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**ADDENDUM  
CITY OF CALIFORNIA CITY COUNCIL  
HOUSING AUTHORITY/SUCCESSOR AGENCY  
Tuesday, April 23, 2024**

REGULAR MEETING @ 5:00 PM

**NEW BUSINESS**

Adding New Business Item No. NB 5.

**NB 5.                   ORDINANCE NO. 20-779**

AN ORDINANCE OF THE CITY COUNCIL OF CALIFORNIA CITY, CALIFORNIA ADDING A NEW ARTICLE 24.5 TO TITLE 9, CHAPTER 2 - ZONING OF THE CITY MUNICIPAL CODE TO CREATE AN OVERLAY ZONE FOR TINY AND SMALL HOMES IN SPECIFIED TRACTS WITHIN THE CITY

**AFFIDAVIT OF POSTING:** The following items were added to the City Council agenda after publishing and posting, but within 72 hours before the regular meeting. Leandrea Weible, Deputy City Clerk



ITEM NO. NB5

## CITY COUNCIL AGENDA ITEM

**April 23, 2024**

**PREPARED BY:** Mayor Kulikoff

**SUBJECT:** Tiny Home Ordinance Update

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### **BACKGROUND/ DISCUSSION**

During the April 9, 2024 City Council meeting, Mayor Kulikoff requested this item on the April 23, 2024 City Council meeting agenda.

Ordinance NO. 20-779 was adopted on August 11, 2020. The overlay zone that was created was for specific tracts within California City. This has hindered development. Garage size limitations have also been an issue that should be addressed. The overlay zone specific to certain tracts should be expanded to include all parcels greater than 10 acres in size of O/RA zoned land to promote the development of new home starts in housing development projects. This will promote infill development and also continue to prevent a tiny home from being built adjacent to most standard sized homes where the owners would rather not be located near a more densely populated area.

Off the grid housing projects should also be promoted with a city that lacks the infrastructure to adequately serve the entire land area. This will promote the use of renewable energy sources and grey water recycling for irrigation and other purposes of sustainability. The tracts permitted should not be beneficial to only certain land owners when there is a need in California City for more affordable housing options and adequate space to accommodate those needs.

### **FISCAL IMPACT**

Minimal fiscal impact for discussion.

### **COUNCIL OPTIONS**

As per City Council direction.

**RECOMMENDATION**

As per City Council direction.

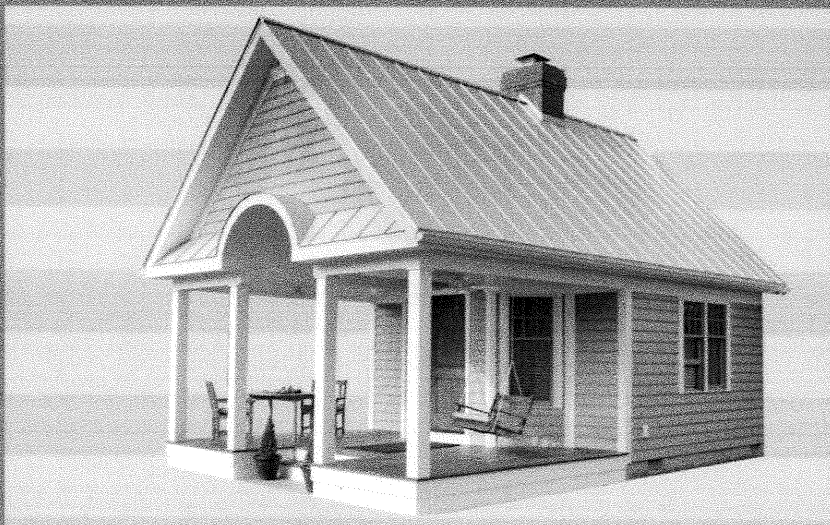
**ATTACHMENTS**

ORDINANCE NO. 20-779

BIG WEST CORPORATION: TINY HOMES AND SMALLER HOMES INFORMATION PACKET

# TINY HOMES & SMALLER HOMES OVERLAY DISTRICT

Vision & Purpose, District Tracts, Historical Perspective,  
Questions & Answers, Key Words Describing the Movement,  
OTG Benefits, Definitions, SDI Tracts, Economic Consequences,  
Base Housing Allowance, Overlay District Residential Uses,  
Valid Tract Comparative Analysis, Conclusion and More... Rev. 10.5



