

City of Isleton

City Council
Staff Report

DATE: March 14, 2023

ITEM#: 4.A

CATEGORY: Communication

**LEAGUE OF CALIFORNIA CITIES.
CITY OF RIO VISTA, CITY OF ISLETON WASTEWATER.
CITY OF ISLETON LETTER TO RIO VISTA.**

SUBJECT:

- A. League of California Cities-Call for Applications – 2023 California Civic Leadership Institute.
- B. City of Rio Vista, City of Isleton Wastewater.
- C. City of Isleton letter to Rio Vista, Transfer of Wastewater from Isleton to Rio Vista, request.

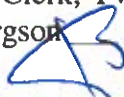
FISCAL IMPACT

There is no fiscal impact.

RECOMMENDATION

City Council receive communication.

Prepared and Submitted by: Deputy City Clerk, Yvonne Zepeda ✓
Reviewed by: City Manager, Charles Bergson





LEAGUE OF
**CALIFORNIA
CITIES**



CALIFORNIA
CIVIC LEADERSHIP INSTITUTE

March 1, 2023

TO: Mayors, Council Members, and City Staff
FROM: Bismarck Obando, Director of Public Affairs, League of California Cities
SUBJECT: Call for Applications – 2023 California Civic Leadership Institute

The League of California (Cal Cities) is pleased to announce that the call for applications is now open for the 2023 California Civic Leadership Institute (CCLI).

Cal Cities created the CCLI program in 2005 to provide legislative candidates an in-depth understanding of a wide array of critical statewide issues, the tools needed for success when elected to the Legislature, and a forum where lasting bonds can be shared among California's rising political leaders.

In its 18th year, the CCLI continues to offer city officials who are actively, or exploring, a run for the State Senate or State Assembly, with an opportunity to participate in this specialized and unique educational program which provides the tools needed to be successful should they continue on to the State Legislature. CCLI graduates become part of an exclusive alumni network while also being recognized at Cal Cities events. CCLI is honored to claim 23 current members of the California Legislature, three California Constitutional Officers, two members of the U.S. House of Representatives, and U.S. Senator Alex Padilla as graduates.

We are proud of the high-quality leaders serving local governments throughout California and are grateful to have the resources available to offer this prestigious program to help their ascension to higher office. Any mayor, council member, or city staff member may apply to the CCLI program. Additionally, applications are accepted from elected officials serving counties, special districts, school boards, or tribal forms of government.

Space is limited for this educational program. Applications must be submitted through the online form by 5:00 p.m. on **Friday, March 17, 2023**. Once applications have been reviewed, confirmations will be sent to the selected applicants by the end of March 2023.

Any questions related to the program or application process, please contact Sara Sanders at sanders@calcities.org or (916) 548-9030. I look forward to your response to this exciting opportunity at Cal Cities.

Bismarck Obando

Bismarck Obando
Director of Public Affairs
League of California Cities



CITY OF RIO VISTA

1 Main Street, Rio Vista, California 94571

Phone (707) 374-6451

March 1, 2023

Mr. Charles Bergson, City Manager

City of Isleton

101 2nd Street

Isleton, CA 95641

Sent via email: cbergson@cityofisleton.com

RE: City of Isleton wastewater

Dear Mr. Bergson,

I am writing to you to request some specific items in an effort to ascertain if the City of Rio Vista can assist you and the City of Isleton with your current wastewater issues.

First, be advised I am your primary point of contact on this matter. City staff nor our service providers should be contacted for this or other requests for assistance.

I understand from conversations with the Regional Water Quality Control Board that you wish to haul untreated wastewater to Rio Vista's Northwest Wastewater Treatment Plant. In order to present this request for City Council's consideration at their next regular meeting (March 7), we will need you to provide a written proposal, no later than close of business on March 3, that entails at a minimum the following points:

- o The daily amount of sewage anticipated to be transferred to the NW WWTP;
- o The requested duration for hauling sewage by truck to the City;
- o How the City of Isleton proposes to indemnify and reimburse the City of Rio Vista for its costs in providing this assistance.

Please include any other information you believe relevant.

Finally, please make no mistake that at present, the City of Rio Vista has not authorized delivery of wastewater from to its wastewater treatment plant and any trucks sent to the facility, unless and until formal authorization is provided by the City of Rio Vista, will be denied access.

I am forwarding copies of this letter to the Central Valley Regional Water Quality Control Board for their information. The City of Rio Vista will also be asking them to issue the appropriate letter relieving the City and our service provider of any and all liability, should the City choose to allow Isleton to transport untreated sewage to the NW WWTP.

City of Rio Vista
March 2, 2023
City of Isleton wastewater... (cont'd)

If you have any questions, please email me back so we can facilitate getting these materials prepared.

Sincerely,



Phil Carter
Interim City Manager

cc via email: Kari Holmes, kari.holmes@waterboards.ca.gov
Melissa Sandvold, melissa.sandvold@veolia.com
John Baum, john.baum@waterboards.ca.gov
Xuan Luo, xuan.luo@waterboards.ca.gov
Jon Rohrbough, jon.rohrbough@waterboards.ca.gov
Robin Borre, rborre@ci.rio-vista.ca.us
Greg Malcolm, gmalcolm@ci.rio-vista.ca.us

FOR CC
CORRESPONDENCE



City of Isleton

101 Second Street

P.O. Box 716

Isleton, California 95641

Tel: 916-777-7770

March 3, 2023

Phil Carter, Interim City Manager
City of Rio Vista
1 Main Street
Rio Vista, California 94571 [pcarter@ci.rio-vista.ca.us]

RE: Transfer of Wastewater from Isleton to Rio Vista, Request

Dear Mr. Carter,

As discussed, the recent adverse weather in tandem with the geology of the Delta has and continues to inundate the City of Isleton's wastewater treatment plant to the limit of its capacity. Isleton's plant is approaching an overflow into a public body of water. Isleton appreciates Rio Vista's offer of assistance to alleviate this problem.

In response to your letter of March 1, 2023 regarding information on the nature of Isleton's request, the following is provided:

- The daily amount of sewage anticipated to be transferred to the North West Wastewater Treatment Plant is 150,000 gallons per day.
- The request duration for transferring this sewer by truck is approximately three weeks through April 1, 2023.
- The City will indemnify and reimburse the City of Rio Vista for its costs in providing this assistance.
- The proposed transfer is not untreated wastewater. This wastewater has gone through screening and primary clarification.

In general, the amount of discharge Isleton wants to transfer is not large nor deleterious to a treatment plant. Isleton is presently transferring sewage to the Sacramento Regional County Sanitation District, however at an insufficient rate to prevent overflow.

Rio Vista's availability is instrumental in efforts to mitigate this problem and is much appreciated by the City of Isleton. Please do not hesitate to contact this office for further information.

Respectfully,

Charles Bergson, P.E.
City Manager, City of Isleton

City of Isleton

City Council Staff Report

DATE: March 14, 2023

ITEM#: 5.A

CATEGORY: Consent Calendar

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF FEBRUARY 28, 2023 AND SPECIAL CITY COUNCIL MEETING OF JANUARY 30, 2023

SUMMARY

A. Review of the Regular City Council Meeting minutes of February 28, 2023 and Special City Council Meeting of January 30, 2023.

FISCAL IMPACT



There is no fiscal impact associated with this action.

RECOMMENDATION

A. City Council review and approve the draft minutes of the Regular City Council meeting of February 28, 2023 and Special City Council Meeting of January 30, 2023.

ATTACHMENTS

- Minutes of the Regular City Council Meeting of February 28, 2023 and Special City Council Meeting of January 30, 2023.

Reviewed by: Charles Bergson, City Manager 
Prepared and Submitted by: Yvonne Zepeda, Deputy City Clerk 

CITY OF ISLETON

Special City Council Meeting Minutes

Monday, January 30, 2023 at 6:30pm

208 Jackson Boulevard

Isleton, California 95641

You can call in to join our public meeting

TELECONFERENCE OR IN PERSON MEETING

This meeting will be held via teleconference or in person, pursuant to Executive Order N-29-20 issued by the State of California Executive Order by Governor Gavin Newsom on March 17, 2020. All members of the public interested in participating in this Zoom meeting can dial in by phone at 408-638-0968 (do not put a 1 before the number), Personal Meeting ID 337-903-7904# (for Personal ID just hit #) and then Passcode 123456#. For computer log-in, follow the link below.

Join Zoom Meeting

<https://us02web.zoom.us/j/3379037904?pwd=cWdVNkN5aHUxcjVwRGRlM1BpajcwZz09>

Meeting ID: 337 903 7904

Passcode: 123456

1. OPENING CEREMONIES

- A. Welcome & Call to Order – Mayor Pamela Bulahan called to order.
- B. Pledge of Allegiance
- C. Roll Call: Present – Councilmember’s Kelly Hutson, David Kent, Iva Walton, Vice Mayor Paul Steele, Mayor Pamela Bulahan, City Manager Charles Bergson.

2. AGENDA CHANGES OR DELETIONS

ACTION: None.

3. PUBLIC COMMENT

This is an opportunity for the public to speak to the Council on any item other than those listed for public hearing on this Agenda. Speakers are requested to use the podium in front of the Council and to begin by stating their name, whether they reside in Isleton and the name of the organization they represent if any. The Mayor may impose a time limit on any speaker depending on the number of people wanting to speak and the time available for the rest of the Agenda. In the event comments are related to an item scheduled on the Agenda, speakers will be asked to wait to make their comments until that item is being considered.

AMERICANS WITH DISABILITIES ACT NOTICE: In compliance with the Americans with Disabilities Act, persons needing a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, may contact Deputy City Clerk Yvonne Zepeda, at (916) 777-7770, by fax at (916) 777-7775 or by email to Yvonne.zepeda@cityofisleton.com at least 48 hours prior to the meeting.

