-03-0020 consistent with the 1984 Riverside County Airport Land Use Plan, as applied to the March Air Reserve Base Airport Influence Area and with the Perris Valley Airport Land Use Compatibility Plan; and

WHEREAS, an Initial Study was prepared and finds that the project would not have significant impacts; therefore, a Negative Declaration has been prepared; and

WHEREAS, on August 7, 2013 a noticed public hearing occurred in which the Planning Commission recommended to the City Council adoption and approval of Negative Declaration No. 2302, Ordinance Amendment 13-03-0010, Ordinance Amendment 13-04-0020 ad General Plan Amendment 12-03-0004; and

WHEREAS, on August 7, 2013 the Planning Commission opened a public hearing at which time there was no public testimony, and

WHEREAS, on August 27, 2013 the City Council conducted a duly noticed public hearing on the proposed project, considered testimony and material in the staff report, accompanying documents and exhibits; and

WHEREAS, all legal prerequisites for the adoption of this Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PERRIS DOES ORDAIN AS FOLLOWS:

Section 1. The above recitals are all true and correct.

Section 2. The City Council finds, determines and declares that after preparing an Initial Study in compliance with Section 15072 of the California Environmental Quality Act (CEQA), which found that there would be no significant environmental impacts created by the proposed project, a Negative Declaration was prepared. Based on its own independent judgment that the facts stated in the initial study are true, the City Council hereby finds that the approval of Ordinance Amendment 13-03-0010 and Ordinance Amendment 13-04-0020 will not have potential negative environmental impacts.

Section 3. Based on the information contained within the staff report, and the accompanying attachments and exhibits, the City Council hereby finds in regard to Ordinance Amendment 13-03-0010 that:

- A. The proposed Ordinance Amendment is in general conformance with the General Plan. When the City of Perris adopted an update to the Housing Element of the General Plan for the 2014-2021 planning period, it included three Actions that address the City's desire to comply with Senate Bill 2. This includes Action 2.4 to permit Emergency Shelters, Action 3.2 to permit transitional and supportive housing and Action 3.3 to permit Single Room Occupancy (SRO) Housing. This code amendment implements these programs by adding these types of uses to the permitted use table in the Zoning Code and creating development standards to guide the development and use of these housing types. These development standards will also serve to protect the people who live and work in the City of Perris which is in conformance with the variety of other policies in the General Plan.
- B. The proposed Ordinance Amendment to the City's zoning regulations is internally consistent with other applicable provisions of the City's Development Code.

- C. The proposed Ordinance Amendment to the City's zoning regulations is in compliance with the provisions of the California Environmental Quality Act (CEQA).
- D. The proposed Ordinance Amendment is necessary and desirable for the development of the community and is in the interests or furtherance of the public health safety and general welfare. Currently the City does not have specific provisions to accommodate housing for homeless disabled and low income persons and is limited on its provisions to accommodate the elderly. The proposed code amendment will allow for the development of affordable and adequate housing that meets the needs of this underserved segment of the population. The code amendment will provide necessary and desirable opportunities to meet the needs of the community and by allowing proper housing in conjunction with the proposed development standards the City is taking a necessary step to protect the public health safety and welfare.
- E. Senate Bill 2 Chapter 633 of the Statutes of 2007 which amended California housing law to require all jurisdictions to accommodate emergency shelters, transitional housing, and supportive housing by-right without a discretionary review.

Section 4. Based on the information contained within the staff report, and the accompanying attachments and exhibits, the City Council hereby finds, in regard to Ordinance Amendment 13-04-0020 that:

- A. The proposed Ordinance Amendment to the City's zoning regulations are consistent with all of the applicable objectives, policies, general land uses, programs, and actions of all applicable elements in the General Plan.
- B. The proposed Ordinance Amendment to the City's zoning regulations is not detrimental to the public convenience, health, safety, or general welfare of the City.
- C. The proposed Ordinance Amendment to the City's zoning regulations is in compliance with the provisions of the California Environmental Quality Act (CEQA).
- D. The proposed Ordinance Amendment to the City's zoning regulations is internally consistent with other applicable provisions of the City's Development Code.
- E. The Federal Fair Housing Amendments Act of 1988 and California's Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodation in their land use and zoning regulations and practices when such accommodation may be necessary to afford individuals with disabilities an equal opportunity to housing.

