

CITY OF FAIRFIELD

ORDINANCE NO. 2020-20

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAIRFIELD AMENDING VARIOUS SECTIONS OF CHAPTER 25, ARTICLE I OF THE FAIRFIELD CITY CODE (ALSO KNOWN AS THE ZONING ORDINANCE OF THE CITY OF FAIRFIELD) AMENDING THE DEFINITION OF “BOARDING HOUSE,” AMENDING THE DEVELOPMENT STANDARDS FOR BOARDING HOUSES, AMENDING THE LAND USE TABLES PERMITTING “BOARDING HOUSE, SMALL” IN ALL RESIDENTIAL ZONING DISTRICTS, CONDITIONALLY PERMITTING “BOARDING HOUSE, LARGE” IN THE RM, RH, AND RVH ZONING DISTRICTS, CONDITIONALLY PERMITTING “BOARDING HOUSES, SMALL” AND “BOARDING HOUSES, LARGE” IN THE CN, CO, CT, CC, AND CM ZONING DISTRICTS, PERMITTING “BOARDING HOUSES, SMALL” IN THE HO, HR, AND HWT ZONING DISTRICTS, AND PERMITTING “BOARDING HOUSES, LARGE” IN THE HWT AND HTD ZONING DISTRICTS

THE CITY COUNCIL OF THE CITY OF FAIRFIELD DOES ORDAIN AS FOLLOWS:

SECTION 1. Findings and Purpose.

- A. The availability of housing is a substantial concern throughout the State of California and Fairfield.
- B. Boarding houses in which multiple households or individuals share a single-family home or dwelling unit can offer lower cost housing options to meet the needs of existing and future residents.
- C. Boarding houses can provide affordable, flexible housing for students, workers, and others, and offer housing opportunities for persons with special needs, including supportive and transitional housing.
- D. The City’s existing regulations limit boarding houses to medium-density and high-density zoning districts and require a Conditional Use Permit in those districts.
- E. It is likely that there are many boarding houses operating in the City that do not meet current Zoning requirements but provide affordable housing within the community, including boarding houses providing housing for special needs populations under local or County housing programs.
- F. The proposed regulations revise and clarify the City’s requirements for boarding houses, differentiate between small boarding houses with six or fewer households and large boarding houses, permit small boarding houses in all single-family residential

districts, establish minimum standards, and establish a process for review and approval for each boarding house in the City of Fairfield.

SECTION 2. The definition of “Boarding House” in subsection B of Section 25.50.2 (Land Use Definitions) of Chapter 25, Article I is hereby replaced by the following definitions:

“Boarding House, Small. The renting of rooms within a dwelling to three to six separate households where each household is subject to a separate rental or lease agreement or other payment arrangement with the property owner. Small Boarding Houses may include but are not limited to fraternity or sorority houses, housing for migrant farm workers, and supportive and transitional housing programs. Meals may or may not be provided, but there is one common kitchen facility. Small Boarding Houses differ from the Community Care Facility-Residential in that they are not licensed by the State of California.

Boarding House, Large. The renting of rooms within a dwelling to seven or more separate households where each household is subject to a separate rental or lease agreement or other payment arrangement with the property owner. Large Boarding Houses may include but are not limited to fraternity or sorority houses, housing for migrant farm workers, supportive and transitional housing programs, and residential motels and hotels, except for those facilities that meet the Single Room Occupancy land use definition. Meals may or may not be provided, but there is one common kitchen facility. Large Boarding Houses differ from the Community Care Facility-Residential in that they are not licensed by the State of California.”

SECTION 3. Chapter 25, Article I Section 25.32.12 is hereby amended as follows, with additions in underline and deletions in strikethrough text:

25.32.12 Boarding Houses

~~Small Boarding Houses including facilities for single migrant farm workers,~~ shall obtain Zoning Clearance from the Community Development Department prior to establishment of a boarding house use.

Large Boarding Houses shall obtain a Zoning Clearance or a Conditional Use Permit, depending on the Zoning District, prior to initial establishment of the Large Boarding House use.

All boarding houses shall be subject to the following requirements:

1. There shall be no exterior signage indicating the use.

2. All boarding houses shall meet applicable housing, fire, and building codes.
3. Boarding houses shall be separated by a minimum 300-foot distance from each other. No boarding house shall be located in the same block as another boarding house.
4. Boarding houses shall provide one parking space for each household, lease, or payment arrangement. For boarding houses whose residents do not possess drivers' licenses or registered vehicles, the Community Development Director or his designee may waive or reduce this requirement. However, a change in tenancy may require parking spaces be provided for households with additional licenses or registered vehicles. Parking spaces shall meet the following requirements:
 - a. At least two covered parking spaces shall be provided within a garage or accessory structure on the property.
 - b. Driveways shall not exceed 60% of the width of the property frontage.
 - c. Tandem parking may meet the parking requirements of this section.
 - d. On street parking fronting only on the residential property may be used to meet the requirements of this section.

SECTION 4. Table 25-1 (Residential Land Use Regulations) is hereby amended to Permit "Boarding Houses, Small" in all residential zoning districts.

SECTION 5. Table 25-1 (Residential Land Use Regulations) is hereby amended to Conditionally Permit "Boarding Houses, Large" in the RM, RH, and RVH zoning districts.

SECTION 6. Table 25-9 (Commercial Land Use Regulations) is hereby amended to Conditionally Permit "Boarding Houses, Small," and "Boarding Houses, Large," in the CN, CO, CT, CC, and CM Zoning Districts.

SECTION 7. Table 25-H1 (Heart of Fairfield Land Use Regulations) is hereby amended to Permit "Boarding Houses, Small" in the HO, HR, and HWT Zoning Districts.

SECTION 8. Table 25-H1 (Heart of Fairfield Land Use Regulations) is hereby amended to Permit "Boarding Houses, Large" in the HWT and HTD Zoning Districts.

SECTION 9. Table 25-H1 (Heart of Fairfield Land Use Regulations) is hereby amended to Conditionally Permit “Boarding Houses, Large” in the HO and HR Zoning Districts.

SECTION 10. Based on the information presented by staff, the City Council has determined that this ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures. As this Ordinance establishes regulations for the operation of existing residential properties, the Ordinance is exempt from further CEQA review.

SECTION 11. This ordinance shall be effective 30 days following its adoption by the City Council. A summary of this ordinance shall, within fifteen (15) days after passage, be published in accordance with Section 36933 of the Government Code of the State of California with the names of the City Councilmembers voting for and against it.

INTRODUCED at a regular meeting of the City Council of the City of Fairfield on the 20th day of October, 2020, and

PASSED AND ADOPTED this ____ day of _____, 2020, by the following vote:

AYES: Councilmembers: PRICE / BERTANI / MOY / TIMM / VACCARO

NOES: Councilmembers: _____

ABSENT: Councilmembers: _____

ABSTAIN: Councilmembers: _____

MAYOR

ATTEST:

CITY CLERK