GOV. CODE § 54957.5 NOTICE: Public records related to an agenda item that are distributed less than 72 hours before this meeting are available for public inspection during normal business hours at Isleton City Hall located at 101 Second Street, Isleton, California 95641.

ACTION: Aleida Suarez- Packets available. Main Street Porta Potty restroom going to be replaced? City Manager said the porta potty will be replaced.

4. COMMUNICATION

A. Email from CalCities.

B. Letter from California State Senate, Bill Dodd, Senator, Third District.

C. Regional San-Letter of authorization LOA-011923 for disposal of hauled liquid waste to Sacramento Regional County Sanitation District.

D. 2023 Training workshop, May 10, 11, & 12, 2023, Criminal Justice.

E. Letter from Memoriesman.com owner, Mark Marymee.

ACTION: Information only. Sue Tipp will bring proposal to City Hall.

5. CONSENT CALENDAR

- A. SUBJECT:** Cannabis Conditional Use Permit Application CUP 02-22 and Development Agreement DA 2022-02, 51 Main Street, Isleton Cannabis Company, Inc. formerly known as TPCC Incorporated and Timeless Palliative Care Collective.

RECOMMENDATION:

1. Adopt City Council Resolution 01-23 approving Conditional Use Permit Application CUP 02-02 and Development Agreement DA2022-02 (Attachment A); and
2. Conduct Second Reading in title only of Ordinance 2023-01 approving Development Agreement DA 2022-02 (Attachment B).

ACTION: Councilmember Iva Walton motion to (1) adopt City Council Resolution 01-23 approving Conditional Use Permit Application CUP 02-02 and Development Agreement DA2022-02 (Attachment A); Vice Mayor Paul Steele second the motion. AYES: Councilmember's Kelly Hutson, David Kent, Iva Walton, Vice Mayor Paul Steele, Mayor Pamela Bulahan. NOES: None. ABSTAIN: None. ABSENT: None. PASSED 5-0.

Councilmember Iva Walton motion to Conduct (2) Second Reading in title only of Ordinance 2023-01 approving Development Agreement DA 2022-02 (Attachment B). Vice Mayor Paul Steele second the motion. AYES: Councilmember's Kelly Hutson, David Kent, Iva Walton, Vice Mayor Paul Steele, Mayor Pamela Bulahan. NOES: None. ABSTAIN: None. ABSENT: None. PASSED 5-0.

6. PUBLIC HEARING

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- A. SUBJECT:** Isleton Water Tower Park, Historic Landmark designation, 411 Union Street, Isleton, CA.

RECOMMENDATION: Adopt City Council Resolution No. 002-23, approving designation of the Isleton Water Tower as a Landmark.

ACTION: Vice Mayor Paul Steele motion to continue Public Hearing to February 28, 2023. Councilmember Kelly Hutson second the motion. **AYES:** Councilmember's Kelly Hutson, David Kent, Iva Walton, Vice Mayor Paul Steele, Mayor Pamela Bulahan. **NOES:** None. **ABSTAIN:** None. **ABSENT:** None. **PASSED** 5-0.

7. OLD BUSINESS

- A. SUBJECT:** General Plan Housing Element Policy Implementation.

RECOMMENDATION: It is recommended that City Council review draft Interim General Plan Interim Review Policy 1-23 and approve it.

ACTION: Moved to Planning Commission February 27, 2023.

8. NEW BUSINESS

- A. SUBJECT:** Ratification of Declaration of State of Emergency resulting from winter storms issued on January 19, 2023

RECOMMENDATION: It is recommended City Council ratify the City of Isleton Declaration State of Emergency, Declaration by the Mayor of the City of State of Emergency Resulting from Winter Storms.

ACTION: Vice Mayor Paul Steele motion to ratify the City of Isleton Declaration State of Emergency, Declaration by the Mayor of the City of State of Emergency Resulting from Winter Storms. Councilmember David Kent second the motion. **AYES:** Councilmember's Kelly Hutson, David Kent, Iva Walton, Vice Mayor Paul Steele, Mayor Pamela Bulahan. **NOES:** None. **ABSTAIN:** None. **ABSENT:** None. **PASSED** 5-0.

- B. SUBJECT:** Councilmember stipend, proposed.

RECOMMENDATION: It is recommended that City Council review and provide direction on Councilmember stipends.

ACTION: Vice Mayor Paul Steele motion to approve a one hundred dollars (\$100.00) stipend once a month. Councilmember Iva Walton second the motion.

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AYES: Councilmember's Kelly Hutson, David Kent, Iva Walton, Vice Mayor Paul Steele, Mayor Pamela Bulahan. NOES: None. ABSTAIN: None. ABSENT: None. PASSED 5-0.

C. SUBJECT: City Night Patrol Services.

RECOMMENDATION: It is recommended that the City Council authorize the City manager negotiate a contract for Night Watchman services.

ACTION: Councilmember David Kent motion to authorize the City Manager negotiate a contract for Night Watchman services. Councilmember Iva Walton second the motion. AYES: Councilmember's Kelly Hutson, David Kent, Iva Walton, Vice Mayor Paul Steele, Mayor Pamela Bulahan. NOES: None. ABSTAIN: None. ABSENT: None. PASSED 5-0.

D. SUBJECT: Proposed agenda format modification, presented by Councilmember David Kent.

RECOMMENDATION: To receive and give direction on proposed agenda format modification.

ACTION: Tabled to next meeting.

E. SUBJECT: Resolution No. 02-23, a Resolution on the City Council of the City of Isleton authorizing the City Manager to represent the city for the Wastewater Treatment System Improvement Project.

RECOMMENDATION: It is recommended City Council approve Resolution 02-23 A Resolution of the City Council of the City of Isleton authorizing the City Manager to represent the City for the Wastewater Treatment System Improvement Project.

ACTION: Councilmember Kelly Hutson motion to approve Resolution 02-23, A Resolution of the City Council of the City of Isleton authorizing the City Manager to represent the City for the Wastewater Treatment System Improvement Project. Councilmember David Kent second the motion. AYES: Councilmember's Kelly Hutson, David Kent, Iva Walton, Vice Mayor Paul Steele, Mayor Pamela Bulahan. NOES: None. ABSTAIN: None. ABSENT: None. PASSED 5-0

F. SUBJECT: Delta Residents Survey Presentation from Delta Stewardship Council.

RECOMMENDATION: It is recommended City Council receive the Delta Stewardship Council Delta Residents Survey presentation.

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ACTION: Delta Stewardship Council Residents Survey presentation. Surveys will be sent out to residents. Survey will assist in flooding and droughts and similar challenges.

9. COUNCIL REPORTS AND COMMITTEE UPDATES

- A. Councilmember Kelly Hutson-Project on 6th St. concerned two of them are landscaping and if they are going to remove shipping containers. Are they going to move forward? Action through Code Enforcement.
- B. Councilmember David Kent- Cal Cities – credible, informative and inspiring.
- C. Councilmember Iva Walton-GHAD-Dean and I have mixed feelings. LAFCo meeting next week. Crawdad meeting was good.
- D. Vice Mayor Paul Steele-SPAM Festival-Raffle prizes needed. Crawdad festival is moving better than possible. We need more golf carts. Historical Preservation/Tunnel Project/Water Storage problem/Crosswalk at Peter’s Steak House, associate to be on site February 8, 2023 to look at it.
- E. Mayor Pamela Bulahan – Land Use meeting, SACOG Thursday.

10. STAFF GENERAL REPORTS AND DISCUSSION

- A. City Manager Report – Crawdad meeting/Ponds/Boat Launch Study next meeting.
- B. Fire Chief Report – In Training.
- C. Commissioner and Sub-Committee Report – None.

11. CLOSED SESSION

11.1 None.

12. ADJOURNMENT

AYES:

NOES:

ABSTAIN:

ABSENT:

MAYOR, Pamela Bulahan

ATTEST:

DEPUTY CITY CLERK, Yvonne Zepeda

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CITY OF ISLETON

Regular City Council Meeting Agenda

Tuesday, February 28, 2023 at 6:30pm
208 Jackson Boulevard
Isleton, California 95641

You can call in to join our public meeting
TELECONFERENCE OR IN PERSON MEETING

Join Zoom Meeting

<https://us02web.zoom.us/j/3379037904?pwd=cWdVNkN5aHUxcjVwRGR1M1BpajcwZz09>

Meeting ID: 337 903 7904

Passcode: 123456

1. OPENING CEREMONIES

- A. Welcome & Call to Order – Mayor Pamela Bulahan called to order 6:30pm.
- B. Pledge of Allegiance
- C. Roll Call: PRESENT: Councilmember’s Kelly Hutson, David Kent, Iva Walton, Vice Mayor Paul Steele, Mayor Pamela Bulahan, City Manager Charles Bergson.
- D. Recognition of Councilmember Service. Moved to next meeting.

2. AGENDA CHANGES OR DELETIONS

ACTION: 1.D March 14, 2023.

3. PUBLIC COMMENT

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ACTION: Michelle Burke-City Website, draft of minutes. Brown Act.

4. COMMUNICATION

- A. A California State Lands Commission letter.
- B. SCPH Statement on the end of COVID-19 State and local emergencies.

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ACTION: A. Timeliness for renewal. B. Need to return to in person meetings. Advise all Councilmember's to be present and post and invite the public to participate.

5. CONSENT CALENDAR

- A. SUBJECT:** Approval of Minutes of the Regular City Council Meeting of January 10, 2023.

RECOMMENDATION: City Council review and approve draft minutes of the Regular City Council meeting of January 10, 2023.