Section 5. The City Council declares that should any provision, section, paragraph, sentence, or word of this Ordinance be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Ordinance shall remain in full force and effect.

Section 6. The Mayor shall sign this Ordinance and the City Clerk shall certify to the passage and adoption of this Ordinance, and shall cause the same to be published and posted pursuant to the provisions of law in this regard, and this Ordinance shall take effect thirty days after its final passage.

ADOPTED, SIGNED and APPROVED this 25th day of September 2013.

Mayor, Daryl R. Busch

ATTEST:

City Clerk, Nancy Salazar

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF PERRIS)

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Ordinance Number 1296 was duly and regularly introduced by the City Council of the City of Perris at a regular meeting held the 27th day of August 2013 and adopted by the City Council of the City of Perris at a regular meeting held the 25th day of September 2013, by the following called vote:

AYES: ROGERS, YARBROUGH, LANDERS, RODRIGUEZ, BUSCH
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

City Clerk, Nancy Salazar

CHAPTER 19.87

REASONABLE ACCOMMODATIONS IN HOUSING

Sections:

19.87.010	GENERAL
19.87.020	PURPOSE AND INTENT
19.87.030	IMPLEMENTING REASONABLE ACCOMMODATION
19.87.040	DISABILITY ELIGIBILITY
19.87.050	APPLICATION REQUIREMENTS
19.87.060	REVIEW AUTHORITY
19.87.070	FINDINGS AND DECISION
19.87.080	APPEAL DETERMINATION
19.87.090	NON-COMPLIANCE
19.87.100	ACCESSIBILITY GUIDELINES

19.87.010 GENERAL

Discrimination in housing on the basis of race, color, religion, sex, national origin, familial status, and disability is prohibited by federal and state law. Under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts), refusing residency to persons with disabilities, or placing conditions on their residency, and refusal to make reasonable accommodations in rules, policies, practices, or services when such accommodations may be necessary to afford a person with a disability the equal opportunity to use and enjoy a dwelling is discrimination. The Acts requires that housing providers allow residents to make reasonable structural modifications to units and public/common areas in a dwelling when those modifications may be necessary for a person with a disability to have full enjoyment of a dwelling. With very few exceptions, the Acts apply to privately and publicly owned housing, including housing subsidized by the federal government or rented through the use of Section 8 voucher assistance.

19.87.020 PURPOSE AND INTENT

- A. **Purpose.** The purpose of this chapter is to provide a formal procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) in the application of zoning laws and other land use regulations, policies and procedures, and to establish relevant criteria to be used when considering such requests.
- B. **Intent.** Fair housing laws prohibit discrimination against people based on their race, color, religion, national origin, sex, familial status, or disability.

For persons with disabilities, fair housing law extends further to make it illegal to:

1. Fail to make reasonable accommodation in rules, policies, and services to give a person with a disability equal opportunity to occupy and enjoy the full use of a housing unit; and
2. Fail to allow reasonable modification to the premises if the modification is necessary to allow full use of the premises.

19.87.030 IMPLEMENTING REASONABLE ACCOMMODATION

- A. **Use of Service Animals.** Individuals with disabilities have the right to use the services of a guide, signal or trained dog (or other such designated animal), and have such animals in or around their unit. No additional charges or security deposits may be imposed for having a guide, signal or trained animal. Tenants may be liable for any damage caused by their animals.
- B. **Modifications in Policies and Practices by Housing Provider.** At the request of an individual with a disability, a housing provider must make reasonable accommodations in rules, policies, practices or services to provide the individual equal opportunity to use and enjoy the dwelling. This includes, but is not limited to, the following:
1. Making an exemption to a “no pet” policy to enable a disabled tenant to have a service animal.
 2. Changing parking rules to enable a disabled tenant to have parking that meets his/her needs.
- C. **Physical Modifications by Disabled Tenant.** A housing provider must allow disabled individuals to reasonably modify existing premises if the modifications are necessary for the enjoyment of the amenities provided within the premises. The tenant is responsible for the cost of the modification. In some circumstances, a landlord may require that the tenant agree to restore the interior of the premises to the original condition. Examples of reasonable modifications include:
- Widening doorways
 - Lowering cabinets
 - Installing a wheelchair ramp
 - Converting a bathtub to a shower