July 28, 2020 - Continued Public Hearing 2

Attn: City of California City, Mayor Charles P. McGuire, Mayor Pro-Tem  
Don Parris, City Council members Nicholas Lessenevitch, Ron Smith, Bill  
Smith, City Manager Anna Linn, Senior Building Official Joe Barragan

C/O City Clerk, Denise Hilliker

Presented by: **D. J. Twohig**  
President/CEO  
BIG WEST CORP.  
Field/Cell# 951.545.7294  
dj@bigwestcorp.com  
dj@gotinycalifornia.com

*Residential Uses  
proposed in Tiny  
Home & Smaller  
Home Overlay  
District (R-THO) –  
Otherwise  
prohibited in the  
City's 130,200 acre  
General Plan*

TINY HOMES & SMALL HOMES OVERLAY DISTRICT (R-THO)  
VISION & PURPOSE

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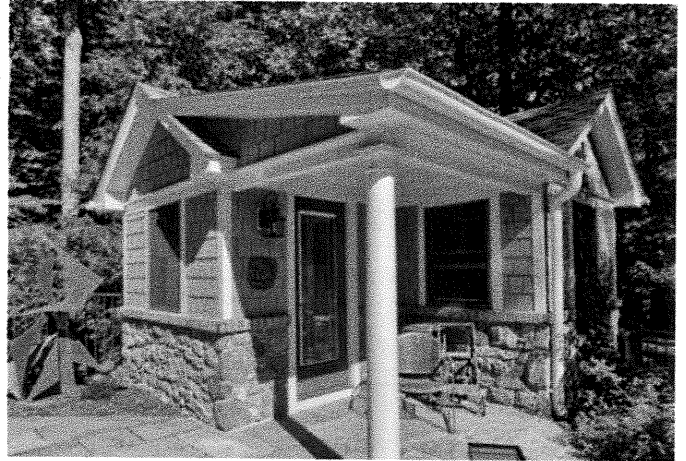
# GO TINY CALIFORNIA CITY!

*Smart Living – Tiny Homes & Small Homes*

**Vision & Purpose:** To establish an innovative land use policy that will i) provide for affordable housing for workers, ii) attract future investment into nine California City residential Tracts established over 50 years ago (many which have no current identifiable LAND USES), iii) create a new and exciting industry in California City for manufacturing of Tiny Homes (jobs creation) and iv) add to the general tax base through increased property values in Tracts that are plagued by low values and high tax default rates.

**Table 1 – Proposed Tiny Homes Overlay Tracts:**

Proposed Tiny Home District Tracts (Left to right)	
Tract #	Tract Locator
2528	A7
2898	A6
2812	C7
2530	C4
2404	E4
2461	E4
2630	E4
2223	E4
3061	*L9
3062	*L9
3198	*P10,P11

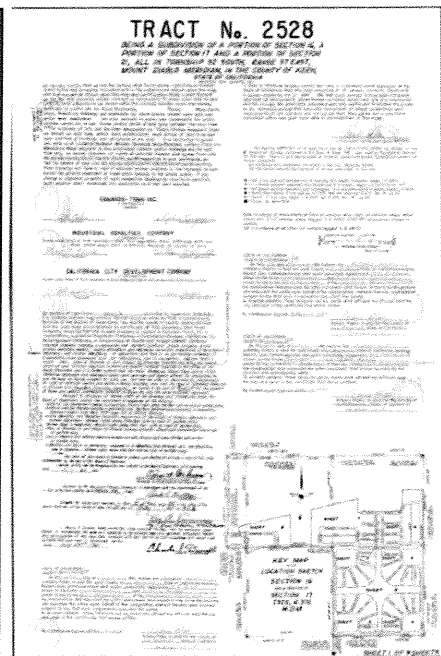


\*Tracts 3061, 3062 and 3198 in 2<sup>nd</sup> Community. All others in outlying area of the 1<sup>st</sup> community.

According to Senior Building Official Joe Barragan, Tracts like 2528, 2898, 2812, and many of the others clearly have NO immediate identifiable land use!