ACTION: Vice Mayor Paul Steele motion to approve draft minutes of the Regular City Council meeting of January 10, 2023. Councilmember Kelly Hutson second the motion. **AYES:** Councilmember's Kelly Hutson, David Kent, Iva Walton, Vice Mayor Paul Steele, Mayor Pamela Bulahan. **NOES:** None. **ABSTAIN:** None. **ABSENT:** None. **PASSED 5-0.**

6. PUBLIC HEARING

- A. SUBJECT:** None.

7. OLD BUSINESS

- A. SUBJECT:** City of Isleton, Crawdad Festival update.

RECOMMENDATION: Receive update on Crawdad Festival.

ACTION: Vice Mayor Paul Steele gave update on Crawdad Festival and will look into the family fee to enter festival.

- B. SUBJECT:** Council agenda modifications, proposed.

RECOMMENDATION: It is recommended that City Council review and provide direction on the proposed Agenda modifications.

ACTION: City Manager will forward to City Attorney for review.

- C. SUBJECT:** City Council approve Ordinance No. 2023-04, allowing and regulating domestic animals zoned residential parcels (R-1), amendment to Ordinance No. 218.

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RECOMMENDATION: It is recommended City Council approve Ordinance No. 2023-04, allowing and regulating domestic animals zoned residential parcels (R-1), amendment to Ordinance No. 218.

ACTION: City Council directed Ordinance No. 2023-04, allowing and regulating domestic animals zoned residential parcels (R-1) amendment to Ordinance No. 218, to be sent to planning commission.

- D. SUBJECT:** Ordinance No. 2023-05, an Ordinance amending Ordinance No. 2016-02 of the City of Isleton concerning camping within city limits.

RECOMMENDATION: It is recommended that City Council approve amending the City's Unlawful Camping Ordinance No. 2023-05.

ACTION: City Council by consensus motion to bring back next meeting for a first reading. PASSED 5-0.

8. NEW BUSINESS

- A. SUBJECT:** Isleton Museum Request City support, sewer fees.

RECOMMENDATION: It is recommended that City Council grant sewer utility service to the Isleton Museum at no charge.

ACTION: Councilmember Kelly Hutson motion to grant sewer utility service to the Isleton Museum at no charge. Vice Mayor Paul Steele second the motion. AYES: Councilmember's Kelly Hutson, David Kent, Iva Walton, Vice Mayor Paul Steele, Mayor Pamela Bulahan. NOES: None. ABSTAIN: None. ABSENT: None. PASSED 5-0.

- B. SUBJECT:** Ordinance No. 2023-02 an Ordinance of the City Council of the City of Isleton amending Ordinance No. 05-2011 an Ordinance of the City Council of the City of Isleton.

RECOMMENDATION: City Council adopt Ordinance 2023-02 amending the Historic Preservation Ordinance.

ACTION: Vice Mayor Paul Steele motion to adopt Ordinance 2023-02 amending the Historic Preservation Ordinance. Councilmember Kelly Hutson second the motion. AYES: Councilmember's Kelly Hutson, David Kent, Iva Walton, Vice Mayor Paul

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Steele, Mayor Pamela Bulahan. NOES: None. ABSTAIN: None. ABSENT: None.
PASSED 5-0.

C. SUBJECT: City Council Sub Committees assignments and appointments.

RECOMMENDATION: That City Council appoint representatives to Sub-Committees and Government agencies.

ACTION: City Council appointed representative to Sub-Committees and Government Agencies.

D. SUBJECT: Village on the Delta Lighting and Landscaping Assessment District No. 2007-1, reimbursement request.

RECOMMENDATION: It is recommended that the City Council receive this request and direct the completion of the review and analysis of this request for reimbursement from the Village on the Delta Lighting and Lighting Assessment District.

ACTION: City to review fees and cost to the city.

E. SUBJECT: Resolution No. 05-23 of the City Council of the City of Isleton approving CALOES for OES-FPD-130 (REV. 10-22) designation of applicant's agent resolution for non-state agencies to authorize City Manager to execute for and on behalf of the City of Isleton application for DR-4683.

RECOMMENDATION: It is recommended City Council approve Resolution No. 05-23 of the City Council of the City of Isleton approving CALOES for OES-FPD-130 (REV. 10-22) designation of applicant's agent resolution for non-state agencies to authorize City Manager to execute for and on behalf of the City of Isleton application for DR-4683.

ACTION: Vice Mayor Paul Steele motion to approve Resolution No. 05-23 of the City Council CALOES for OES-FPD-130 (REV. 10-22) designation of applicant's agent resolution for non-state agencies to authorize City Manager to execute for and on behalf of the City of Isleton application for DR-4683. Councilmember Kelly Hutson second the motion. AYES: Councilmember's Kelly Hutson, David Kent, Iva Walton, Vice Mayor Paul Steele, Mayor Pamela Bulahan. NOES: None. ABSTAIN: None. ABSENT: None. PASSED 5-0.

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F. SUBJECT: Moratorium on Conditional Use Permit.

RECOMMENDATION: It is recommended that City Council consider a moratorium on Conditional Use Permits (CUP) and provide direction to staff.

ACTION: Direction to have a joint meeting for City Council and Planning Commission and a separate meeting for Stakeholders for Cannabis.

G. SUBJECT: Draft letter to County Supervisor Pat Hume.

RECOMMENDATION: Consider the draft letter to County Supervisor Pat Hume.

ACTION: Vice Mayor Paul Steele motion to draft letter to County Supervisor Pat Hume. Councilmember Iva Walton second the motion. AYES: Councilmember's Kelly Hutson, David Kent, Iva Walton, Vice Mayor Paul Steele, Mayor Pamela Bulahan. NOES: None. ABSTAIN: None. ABSENT: None. PASSED 5-0.

9. COUNCIL REPORTS AND COMMITTEE UPDATES

- A. Councilmember Kelly Hutson – None.
- B. Councilmember David Kent – What are the rights of civilized and pursuit a life style, no special accommodations and compatibility.
- C. Councilmember Iva Walton – None. LAFCo meeting tomorrow.
- D. Vice Mayor Paul Steele – SPAM Festival went well. School big for raffle prizes. Delta Protection meeting.
- E. Mayor Pamela Bulahan – District 10, met with Delta Highway.

10. STAFF GENERAL REPORTS AND DISCUSSION

- A. City Manager Report – None.
- B. Fire Chief Report – None.
- C. Planning Commission – Meeting of 02-21-23 cancelled due to loss of power City wide. Rescheduled to 03-07-23.
- D. Code Enforcement- Report attached in packet.

11. CLOSED SESSION

11.1 None.

12. ADJOURNMENT

AYES:

NOES:

ABSTAIN:

AMERICANS WITH DISABILITIES ACT NOTICE: In compliance with the Americans with Disabilities Act, persons needing a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, may contact Deputy City Clerk Yvonne Zepeda, at (916) 777-7770, by fax at (916) 777-7775 or by email to Yvonne.zepeda@cityofisleton.com at least 48 hours prior to the meeting.

GOV. CODE § 54957.5 NOTICE: Public records related to an agenda item that are distributed less than 72 hours before this meeting are available for public inspection during normal business hours at Isleton City Hall located at 101 Second Street, Isleton, California 95641.

ABSENT:

MAYOR, Pamela Bulahan

ATTEST:

DEPUTY CITY CLERK, Yvonne Zepeda

AMERICANS WITH DISABILITIES ACT NOTICE: In compliance with the Americans with Disabilities Act, persons needing a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, may contact Deputy City Clerk Yvonne Zepeda, at (916) 777-7770, by fax at (916) 777-7775 or by email to Yvonne.zepeda@cityofisleton.com at least 48 hours prior to the meeting.

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City of Isleton

City Council Staff Report

DATE: March 14, 2023

ITEM#: 7.A

CATEGORY: Old Business

CONTINUATION

CITY OF ISLETON CRAWDAD FESTIVAL, PERMIT APPLICATION

SUMMARY

The City has received an application from Michael Goldstein for staging of Isleton's 100th Anniversary - Crawdad Festival for the second weekend of June 2023.

The special permit application has been made to stage the City's 100th Anniversary and Crawdad Festival for Father's Day weekend in 2023. Mr. Goldstein has submitted a special events application for this event. This application includes plans for parking, fire and emergency medical staging plan, security that is to include 30 security officers and 10 Sacramento County Sheriffs, a trash clean up schedule, insurance coverage, hold harmless agreement, state liquor license, food vendors, and entertainment and sponsors. Copy is attached.

Mr. Goldstein has produce themed events in various locales in involving retail vendors, sponsors, music and entertainment in a size that the range of 700 to 10000 people. Some of these events include Rubrik Sales Kickoff in Las Vegas, Zscaler SKO Games in Chicago, Connect in Dana Point, California.

It is anticipated that this event will be of moderate size and limited activities after such a long absence. Reestablishing Isleton's Father's day weekend event after a hiatus has been an objective of the City since the prior festival closed several years ago. The local cannabis industry did a good job re-initiating this event in 2019 on a smaller scale. However the continuation of this event was halted by the coronavirus pandemic for the past three years. Mr. Goldstein's plan is comprehensive, has the experience and resources to engage the range of services needed - security, finance, sponsor, beverage, vendors, food, parking, trash - to bring this event to the fore. The size of this event is expected to be similar to the event of 2019.

Staff has put Mr. Goldstein in touch with the City's insurance broker to put in place the proper amount of liability and insurance protection to the City. The insurance minimum limits have been adjusted upward to \$2 million for occurrence, automobile and liquor liability and \$4 million for aggregate; up from \$1 million for all categories.

Update – Mr. Goldstein has contacted the City's insurance carrier (SCORE) and familiarized with insurance requirements. He will retain the insurance closer to the event date.