19.87.040 DISABILITY ELIGIBILITY

- A. **Definition.** This Chapter applies only to those persons who are defined as disabled under the Acts. The Acts define a person with a disability to include persons who are regarded as having an impairment, and persons with a record of an impairment. The Federal Housing Administration (FHA) defines a disabled person as an individual with a physical or mental impairment that substantially limits one or more major life activities, such as walking, talking, seeing, hearing, breathing, performing manual tasks, caring for one's self, learning, and working.
- B. **Other Qualifying Disabilities.** Disabilities are not always obvious. It is important to recognize that disabilities do not always require a person to have an assistive device, such as a cane or hearing aid; disabilities are not always physical and therefore mental impairments such as chronic fatigue syndrome, a learning disability, autism spectrum, and mental illness all fit the FHA's definition. Also, the disease of addiction may qualify as a disability.
- C. **Proof of Disability.** A housing provider may request reliable disability-related information under the following conditions:
1. When it is necessary to verify that the person meets the Act's definition of disability (i.e., has a physical or mental impairment that substantially limits one or more major life activities);
 2. When the disability-related information describes the needed accommodation; and
 3. When the disability-related information demonstrates the relationship between the person's disability and the need for the requested accommodation.
- D. **Who Can Provide Proof of Disability.** Proof of disability can be provided by the individual, including documentation that they are under 65 years of age and receiving Supplemental Security Income or Social Security Disability Insurance benefits. A doctor or other medical professional, a peer support group, a non-medical service agency, or a reliable third party who is in a position to know about the individual's disability may also provide verification of a disability. An individual's medical records or detailed information about the nature of a person's disability is not usually necessary for this inquiry and should not be requested.

- E. **Confidentiality.** Once a housing provider has established that a person meets the Act's definition of disability, the provider's request for documentation should be limited to the information necessary to evaluate if the reasonable accommodation is needed because of a disability. Such information must be kept confidential and must not be shared with other persons unless they need the information to make or assess a decision to grant or deny a reasonable accommodation request or unless disclosure is required by law (e.g., a court-issued subpoena requiring disclosure).

19.87.050 APPLICATION REQUIREMENTS

- A. **Application and Fee.** Requests for reasonable accommodation shall be presented in a form approved by the Development Services Department, together with the appropriate fee, as established by resolution adopted by the City Council to be filed with the Planning Division. A Minor Single Family Residential (MSFR) application shall be filed for requests concerning one (1) single family residence. Requests concerning two or more residential units shall be filed on a Minor Development Plan Review (MDPR) application.
- B. **Combined Proceedings.** When the project for which the request for reasonable accommodation is being made includes a discretionary approval under this Title (including but not limited to a conditional use permit, development plan review, variance, general plan amendment or zone change), the application shall be submitted and reviewed at the same time as the related applications by the appropriate approval authority per Chapter 19.54.

19.87.060 REVIEW AUTHORITY

- A. **Approval Authority:**
 - 1. **Administrative Review.** Planning staff has the authority to review the appropriate submitted application and approve requests at the public counter for reasonable accommodation, including whether the applicant is a disabled person within the meaning of this chapter, if the required Findings in Section 19.87.070, FINDINGS AND DECISION, can be made. The appropriate fee shall be collected, and a building permit may be required.