**“This ordinance proposed to allow Tiny Home overlay district in select Tracts is exactly what we need as a City to attract investment and new housing into those *off the grid* areas which otherwise have no immediate identifiable residential use!”**

**- Joe Barragan, Senior Building Official**



**Table 2 - Questions & Answers**

1.	Are Tiny Homes & Smaller Homes currently prohibited in California City?	Yes, the ordinance requires min. 1200 square foot on new housing construction permits in the entire city's over 100 residential Tracts.
2.	Is a Tiny Home currently permitted in other jurisdictions?	Yes, in several jurisdictions, like El Paso County, Colorado Tiny Home ordinance has permitted Tiny Homes as full time residences. Oregon is legislating Building Codes for Tiny homes
3.	Are jurisdictions in California permitting Tiny Homes as ADU?	Yes, California law allows Accessory Dwelling Units (ADU) intended to relieve housing shortage and provide guest/grandma cottages. Los Angeles, Sonoma, City of Oceanside, San Luis Obispo and Fresno County are the ADU leaders in California.
4.	How is Cal City Tiny Home Overlay (R-THO) Different?	Cal City has abundance of empty desert lots in recorded-engineered Tracts mostly off the Grid available for Tiny Homes and Smaller Homes.
4.	Has someone applied in Cal City	Yes, early Y2017, local land owner Twohig, inspired by Tiny House Nation, and his son's interest in building Tiny Homes brought this project forward engaging city officials on the subject. The current ordinance needs to be amended for a Tiny Homes Overlay (R-THO).
5.	Why now?	The Demand for Tiny Homes increases each year throughout the western USA. The well planned local ordinance will give positive media attention pointing to California City land use planning innovation.
6.	Do we have land space for Tiny Home manufacturing facility?	Yes, there is excellent manufacturing land space available for a manufacturing facility.
7.	How big/ small are Tiny Homes	Generally described as 200-500 square feet (or larger).
8.	Are these Tiny Homes limited to trailers?	No. Tiny Homes can be built on permanent foundations where ordinances permit them.
9.	Where would these Tiny Homes be located?	The proposed ordinance is to permit "Smaller Homes" or "Tiny Homes" (Overlay) in select Tracts that have no existing land uses. There are 9 Tracts remaining in proposed residential overlay (Table 1 above). Someday with a CUP perhaps in O/RA (Agricultural Land) or designated RV parks (similar to El Paso County ordinance).
10.	Who is spearheading this ordinance?	Multiple citizens requested Planning Commission (PC) study the Proposed Ordinance for effective land use policy^.
11.	Who supports this proposal?	PC and Mayor Pro-Tem Stump directed staff to prepare draft ordinance for consideration including Tiny Home District Zone Apr 2,

		2019 and June 25, 2019 respectively. Management is congruent.
12.	Who has authority over the design standards?	The draft ordinance submit to City Council does include design standards.
13.	Will architect be required to engineer the plans?	Yes, in the proposed ordinance, an architect stamp would be required for a Tiny Home as permanent residence on foundation.
14.	Should moveable Tiny Homes be allowed?	Yes, require National ANSI and RVIA code models certified and inspected (park model RVs) in Planned Unit Developments (PUD). Otherwise Tiny Homes on Wheels <b>not</b> allowed in the Tiny Homes Overlay.
15.	Are you including Micro Homes in the Proposal?	No! We are proposing to prohibit Micro Homes smaller than 200 feet in the Overlay Tracts. Micro Homes and Tiny Homes on Wheels might be permitted in a PUD, which is a separate land use policy.
16.	Shouldn't Smaller Homes also be allowed?	Yes, we are proposing Smaller Homes larger than 500 square feet on permanent foundation meeting all state and local building code requirements also be permitted in the Overlay Tracts.

**^Historical Perspective:**

Land Use/ Tiny Home Advocate Twohig proposed a showcase model Tiny Home community on multi-family zoned property located in Tract 2528 (previously). Finally, Twohig asked Planning Commission Dec 5, 2017 to support and assist with a positive recommendation to City Council to consider a Tiny Home Ordinance.

Earlier on March 2, 2017 Twohig brought recommendation to City Manager Tom Weil during EDC Board Meeting to develop a Tiny Home ordinance. Twohig offered to build a showcase model and market Tiny Home in California City.

In November 2017, Twohig brought public testimony to Planning Commission recommending staff development of Tiny Home Ordinance.