The amount of time it takes to stage such an event takes months to a year. This plan provides the schedule and necessary resources to stage this event. Issuing the permit at this time will give Mr. Goldstein and staff at this time to address and secure the many details and resources needed in advance. This action allows the applicant the authority to determine and secure these details at

least a half a year ahead of the event. Should there be obstacles to preparing this event or that may prevent the event from being staged, the City needs to know early. Staff will report to and so advise Council in early January of 2023.

Staff recommends that this application be approved.

FISCAL IMPACT

There is no fiscal impact associated with this action

RECOMMENDATION

Status report on the event permit application for the Isleton 100th Anniversary-Crawdad Festival for 17-18 June 2023.

ATTACHMENT

- None.

Reviewed by: Charles Bergson, City Manager 

Submitted by: Yvonne Zepeda, City Clerk _____

City of Isleton

DATE: March 14, 2023

City Council Staff Report

ITEM#: 7.B

CATEGORY: Old Business

FIRST READING OF ORDINANCE NO. 2023-05, AN ORDINANCE OF THE CITY OF ISLETON CITY COUNCIL AMENDING ORDINANCE 2016-02 AND REPLACING WITH 2023-05

SUMMARY

Homelessness continues to be a challenge for the City and residents of Isleton. The living conditions of persons experiencing homelessness in the City are unhealthy and adverse to the health, safety, and welfare of the City residents.

DISCUSSION

Staff requests City Council approve to amend Ordinance 2016-02 of the City of Isleton Concerning Camping Within City Limits.

This ordinance is a comprehensive ordinance addressing homelessness and unlawful camping. This ordinance provides for temporary seizure of personal property, fines for violations, remedies through the court, and has broader definitions for encampments, public facilities, and prohibited conduct. This proposed Ordinance was discussed at City Council meeting on November 9, 2023 with direction to prohibit open flames.

Staff recommends that the Council review and approve to amend the City's unlawful camping ordinance.

FISCAL IMPACT

There is no fiscal impact associated with this action.

RECOMMENDATION

It is recommended that City Council conduct a first reading and approve amending the City's Unlawful Camping Ordinance No. 2023-05.

ATTACHMENTS

- A. Ordinance 2023-05 An Ordinance of the City of Isleton Concerning Camping within City Limits.

Prepared by: Diana O'Brien, Administrative Assistant
Reviewed by: Charles Bergson, City Manager
Submitted by: Yvonne Zepeda, Deputy City Clerk _____

ORDINANCE 2023-05

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ISLETON AMENDING
ORDINANCE NO. 2016-02 AND REPLACING WITH 2023-05**

WHEREAS, the City Council recognizes that unlawful camping by unhousted persons, and the activities often attendant with unlawful camping, have created public health and safety problems within the City; and

WHEREAS, the City Council wishes to adopt an ordinance seeking to address unlawful camping in the City of Isleton.

NOW, THEREFORE, the City Council of the City of Isleton does hereby ordain as follows:

Section 1: Purpose and Findings

The purpose of this ordinance is to amend the City of Isleton Ordinance 2016-02 to enact regulations to address unlawful camping and homelessness in the City. The City Council has authority to adopt this ordinance pursuant to California Constitution Article XI, Section 11.

In adopting this ordinance, the City Council makes the following findings:

- A. There are currently unsheltered persons experiencing homelessness within the City.**
- B. The living conditions of persons experiencing homelessness in the City are unhealthy and unsafe and negatively impact the health, safety, and welfare of City residents and the homeless community in the City.**
- C. Research indicates that nationally approximately one-third of individuals who are homeless experience alcohol and drug problems. (Gillis, Dickerson, & Hanson, 2010).**
- D. Homeless camping areas and encampments generate hazardous waste, including human waste, created dangerous health conditions within the City. Such unsanitary conditions can lead to infestation of vermin and the spread of communicable diseases.**

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- E. Some homeless persons in the City live in makeshift shelters on both private and public property, such as tents, tarps, non-permanent boarded structures, and other non-substantial temporary structures creating a public health and safety hazard.**
- F. The City's fire department and other City departments regularly receive calls for service related to homeless activities.**
- G. Criminal activity may be present in and near homeless camping areas or encampments, which creates potential victimization of all residents, housed and unhoused. The prevalence of substance abuse and mental health disorders can also lead to an increase in low-level offenses due to individuals being disconnected from support and housing opportunities.**
- H. The City is the owner of a Municipal Separate Storm Sewer System (MS4) that includes, without limitation, storm drains, detention basins; and is subject to the requirements of the Clean Water Act National Pollutant Discharge Elimination System (NPDES) Permit, which requires controls to reduce the discharge of pollutants in storm water from MS4s to the maximum extent practicable. Unlawful camping activity can lead to pollutants in runoff, and pollutants in runoff can threaten and adversely affect human health and aquatic organisms.**
- I. Unlawful camping can lead to damage to and/or hindrance of operation of public infrastructure in the City, creating a potential health and safety hazard.**
- J. Unlawful camping can have a deleterious impact on businesses, private property, and economic development within the City.**
- K. By this ordinance, the City Council seeks to implement enforcement efforts to address the health and safety concerns presented by unlawful camping and the homelessness issue in the City, while seeking to provide those experiencing homelessness with potentially available resources to ameliorate their condition.**

Section 2: California Environmental Quality Act (CEQA)

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The City of Isleton is an equal opportunity provider and employer.

Finding: Adoption of this ordinance is exempt from environmental review under the California Environmental Quality Act (California Public Resources Code, Sections 21000, et. Seq., hereafter “CEQA) pursuant to state CEQA Guidelines Sections 15060 (c) (2), 15061 (b) (3), 15307, and 15308.

Evidence: CEQA requires analysis of government agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment.” (CEQA Guidelines, § 15378.) The proposed project includes discretionary amendments to the City’s Municipal Code and is a project under CEQA; but it is exempt from CEQA review as set forth below.

CEQA Guidelines section 15060(c) (2) states that a project is not subject to CEQA review where the activity will not result in a direct or reasonably foreseeable indirect physical change to the environment. CEQA Guidelines section 15061(b) (3) states that a project is exempt from CEQA “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 approval of the code amendments set forth in this ordinance does not approve any physical development project, and it would not result in a direct or indirect adverse physical changes in the environment. Rather, this action is directed toward addressing homeless issues in the City, including improving conditions within the City through enforcement efforts.

Section 3: Action

The City of Isleton Ordinance No. 2016-02 is hereby rescinded by the addition of Ordinance 2023-05 as shown in Exhibit A, incorporated herein by this reference.

Section 4: No Mandatory Duty of Care.

This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care towards persons and property within or without the City, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 5: Severability.

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

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Section 6: Savings Clause

The provisions of this ordinance shall not affect or impair an act done or right vested or approved or any proceeding, suit or prosecution had or commenced in any cause before such repeal shall take effect; but every such act done, or right vested or accrued, or proceeding, suit or prosecution shall remain in full force and effect to all intents and purposes as if such ordinance or part thereof so repealed had remained in force. No offense committed and no liability, penalty or forfeiture, either civilly or criminally incurred prior to the time when any such ordinance or part thereof shall be repealed or altered by said Code shall be discharged or affected by such repeal or alteration; but prosecutions and suits for such offenses, liabilities, penalties or forfeitures shall be instituted and proceeded with in all respects as if such prior ordinance or part thereof had not been repealed or altered.

Section 7: Effective Date and Publication

This ordinance shall take effect thirty (30) days after its adoption. In lieu of publication of the full text of the ordinance within fifteen (15) days after its passage, a summary of the ordinance may be published at least five (5) days prior to and fifteen (15) days after adoption by the City Council and a certified copy shall be posted in the office of the City Clerk, pursuant to GC 36933(c)(1).

INTRODUCED:

ADOPTED:

EFFECTIVE:

MAYOR, PAMELA BULAHAN

ATTEST:

APPROVED AS TO FORM:

YVONNE ZEPEDA, DEPUTY CITY CLERK

CITY ATTORNEY, ANDREAS BOOHER

Exhibit A

Municipal Code Amendments

Additions are shown in underlined text.

Chapter 5.60 is being replaced to the City of Isleton Municipal Code to read as follows:

Chapter 5.60

UNLAWFUL CAMPING

5.60.020 Definitions

5.60.025 Prohibitions

5.60.041 Temporary Seizure of Property

5.60.050 Administration

5.60.060 Violations

5.60.020 Definitions.

As used in this chapter, the following terms shall have the following meaning:

- A. “Day care center” means a child day care facility other than a family day care home, and includes infant centers, preschools, extended day care facilities, and school-age child care centers.

- B. “Camp” or “camping” means to engage in any of the following activity at a single camping area within the City for a period longer than twenty-four (24) consecutive hours: place, pitch, or occupy camp facilities; live temporarily in a camp facility or camping area or outdoors; and/or to use camp paraphernalia.

- C. “Camping area” includes the primary physical area of occupation of a single camping person.

- D. "Camp facilities" includes, but is not limited to, tents, huts, vehicles, or temporary shelter.
- E. "Camp paraphernalia" includes, but is not limited to, bedrolls, tarpaulins, cots, beds, sleeping bags, hammocks, or cooking facilities and similar equipment.
- F. "City" means the City of Isleton, including its employees and agents.
- G. "City manager" means the city manager of Isleton or their designee.
- H. "Encampment" means four (4) or more persons camping together within (50) feet of each other and without permitted electrical power, permitted running water, and/or permitted bathroom facilities that serve that encampment.
- I. "Housing support services" means housing support services intended to connect a person with temporary or permanent housing resources.
- J. "Playground" means any recreational area specifically designed to be used by children which has play equipment installed, including, without limitation, public grounds designed for athletic activities such as baseball, football, soccer, or basketball, or any similar facility located on public or private school grounds, or on city, county, or state parks.
- K. "Public property" means any real property located in the City and owned in fee title, or its equivalent, by the City or any federal, state, or local government agency.
- L. "Public facility" means any building, structure, or area enclosed by a fence located on public property, whether secured, unsecured, locked, unlocked, open, or enclosed.
- M. "Private property" means any real property located in the City and owned in fee title, or its equivalent, by a private person or entity. The fact that private property may contain an easement, lien, or the interest less than fee title, or its equivalent, by a governmental or public agency does not negate the status of the property as private property.