2. **Encroachment into Setback Areas.** When a reasonable accommodation request includes any encroachment into the front or side yard setback area that results in a building size increase above what is allowed in the applicable zoning district with respect to height, lot coverage and floor area ratio maximums, or whenever a reduction in required parking is requested, the Development Services Director or designee shall determine if the proposal substantially conforms to the intent of the appropriate code section, in addition to complying with this reasonable accommodation ordinance provisions.
3. **Unpermitted Conversions.** Unpermitted conversions of garages, play rooms, storage rooms, accessory structures, etc., shall not be considered for occupancy unless such a conversion meets development standards for the zone, and the violation is corrected and/or permitted as required by the Development Services Division through Planning and Building Division review and approval.
4. **Decision.** If an immediate decision cannot be made administratively, the Development Services Director or designee shall render a decision within 10 days after the application is complete, and shall approve, approve with conditions or deny the application, based on the findings set forth below in Section 19.87.070, FINDINGS AND DECISION. The decision shall be in writing and mailed to the applicant.

19.87.070 FINDINGS AND DECISION

- A. **Findings.** Any decision on an application under this chapter shall be supported by written findings addressing the criteria set forth in this subsection. An application under this chapter for a reasonable accommodation shall be granted if all of the following findings are made:
1. The housing, which is the subject of the request, will be used by an individual disabled as defined under the Acts.
 2. The requested reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts.
 3. The requested reasonable accommodation would not impose an undue financial or administrative burden on the City.
 4. The requested reasonable accommodation would not require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning.
 5. The requested reasonable accommodation would not adversely impact surrounding properties or uses.

6. There are no reasonable alternatives that would provide an equivalent level of benefit without requiring a modification or exception to the City's applicable rules, standards and practices.

B. **Conditions of Approval.** In granting a request for reasonable accommodation, the reviewing authority may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation would comply with the findings required by Subsection (A) above.

C. **Time Limit.** Improvements for Reasonable Accommodation granted by the City to a property as provided in this Chapter shall run with the rental or lease of the housing unit by the disabled person, and may remain indefinitely. At any time in the future when such improvements are not required, they may be removed by the property owner or housing provider.

19.87.080 APPEAL DETERMINATION

Any decision on an application under this chapter shall be subject to appeal pursuant to Section 19.60.110 of the Perris Municipal Code.

19.87.090 NON-COMPLIANCE

A. **Requirement for Completion of Improvements.** When improvements to housing (new or existing) associated with reasonable accommodation are a condition of approval, such work shall be completed prior to building permit sign-off or certificate of occupancy. If this has not occurred, and a disabled person is waiting to occupy the housing unit, a notice will be issued by the Development Services Department. The notice shall particularly specify the work required to be done and shall state that if the work is not commenced within five (5) days after the receipt of such notice and diligently and without interruption prosecuted to completion, the City shall cause such work to be done, in which case the cost and expense of such work, including incidental expenses incurred by the City, will be assessed against the property or against each separate lot and become a lien upon the property.

B. **Complaints.** A disabled tenant or prospective tenant who believes they are a victim of discrimination may lodge a complaint in the following ways:

1. Contact the Regional Human Rights/Fair Housing Commission.

2. Contact the Department of Fair Employment and Housing (DFEH). DFEH is the state agency authorized to investigate housing discrimination complaints and enforce state fair housing laws.
3. Contact the Department of Housing and Urban Development (HUD). HUD is the federal agency authorized to investigate housing discrimination complaints and enforce federal fair housing laws.
4. File a private lawsuit in state or federal court.

19.87.100 ACCESSIBILITY GUIDELINES

- A. **New Housing.** All new housing construction consisting of three or more dwelling units must be designed and constructed in a manner that allows access to, and use by, disabled persons. See Section 1102A, Housing Accessibility, of the California Building Code 2010.
- B. **Existing Buildings.** Building standards contained in Section 1102A, Housing Accessibility, of the California Building Code 2010 do not apply to the alteration, repair, rehabilitation or maintenance of multifamily dwellings constructed for occupancy prior to March 13, 1991.
- C. **Limited Exceptions for Single Rooms and Roommates.** Reasonable accommodation provisions do not apply when the owner of an owner-occupied, single-family home rents out a room in the home to a roomer or a boarder, and there are no other roomers or boarders living in the household. However, the owner cannot make oral or written statements, or use notices or advertisements which indicate any preference, limitation, or discrimination based on race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability. Further, the owner cannot discriminate on the basis of medical condition or age.