

**Chapter 19.401**

**SINGLE ROOM OCCUPANCIES (SRO's)**

**19.400.010 Purpose.**

**19.400.020 Applicability and Permit Requirements.**

**19.400.030 Site Location, Operation and Development Standards.**

**19.400.010 Purpose.**

The purpose is to allow for Single Room Occupancies (SRO's) consistent with State Law, Assembly Bill (AB 2634), to appropriately regulate SRO's to ensure compatibility with surrounding uses and properties, and to minimize impacts associated with such uses.

**19.400.020 Applicability and Permit Requirements.**

Single Room Occupancies (SRO's) as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

**19.400.030 Site Location, Operation and Development Standards.**

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to SRO development, unless otherwise specified here.

**A. Findings**

1. The use will have no substantial adverse impacts on adjoining properties or land uses.
2. Adjacent development will not constitute a hazard to occupants.
3. The establishment of the use will not result in harm to the health, safety or general welfare of the surrounding neighborhood.

**B. Site Location Standards**

1. The use shall be located along or near a major arterial with ready access to public transportation such (i.e., transit stations and along major bus routes/stops).
2. The use will be in proximity to shopping areas and services such as, community centers, and medical facilities.
3. To avoid over-concentration of SRO's, there shall be a 300-foot separation requirement as measured from the nearest outside building walls between a proposed SRO and any other SRO.

**C. Operation and Development Standards**

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1. The design of the facility and lay shall be compatible with character of the surrounding neighborhood and consistent with the Citywide Sign and Design Guidelines.
2. On-site parking shall be provided as required for multiple-family residential use pursuant to the requirements of Chapter 19.580.
3. All lighting fixtures shall be directed away from adjacent properties and public right-of-ways.
4. The SRO living unit facility shall provide interior common space based on the unit size as follows:

<u>Unit size:</u>	<u>Required Common Area</u>
<u>Less than 160 sq. ft.</u>	<u>4.5 sq. ft. of common space</u>
<u>160 - 169 sq. ft.</u>	<u>4.0 sq. ft.</u>
<u>170 - 179 sq. ft.</u>	<u>3.5 sq. ft.</u>
<u>180 + sq. ft.</u>	<u>3.0 sq. ft.</u>

An SRO living unit facility must provide at least two hundred (200) square feet in area of interior common space, excluding janitorial storage, laundry facilities and common hallways.

5. Excluding the closet and the bathroom area, an SRO living unit must be a minimum of one hundred fifty (150) square feet in floor area. The average unit size in a living unit facility shall be no greater than two hundred seventy-five (275) square feet and no individual living unit may exceed four hundred (400) square feet.
6. Each SRO living unit shall be designed to accommodate a maximum of two (2) persons.
7. An SRO living unit is not required to but may contain partial or complete kitchen and bath facilities. If individual bath facilities are not provided, common bath facilities must be provided. If individual kitchen facilities are not provided, common kitchen facilities must be provided that adequately serve the residents of the SRO living unit facility. Additional requirements may be imposed by the Planning Commission.
8. Individual SRO living units may not have separate external entryways.
9. Laundry facilities must be provided in a separate room at the ratio of one (1) washer and one (1) dryer for every twenty (20) units or fractional number thereof.
10. A cleaning supply storeroom and/or utility closet with at least one (1) laundry tub with hot and cold running water must be provided on each floor of the living unit building.

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11. The SRO living unit facility must have a management plan approved by the City's Housing Authority.
12. The facility's management shall participate in any formal residential crime prevention program (e.g., Crime Free Multi-Housing Program or its successor).
13. The Planning Commission or the City Council, on appeal, may modify any of the above standards if a finding is made that such modifications will not be detrimental to the health and safety of the residents.