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- N. “School” mans the buildings and grounds of any public or private school used for the purposes of the education of children in kindergarten or any of the grades one (1) through twelve (12) inclusive.
- O. “Sidewalk” means any area in the City provided for the use of pedestrians, including planting areas, driveway approaches or parking strips, between the public vehicular road way and the edge of right-of-way bordering fronting or adjacent private property.
- P. “Youth center” means any public or private facility that is primarily used to host recreational of social activities for minors, including, but not limited to, private youth membership organizations or clubs, social service teenage club facilities, video arcaded, or similar amusement park facilities.

5.60.025 Prohibitions.

- A. It shall be unlawful and a violation of this chapter for any person or persons to do any of the following on any public property within the City:
1. Camping within 500 feet of the grounds of any day care center, school, playground, or youth center.
 2. Occupy a camping area greater than 150 square feet measured from the center of the primary living area of the total camping area.
 3. Occupy any encampment.
 4. Fail to keep any camping area clean and free of garbage, debris, waste, including without limitation, hazardous waste and/or human waste.
 5. Camp in any structure or structures that an authorized City official finds is unsafe for human occupation.
 6. Break or damage any lock on any public facility in order to access the public facility, and/or camp within a public facility.
 7. Lock or otherwise impair or impede access of public employees or agents to any public facility.

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The City of Isleton is an equal opportunity provider and employer.

8. Block, obstruct, or otherwise interfere with access to, a public facility, sidewalk, and/or other public right-of-way.
 9. No open flames or campfires or propane fires.
- B. It shall be unlawful and a violation of this chapter for any person to camp on private property without the consent of the owner of the private property.
 - C. Notwithstanding the foregoing, it shall not be a violation of this section or this chapter for a person to camp on public or private property.

5.60.041 Temporary Seizure of Property.

- A. Subject to section 5.60, any person who violates section 5.60.041 shall be subject to having their personal property temporarily seized by the City pursuant to this section.
- B. Prior to any seizure of personal property pursuant to this section, the City shall provide the owner/possessor of the personal property not less than seventy—two (72) hours' written notice, on a form prescribed by the City Manager. The written notice may be personally served on the owner of the personal property or posted at the location where the personal property is store or located.
- C. Upon seizure of any personal property pursuant to this section, the City shall provide the owner/possessor with a written receipt itemizing the personal property seized, advising that the personal property will be held by the City for not less than 90 days, that the owner/possessor of the seized property may retrieve such personal property within that 90 – day period at an address provided on the receipt, during normal business hours, and that the City may destroy or otherwise dispose of that personal property if not reclaimed and retrieved by the owner/possessor within that 90 – day period. Nothing herein shall require the City to store or maintain personal property that is determined by the City to present a health or safety hazard, is soiled by human waste or other contamination, is illegal, illegally possessed, and/or that is used or intended to be used in furtherance of illegal activity, including, without limitation, paraphernalia used or intended to be used for illegal drugs.
- D. Following seizure of any personal property pursuant to this section, the City shall secure and store the personal property seized, at the City's expense, for a period of not less than ninety (90) days. Such personal property shall be returned to the owner/possessor upon presentation of the receipt identified in subsection (C), or such other proof satisfactory to the City that person seeking return of the property is the owner or otherwise has a viable claim to reclaim the personal property.

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Any personal property not reclaimed within ninety (90) days of its seizure may be destroyed or disposed of by the City, in its discretion.

5.60.050 Administration

The City Manager shall be authorized to administer the provisions of this chapter including, without limitation, developing all documentation and forms, and taking all actions reasonably necessary and consistent with this chapter, to administer the provisions of the chapter.

5.60.060 Violations

A. Any person violating this chapter shall be subject to the following penalties.

1. Temporary seizure of personal property, as set forth at section 5.60.
2. An infraction citation and penalty of 300 Hundred and no/300ths (\$300.00) Dollars for each day's violation of this chapter pursuant to CIMC chapter 5.60.
3. An administrative citation and penalty of 300 Hundred and no/300ths (\$300.00) Dollars for each day's violation of this chapter pursuant to CIMC chapter 5.60 and section A, (1), (2), (3), (4), B and C, and/or any other generally applicable resolution or provisions of the CIMC concerning administrative fines and penalties.
4. Prior to the City pursuing any of the remedies set forth at subsection A, (B)-(C)-(D), inclusive, above, the City shall provide the violator, orally or in writing, with information about housing support services. Nothing in the section or this chapter shall require the City to provide housing to such violator.

B. Notwithstanding subsection A of this section:

1. Any violation of this chapter may be remedied by a civil action brought by the City Attorney.
2. Violations of this chapter are hereby declared to be public nuisances subject to abatement by the City by any lawful means.

- C. The remedies set forth in this chapter shall be cumulative and in addition to any and all other remedies, civil, equitable or criminal, afforded to the City under law.

City of Isleton

City Council Staff Report

DATE: March 14, 2023

ITEM#: 8.A

CATEGORY: New Business

ANNUAL PROGRESS REPORT 2022 GENERAL PLAN HOUSING ELEMENT

SUMMARY

California Government Code Section 65400 ("Section 65400") requires cities and counties to submit an Annual Progress Report (APR) to the State each year. The Code requires the City Council to conduct public review of the report, consider public comments, and approve the report prior to submittal. APRs must be submitted to two State agencies: the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). The APRs describe each jurisdiction's progress in implementing the housing elements of their General Plans and shows the City's accomplishments toward meeting its Regional Housing Needs Allocation (RHNA)¹. Filing these reports also qualifies the City for various State grants, such as the Housing Related Parks (HRP) program and Building Homes and Jobs Act funds.

The RHNA is a State guideline/objective directed to local governments to help improve housing production to accommodate various family income levels based on local housing needs/characteristics. However, since the City is not a housing developer, the City is not obligated to produce these units.

This report, which is electronically formatted for filing on-line with HCD provides an update on the City's progress in implementing the Housing Element during 2022. The report describes the City's accomplishments through the end of calendar year. This also tracks housing objectives that need to be followed in the Housing Element HCD did not certify the City's Housing Element until December 5, 2022, but the period for review of accomplishments was for January 1, 2022 to December 31, 2022. As required by State law, the City Council needs to approve the report before it is filed with HCD.

DISCUSSION

This annual report has a variety of tables with required information regarding whether dwelling unit production resulted by family occupant income levels, such as very-low, low, moderate, or above moderate income housing units. The most important part of the report is Table D which lists all programs and accomplishments from the housing elements. The complete report for 2022 is available for review electronically upon request of staff.

Although the City has experienced very limited housing production in the recent past, the City did not experience any housing unit production in 2022. There have, however, been significant accomplishments made in the last year to improve housing production opportunities, such as

¹ RHNA (Regional Housing Needs Allocation) The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. It includes housing production objectives according to income level for each jurisdiction.

update of the Housing Element. Other efforts being made to reduce constraints to housing production in the City include preparing sewer and drainage master plans and conducting a comprehensive update of the General Plan. Other programs identified in the Housing Element that the City needs to be looking at for future implementation include updating the City's Website for housing concerns, such as information on accessory dwelling units, resources for housing rehabilitation, and fair housing choice. The most significant housing program identified in the Housing Element is the Zoning Code Update scheduled to be conducted this year. This effort should bring the City into compliance with a number of more recent housing laws, such as accessory dwellings, density bonus, reasonable accommodation, to name a few.

PLANNING COMMISSION REVIEW

Although the Planning Commission is not requested to review this housing report, since the Commission has development interest in the City, the report was reviewed by the Planning Commission during their regular meeting of March 7, 2023. No public comments were received at the meeting and the Commission referred the report to the City Council for approval.

FISCAL IMPACT

There is no fiscal impact associated with this review and action.

RECOMMENDATION

Open this item up for public review and comment and then approve submittal of reports to the State.

ATTACHMENTS

Table D for 2022 APR

Submitted by: Charles Bergson, City Manager



Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Maintain Sites Inventory	Objective	Maintain Sites Inventory	Ongoing
Coordinate with Local and Regional Partners for Affordable Housing	The City work with local and regional agencies (e.g., SACOG, Sacramento Housing and Redevelopment Agency, non-profit and for-profit developers) to pursue grant funding and/or technical assistance to facilitate affordable housing development for lower-income households, including extremely low-income households.	Ongoing	Ongoing
Collaboration with Affordable Housing Providers	Continue to seek out affordable housing partners. Initiate one-on-one discussions about how to access funding and support such providers	Annually	Ongoing
Pursue State and Federal Funding	Actively pursue appropriate federal and state funding sources, including HOME, CDBG, AHSC, and CalHome funds, to support the efforts of nonprofit and for-profit developers to meet new construction and rehabilitation needs of extremely low-, very low-, low-, and moderate-income households.	Ongoing	Ongoing

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Homebuyer Assistance	Alert residents to assist low-income and first time homebuyers by linking to the Sacramento Housing and Redevelopment Agency's Homebuyer Resources and weekly funding updates via the City's website.	Annually	Ongoing
Code Enforcement	Alert residents to assist low-income and first time homebuyers by linking to the Sacramento Housing and Redevelopment Agency's Homebuyer Resources	Ongoing	Ongoing
Zoning Code Amendments	Make the necessary Zoning Code amendments to maintain internal consistency and comply with State law requirements for housing	GP update adopted 2023, zoning code amendments to follow (estimated 2023 adoption)	To prepare and adopt Zoning Code Amendments in 2023 subject to available resources
General Plan Update	Update the 2000 General Plan, including analysis of the "disadvantaged community" state designation, new environmental justice policies, and the potential ways to address associated challenges.	2022	Completed as part of the Housing Element Update
Update Enforcement Provisions	Update enforcement provisions of municipal code to require administrative citations to include a list of potential resources available to property owners to correct violations.	Estimated 2023	Rental Housing Inspection Program established in 2021 and is active with code enforcement staff

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
			hired and several rental units undergoing enforcement process
Address Housing Opportunities and Constraints	Conduct a study and develop a new fee schedule for both single-family and multi-family development that reflects the cost of processing development applications and providing services to new development.	After zoning code update. Expected 2025	Pending
Update Fee Schedule	Conduct a study and develop a new fee schedule for both single-family and multi-family development that reflects the cost of processing development applications and providing services to new development.	After zoning code update. Expected 2025	Pending
Assist Development Community in Affordable Housing Projects	Contact and encourage non-profit and for-profit developers and agencies that have had success in constructing housing for extremely low, very low, and low income households within Isleton's housing market area to consider new projects in Isleton	Annually	ongoing
Affirmatively Further Fair Housing	Administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing and take no action that is materially inconsistent	Ongoing	Ongoing

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
	with its obligation to affirmatively further fair housing.		
Regional Fair Housing, Mobility Enhancement, and Place-Based Access	Implement solutions developed in the Regional Analysis of Impediments to Fair Housing Choice (AI) to mitigate and/or remove fair housing impediments and enhance mobility, including through coordination with Sacramento County, SACOG, and other regional non-profits.	Provide resources on website by 2023	To complete subject to resource availability
Disseminate Fair Housing Information	Display fair housing information from the HCD and State Fair Employment and Housing Commission’s enforcement program at City offices and provide links on its website to these entities and their fair housing discrimination references, contacts, and compliance procedures	Initial website update before January 2023; ongoing.	Pending for 2023
Resources for Fair Housing	Serve as the local contact point for fair housing complaints and refer interested persons to the California Department of Fair Employment and Housing (DFEH) and the U.S. Department of Housing and Urban Development (for federally subsidized units) as complaints are received.	ongoing	ongoing

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Housing Transparency	Update the City website to include all development and impact fees, resources for homebuyers and special needs populations, and other housing-related resources as applicable.	2023	Pending for 2023
Density Bonus Compliance	Ensure the City's current density bonus is compliant with current state law.	Annual Updates	To be completed as part of the Zoning Ordinance Update in 2023 subject to resource availability
Adopt ADU Ordinance	Adopt an accessory dwelling unit ordinance in compliance with the California ADU statute and ensure ongoing compliance with state law.	2023	To be completed as part of the Zoning Ordinance Update in 2023 subject to resource availability
Incentivize Accessory Dwelling Units Above Base Flood Elevation.	Develop a program or update the municipal code to promote ADU development prioritizing very low-, low-, and moderate-income households, with a focus on ADUs above garages or utilizing other techniques to stay above base flood elevation	2023-2024	Pending
Assistance for Special Needs Populations	Engage with housing advocates, encourage housing providers to designate a portion of new affordable housing developments for special needs populations, and pursue funding sources designed for housing needs of special needs populations	Website updates by March 2023	Pending

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Reasonable Accommodation	Continue to provide reasonable accommodations through a formal procedure by reviewing and approving requests for modifications to building or zoning requirements in order to ensure accommodations for persons with disabilities.	Ongoing	Ongoing
Coordination with Alta California Regional Center	Coordinate with the Alta California Regional Center to better serve the housing needs of residents with developmental disabilities.	Ongoing	Ongoing
Housing Rehabilitation	To conserve existing housing stock that currently needs substantial rehabilitation, review the Housing Stock Inventory to assess potential rehabilitation needs, identify potential loan applicants, and initiate a program to serve those needs	2024	Pending
Municipal Code Review	Review historic preservation ordinance and multi-family zoning provisions for consistency with General Plan policies; incorporate updates as needed	Annually	Ongoing
Improve Sewer Capacity	Continue to work to improve the sewer system to ensure adequate capacity is available to serve existing and future development. Monitor sewer issues in the city	Completion of sewer study, 2024	Pending

Table D**Program Implementation Status pursuant to GC Section 65583****Housing Programs Progress Report**

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Affordable Housing Prioritized for Sewer	Establish written policies and procedures that grant priority for sewer to proposed development that includes housing affordable to lower-income households	2023	Pending
Local, State, and Federal Funding for Infrastructure	Pursue funding for infrastructure that will support infill properties that can be used for residential development	Ongoing	Ongoing
Coordinate to Improve Flood Protection	Coordinate with other agencies and the private sector to seek funding and technical assistance to repair and improve the Sacramento River levee and the Slough levee around the City in an effort to achieve FEMA/National Flood Insurance Program approval status.	Long-term	Ongoing and Pending
Broadband and Cellular Funding	Pursue funding for infrastructure that will attract broadband projects to achieve goal-minimum download speeds of 100 Mbps and cellular coverage throughout the City	Ongoing	Ongoing
Encourage Participation in Energy Efficiency Programs	Work with PG&E to encourage existing residents to participate in energy efficiency retrofit and weatherization programs.	Ongoing	Ongoing

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Enforce Standards for Energy Efficiency	Require all new construction to demonstrate compliance with Title 24 mandates during the planning and design process using energy efficiency calculations approved by the State.	Ongoing	Ongoing

City of Isleton

City Council Staff Report

DATE: March 14, 2023

ITEM#: 8.B

CATEGORY: New Business

GENERAL PLAN IMPLEMENTATION POLICY 01-23; CITY POLICY FOR INTERIM MINISTERIAL REVIEW OF CERTAIN HOUSING DEVELOPMENT PROJECT IN COMPLIANCE WITH HOUSING

SUMMARY

The Planning Commission and City Council approved/adopted the 6th Cycle, 2021-29 Housing Element, in October, 2022. This document was then submitted to the California Department of Housing and Community Development (HCD) for final certification. On December 5, 2022, HCD notified the City via email that they would certify the Housing Element with a change to Action H-2.2 which requires ministerial review of housing projects located on target vacant land in the City (refer to the attached email correspondence and letter from HCD-Attachments 2 and 3). The Housing Element documents (Policy and Background Reports) have been updated to incorporate this added Action:

Refer to: <https://cityofisleton.com/departments/planning-department/>

The Zoning Code currently requires site plan review for all development in the City, except for single family home development; to be approved by the Planning Commission discretionarily to ensure it is attractive and compatible with the neighborhood. Also, Architectural Design Review is required for all development in the City for similar reasons. Action H-2.2 from the new Housing Element exempts this public review and limits staff's ability to approve projects on two target parcels (see attached map in planning commission staff report). To ensure that development on these parcels meets the intent of site plan and architectural review of the Zoning Code the City should have some interim design standards to avoid the potential of development of undesirably designed development on these properties. An interim planning review policy has been proposed that provides for objective design standards staff can apply to development on these properties in the interim until the City establishes permanent standards that would be folded into a comprehensive update to the City's Zoning Code (slated for 2023).

PREVIOUS REVIEWS

Due to the immediacy of needing a policy on this (in the event that a development application is submitted for these target parcels), staff took this interim planning review policy to the City Council for approval on January 10, 2023, with the intention of getting it adopted, and then sending it back to the Planning Commission for further refinement. The Council conducted a healthy discussion of this matter and then referred it to the Planning Commission for further review. The Planning Commission, at their last meeting of March 7, 2023, unanimously recommended approval of this new interim policy to the City Council (please refer to the attached Planning Commission staff report for more details).

FISCAL IMPACT

There is no fiscal impact associated with this review and action.

RECOMMENDATION

Open the item to public comment then adopt General Plan Implementation Policy 01-23 (see attachment 1).

ATTACHMENTS

1. General Plan Implementation Policy 01-23
2. Planning Commission Staff Report

Submitted by: Charles Bergson, City Manager



Attachment 1



General Plan Implementation Policy 01-23

City Policy for Interim Ministerial Review of Certain Housing Development Project in Compliance with Housing Element

BACKGROUND: Article 15 of the Zoning Code requires site plan approval by the Planning Commission and Article 17 requires architectural review by the Architectural Review Board of all development projects except for single family houses. As mandated by State Law and the California Department of Housing and Community Development, proposed development of lower income housing projects (minimum 20% of the housing units are reserved for lower income households) on the sites identified in Exhibit A, are exempt from site plan and architectural review and shall be ministerially approved by staff. This ministerial approval is subject only to staff review for compliance of minimum zoning code objective design standards, such as building height, building setbacks, and off-street parking (see Action H-2.2 of the Housing Element. This requirement applies to current practice until such time the Zoning Code is updated in 2023-24.

INTERIM OBJECTIVE DESIGN STANDARDS: To address concerns with appearance and compatibility concerns from future development on these target properties, the Planning Commission and City Council have approved the following objective design standards for these type of projects until the Zoning Code has been updated:

Interim Objective Design Standards for Multiple Family Housing Development on Assessor Parcels 157-040-005 and 157-040-074:

- A. Each multiple family development project developed shall comply with the City's Off-Street Parking requirements of Article 11, Off-Street Parking and Loading of the Zoning Code. However, if the project complies with the States Housing Code for low-income housing, parking requirements shall be no more than one space per dwelling for multi-family development.
- B. Architectural site layout and development features should be adhered to as follows:
 1. Parking shall be provided behind buildings, in the rear of the site or accessed from alleys or screened from view of the public street.
 2. Front setback hardscape in the form of walkways, driveways or other hardcover

- pavement shall not exceed twenty-five (25) percent of the project site.
3. Buildings shall be oriented to form interior courtyards and commons spaces.
 4. Building architecture shall respect shall incorporate key elements such as roof pitch, window types and style, siding, trim elements, similar color palate, etc. The following architectural features shall be adhered to for buildings fronting the street:
 - a. Building separation, changes in plane and height through building articulation elements including, but are not limited to:
 - Balconies
 - Porches
 - Pitched roofs
 - Overhanging roofs with gabled ends
 - Building entries with covered porches
 - Multi-pane, vertical bay windows
 - Dormers
 - Secondary hipped or gabled roofs (mansards are prohibited)
 - Change in wall plane (pop outs, projections, etc.) for buildings that exceed twenty-four (24) feet in length.
 - b. Pastel colors shall be used as the primary base colors of the buildings and building groups shall vary in base colors to provide some visual diversity.
 - c. Where multi-story dwelling units are proposed adjacent to existing or planned lower density residential areas, building elevations and the locations of windows, balconies and air conditioning units above the first floor shall be screen from public view to assure visual compatibility and residential privacy.
 5. For multi-family projects of 10 to 19 dwelling units a minimum 10 percent of the site shall be landscaped and/or open space, including, including front, side and rear yard areas.
 6. For multi-family projects of 20 or more dwelling units the following shall be provided:
 - a. Minimum 20 percent of the site shall be landscaped and/or open space, including, including front, side and rear yard areas.
 - b. An shaded area of at least 5,000 square feet for passive recreation that may include improvements for lounging, barbecue, reading, conversation) for each 20 units.

City of Isleton

Planning Commission Staff Report

DATE: March 7, 2023

ITEM#: 1

CATEGORY: New Business

GENERAL PLAN IMPLEMENTATION POLICY 01-23; CITY POLICY FOR INTERIM MINISTERIAL REVIEW OF CERTAIN HOUSING DEVELOPMENT PROJECT IN COMPLIANCE WITH HOUSING ELEMENT

SUMMARY: The Planning Commission and City Council approved/adopted the 6th Cycle, 2021-29 Housing Element, in October, 2022. This document was then submitted to the California Department of Housing and Community Development (HCD) for final certification. On December 5, 2022, HCD notified the City via email that they would certify the Housing Element with a change to Action H-2.2 which requires ministerial review of housing projects located on target vacant land in the City (refer to the attached email correspondence and letter from HCD-Attachments 2 and 3). The Housing Element documents (Policy and Background Reports) have been updated to incorporate this added Action:

Refer to: <https://cityofisleton.com/departments/planning-department/>

The Zoning Code currently requires site plan review for all development in the City, except for single family home development to be approved by the Planning Commission discretionarily to ensure it is attractive and compatible with the neighborhood. Also, Architectural Design Review is required for all development in the City for similar reasons. Action H-2.2 exempts this public review and limits staff's ability to approve projects on two low income target parcels. To ensure that development on these parcels meets the intent of site plan and architectural review of the Zoning Code the City needs some interim design standards.

NEW INTERIM PLANNING REVIEW POLICY: Action H-2.2 (see Attachment 4), as amended by HCD limits development review on five parcels consisting of approximately 6.1 vacant acres in the City for contemplated development (or development capacity) of 49 affordable housing units to staff review for compliance with minimum objective development standards of the Zoning Code, such as maximum building height, building setbacks, and off-street parking. In keeping with the intent of Chapter 1501 of the Zoning Code, regarding Site Plan Review, City Policy 01-23 has been drafted for Planning Commission and City Council approval. This policy includes certain objective design standards to these parcels (to be implemented by staff as ministerial review of building permits) in the event the City receives a development applications affordable housing projects-defined as having a minimum 20% of the units reserved for lower income households (see Attachment 1).

Please note that other housing projects (other than affordable housing development) that comply with the required density under the General Plan, could be developed on these two, target lots. Such development would have to undergo site plan approval by the Planning Commission, and therefore, not be subject to the interim planning review policy. However, if non-affordable

housing is developed on these sites, the City is mandated under State Housing Law to ensure that the City reserves adequate sites for the development of at least 8 affordable housing units in accordance with the State assigned Regional Housing Needs Allocation). Affordable housing in this instance means a housing project where at least 20% of the dwelling units are reserved for lower income households. Lower income households in Isleton is defined as those that earn 80 percent or less of the area median income. For the 2020 year, that equates to household earning less than approximately \$42,800 annually. As provided in the RHNA for Isleton (and referenced in the City's Housing Element) for the 2021 to 2029 projection period the City needs to show capacity for the development of at least 28 new housing units as follows:

- 5 very low-income units
- 3 low-income units
- 6 moderate-income units
- 14 above moderate-income units

This does not mean the City has to develop these units; it just means the City needs to reserve vacant land to accommodate the projection of at least 8 lower income housing units in the City.

JANUARY 10 and 30, 2023, CITY COUNCIL REVIEW: Due to the immediacy of needing a policy on this, staff took this interim planning review policy to the City Council on January 10, 2023, with the intention of getting it adopted, and then sending it back to the Planning Commission for further refinement. If changes were then made by the Commission, return it to the City Council for re-approval. After two meetings the Council referred this item to the Commission for review and recommendation.

APPROVAL OF INTERIM PLANNING REVIEW POLICY: The Planning Commission should review draft Interim General Plan Interim Review Policy 1-23 and recommend approval to the City Council.

COMPLIANCE WITH THE MULTI-FAMILY DEVELOPMENT STANDARDS: Section 1514 of the Zoning Code, regarding Site Plan Review includes specific standards for multi-family development. However, these were intended for projects subject to Planning Commission discretionary review, not ministerial staff review. Many of these standards are subjective which are contrary to the State law for lower income housing development. However, after further review of these standards, staff added some of these requirements as objective standards in this planning review policy, such as minimum landscaped areas and passive shaded recreation areas.

FUTURE ZONING CODE UPDATE: Staff anticipates that the Zoning Code will be updated in this year which will include permanent design standards for these types of projects. Please see excerpts from the City's Housing Element regarding specific requirements for amending the Zoning Code.

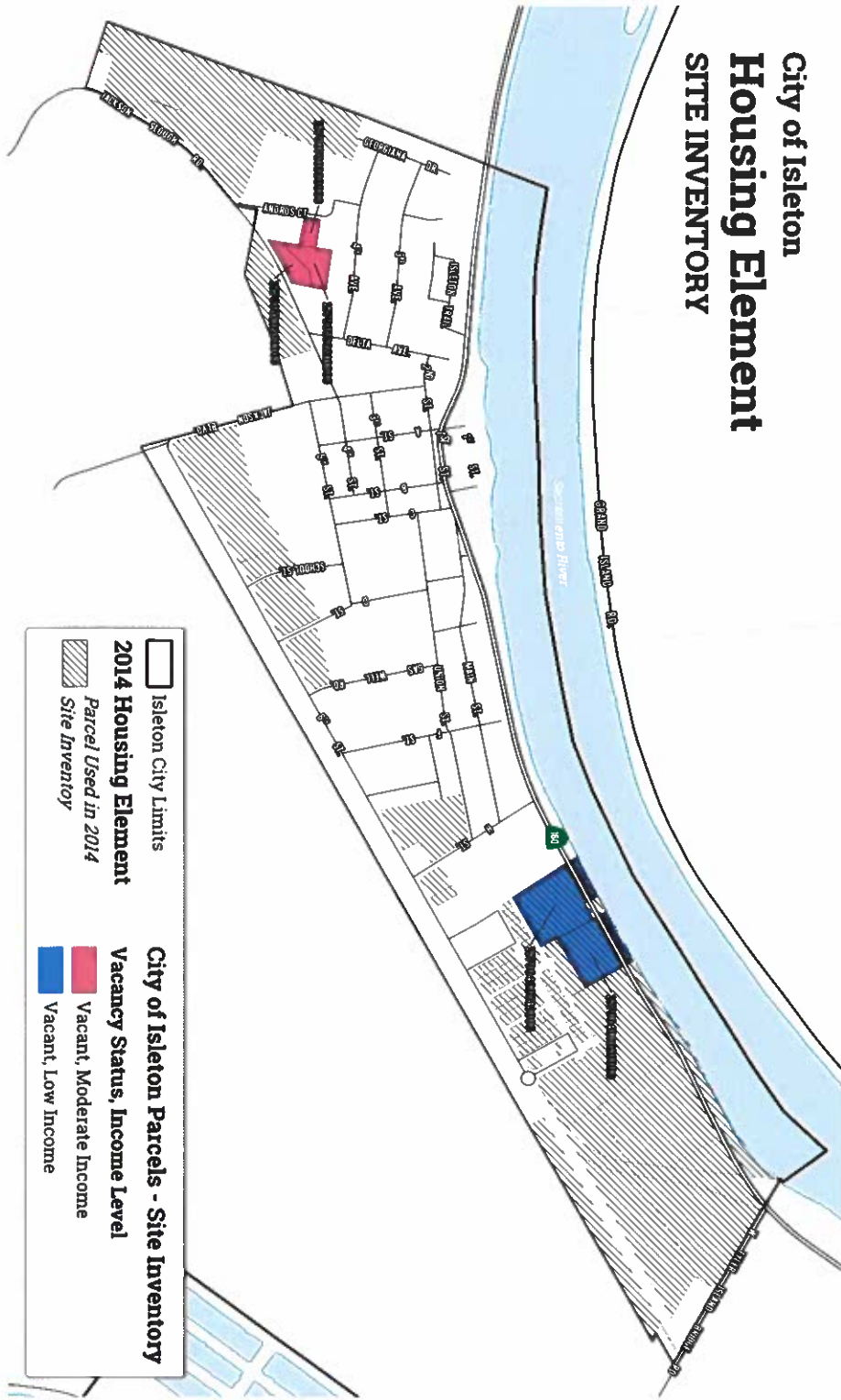
Attachments:

1. General Plan Implementation Policy 01-23, (removed since it is already referenced in City Council Staff Report)
2. Housing Element Site Inventory Map

3. Email from HCD
4. Letter from HCD
5. Excerpts from the Housing Element

Attachment 2-Housing Element Site Inventory Map

**City of Isleton
Housing Element
SITE INVENTORY**



Attachment 3

December 5, 2022, Email from HCD:

Thanks Gary. The red text highlighted in yellow text are suggested changes that basically says the City will follow the by right statute until the rezoning is complete. This allows us to find the City in full compliance because the rezoning deadline has passed. Let us know if you are ok with the suggested edits and if so, incorporate them into the final adopted element. We will then send the full compliance letter today.

From: Prasad, Hillary@HCD <Hillary.Prasad@hcd.ca.gov>
Sent: Monday, December 5, 2022 8:52 AM
To: Gary Price <gary@plannerprice.com>
Cc: McDougall, Paul@HCD <Paul.McDougall@hcd.ca.gov>; Yvonne Zepeda (yvonne.zepeda@cityofisleton.com) <yvonne.zepeda@cityofisleton.com>; Charles Bergson - City of Isleton (cbergson@cityofisleton.com) <cbergson@cityofisleton.com>; Ethan E. Mobley <ethan@dynamicplanning.co>; Brian Greer (brian@dynamicplanning.co) <brian@dynamicplanning.co>
Subject: RE: City of Isleton Housing Element Update

Hi Gary,

The excerpt below is a change to the 5th bullet point in the following program (we are suggesting language the change highlighted in yellow):

- **Action-H-2.2 Zoning Code Amendments.** Make the following zoning code amendments to maintain internal consistency and comply with State law requirements for housing:

Rezone to **and in the interim** shall allow development by right, pursuant to Cal. Gov. Code § 65583.2(c1), when 20 percent or more of the units are affordable to lower income housing on sites identified in Appendix A of the [Housing Element Background Report](#) to accommodate the lower income RHNA that was previously identified in past housing element. This allowance may also be an overlay on the specific sites identified in the Housing Element Site Inventory.

Thank you,



Hillary Prasad
Specialist, Housing Policy Division
Housing and Community Development
2020 W. El Camino Avenue, Suite 500 | Sacramento, CA 95833
Phone: 916.776.7545

Attachment 4

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY

GAVIN NEWSOM, Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

DIVISION OF HOUSING POLICY DEVELOPMENT

2020 W. El Camino Avenue, Suite 500

Sacramento, CA 95833

(916) 263-2911 / FAX (916) 263-7453

www.hcd.ca.gov



December 5, 2022

Charles Bergson, City Manager
City of Isleton
P.O. Box 716
Isleton, CA, 95641

Dear Charles Bergson:

RE: City of Isleton's 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of Isleton (City) housing element that was adopted September 27, 2022, along with technical modifications authorized by Resolution No. 29-22 and received for review on October 6, 2022. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted housing element in full compliance with State Housing Element Law (Article 10.6 of the Gov. Code). The adopted element addresses the statutory requirements described in HCD's December 7, 2021 review.

Additionally, the City must continue timely and effective implementation of all programs including but not limited to the following:

- *Program H-2.2 (Zoning Code Amendments)*: This program commits the City, by 2023, to make revisions to the City's zoning code including, but not limited to, to allow previously identified sites by-right when 20 percent or more of the units are affordable, remove the conditional use permit for group homes with seven or more residents, and revise definitions of transitional and supportive housing.
- *Program H-2.6 (Update Fee Schedule)*: This program commits to study and create a new fee schedule by 2025.
- *Program H-3.8 (Adopt ADU Ordinance)*: This program commits the City to adopt an accessory dwelling unit ordinance to comply with state law by 2023.
- *Program H-3.3 (Regional Fair Housing, Mobility Enhancement, and Place-Based Access)*: This program commits the City to taking actions to affirmatively further fair housing including, among other actions, distributing educational materials, encourage multifamily development, and invest in infrastructure improvements throughout the City, beginning in 2023.

Charles Bergson, City Manager
Page 2

The City must monitor and report on the results of this and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

In addition, HCD notes the technical modifications authorized by Resolution No. 29-22. HCD reminds the City that a copy of the updated adopted housing element including these modifications should be posted wherever the housing element is available to the public. HCD requests notification upon posting.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City now meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the dedication of the housing element team provided throughout the course of the housing element review. HCD wishes the City success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Hillary Prasad, of our staff, at Hillary.Prasad@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager

Attachment 5
Excerpts from Housing Element Policies

Zoning Code Amendments. Make the following zoning code amendments to maintain internal consistency and comply with State law requirements for housing:

- **Replace references to the R-1-6 zone in the zoning code with the R-1-7 zone and corresponding standards.**
- **Include a statement in the purpose of the zoning ordinance (§ 102) that discusses furthering fair housing and California fair housing law.**
- **Remove the requirement for a Conditional Use Permit for second units in order to allow them as a permitted use in all residential districts that allow single-family units (i.e., the UR, R, and RM).**
- **Remove the requirement for two additional parking spaces for second units; reduce to one with the option to remove the condition if state-outlined conditions are present as outlined in Cal. Gov't. Code § 658252.2(e)(1-5).**
- **Rezone to and in the interim shall allow development by right, pursuant to Cal. Gov. Code § 65583.2(c), when 20 percent or more of the units are affordable to lower income housing on sites identified in Appendix A of the Housing Element Background Report to accommodate the lower income RHNA that was previously identified in past housing element. This allowance may also be an overlay on the specific sites identified in the Housing Element Site Inventory. (Edited as mandated by HCD review 12/5/2022)**
- **Remove the Conditional Use Permit requirement for group homes of more than six persons and replace with procedures to promote objectivity and approval certainty in all zones allowing residential uses.**
- **Adopt definition for transitional and supportive housing that clearly states that transitional and permanent supportive housing are by-right residential uses subject to the same standards that apply to residential uses of the same type in the same zone.**
- **Develop a ministerial review option or permitted use for proposed developments where at least 50% of the units are affordable to households making below 80 percent of the area median income, in compliance requirements in Cal. Gov't. Code § 65913.4(e)(1).**

- **Explicitly allow single room occupancy in conformance with Cal. Gov't Code § 65583 (c)(1) and § 65583.2 (c); this may include modifying the definition of "dwelling unit" to include single room occupancy by eliminating the requirement for a kitchen in each unit.**
- **Allow farmworker housing consistent with Cal. Health & Safety Code § 17021.6 which states that any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use and no conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone.**
- **Modify the definition of "family" consistent with state law to remove the limit of five unrelated persons living together in a dwelling unit.**
- **Modify the definition of "dwelling, one-family" to include employee housing for six or fewer persons, in accordance with Cal. Health & Safety Code § 17021.5.**
- **Modify the 2014 emergency shelter ordinance to comply with parking requirements under Cal. Gov't Code, § 65583 (a)(4)(A)).**
- **Adopt a formal procedure for reasonable accommodation for housing for persons with disabilities in accordance with fair housing and disability laws.**
- **Allow for Low Barrier Navigation Centers to be a use by right in areas zoned for mixed use and nonresidential zones permitting multi-family uses if they meet requirements in Cal. Gov't Code § 65662(a-d), which include:**
 - a **"It offers services to connect people to permanent housing through a services plan that identifies services staffing.**
 - b **It is linked to a coordinated entry system, so that staff in the interim facility or staff who co-locate in the facility may conduct assessments and provide services to connect people to permanent housing. . .**
 - c **It complies with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code.**

- d It has a system for entering information regarding client stays, client demographics, client income, and exit destination . . .”**
- **Allow for permanent supportive housing to be a use-by-right in all zones where multifamily and mixes uses are permitted, in compliance with Cal. Gov’t Code 65583(c)(3), and consistent with requirements specified in Cal. Gov’t Code 65651(a)(1-7).**
 - **Provide for streamlined development approval for supportive housing and low-barrier navigation centers that includes completeness review within 30 days and full review in 60 - 120 days, depending on the size of the project. (Source: Existing Action 5.1, modified with new updates)**
 - **Provide for streamlined development approval for supportive housing and low-barrier navigation centers that includes completeness review within 30 days and full review in 60 - 120 days, depending on the size of the project. (Source: Existing Action 5.1, modified with new updates)**
 - **Revise manufactured housing regulations to allow this type of housing to be treated the same as other single-family housing.**
 - **Amend Zoning Code to reduce residential development processing time by allowing the Planning Commission to approve use permits for residential developments without City Council approval**

Responsibility: Planning, Planning Commission, Council

Time Frame: GP update adopted 2022, zoning code amendments to follow (estimated 2023 adoption)

Funding: General Fund; grant assistance

Quantified Objective: 8 accessory dwelling units during the planning period; updated zoning code

City of Isleton

Special City Council
Staff Report

DATE: March 14, 2023

ITEM#: 10.C

CATEGORY: Report on Planning Commission

REPORT ON PLANNING COMMISSION MEETING

SUBJECT

Planning Commission Report of last commission meeting of March 7, 2-23.

SUMMARY

For Tuesday, March 7, 2023, the following actions were taken by the Planning Commission at the March 7, 2023 meeting.

1. Recommended adopting the mitigated negative declaration for CUP 21-23 Recreation Vehicle Park at 301, 401, 501 Jackson Slough Road.
2. Recommended approval of design standards for development of affordable housing.
3. Approve review of Annual Housing Element Progress Report.
4. Tabled the Zoning Code interpretation to allow raising of animals in certain zoning.
5. Requested scheduling of a Joint Council/Planning Commission meeting.

Reviewed by: Charles Bergson, City Manager 

Submitted and prepared by: Yvonne Zepeda, City Clerk _____