On Dec 5, 2017, Planning Commission directed staff to bring back draft recommendations for consideration of a Tiny Homes ordinance, the only obstacles to lawfully permit Twohig to develop Tiny Homes in various Tracts.

On Dec 13, 2017 El Paso County passed its Ordinance permitted Tiny Homes on residential tracts, agriculture districts and RV parks with architect stamps and controls gaining positive national media attention while accomplishing several positive regional benefits identified in the purpose of the proposed Ordinance.

Spring 2018 Non-responsiveness from City Officials led Twohig to suspend the Tiny Home Community Planned Project and suspending the Project Team efforts unfortunately.

In August 2018, Oregon held workshops on proposed Building Codes allowing Tiny Homes.

On January 23, 2019 Planning Commission, Chief Building Inspector and I visited California Tiny Homes' factory previously introduced to Tom Weil 18 months earlier (Twohig's 2<sup>nd</sup> visit). With EKDP Alexis attendance, she could tie together non-profits, and engage on the subject of workforce development.

Finally, again, Apr 2, 2019 PC directed staff to prepare an ordinance for consideration, including Tiny Home Overlay, and attach the recommendations delivered to PC, including the Tiny Home Overlay proposed by Twohig and Maevers.

May 30, May 31, 2019 ongoing dialogue with City Officials, Building Officials re: Tiny Home Ordinance should include District with limited number of focus Tracts.

June 25, 2019 Mayor Pro-Tem Gene Stumps directs City Manager to place a Tiny Homes Discussion on City Council Agenda.



August 1, 2019 City Officials deliver request for proposal for my office to submit Tiny Home resolution, ordinance, staff report, and to help determine the best tracks for a tiny home over lays.

November 19, 2019 ongoing Planning Discussion on Tiny homes. Meeting cancelled due to lack of quorum. Twohig offers to tour Officials in District Tracts equipped with Tract Maps as proposed with table and Tract Map Locator provided.

November 21, 2019 meeting with City Officials CM Anna Linn, Public Works Joe Barragan and Planning Shawn Monk resulted in agreement to meet weekly Thursday mornings 800AM and draft Tiny Home Ordinance with Overlay Tracts for PC consideration by January 2020. Twohig equipped with Tract Maps conducts Land Tour with Joe and Shawn of all the District Tracts in the first community.

December 3, 2019 Public Works Joe Barragan, Fire Marshall Kosick discuss rural calculations for water tanks as necessary to permit OTG Tiny Homes.

December 3, 2019 Planning Commission once again received written proposed Tiny Home District analysis and relevant recommendations from Twohig. Additionally, Twohig equipped with Tract Maps from specifically identified proposed Overlay Tracts brings relevant public testimony in direct contradiction to Planning Director Matt Alexander many objections to Tiny Home Overlay Tracts.

December 5, 2019 Twohig hosts Land Tour equipped with Tract Maps with Planning Commissioner Ron Hogan. Shawn Monk and Jim Creighton also invited. Joe Barragan and Anna Linn in Sacramento. Emphasis of Land Tour was Tracts 2528, 2812, 2223 and the Legends Tract (priority per Planning). Hogan considers Tiny Homes on wheels may be appropriate in PUD. Whereas, Tiny Home Overlay Tracts should permit homes on permanent foundations which meet all current building codes. Proposed District Zone R-TH for specific Overlay Tracts.

December 9, 2019 Twohig conferenced in with City Officials CM Anna Linn, Mayor Pro-Tem Gene Stump and Public Works Director Joe Barragan on the status of Tiny Home draft amendments to City Ordinance, with reference to Twohig analysis and recommendations. Proposed District Zone R-TH for specific Overlay Tracts.

December 11, 2019 Chief Building Official Joe Barragan drafts proposed Tiny Homes District Ordinance, including sections relevant to Accessory Dwelling Units pursuant to State Law and finally adding Section defining Tiny Homes in specified District with Tiny Home District. Twohig amends draft Ordinance to identify select Tracts, defining Micro Homes, Tiny Homes on Wheels and Smaller Homes with exclusions for Micro Homes and further conditions.

December 12, 2019 Twohig again host the weekly meeting with City Officials and interested persons; CM Anna Linn, Chief Building Official Joe Barragan, Planner Shawn Monk, Planning Commissioner Macedonia all receive copies of Tiny Home Ordinance Draft 2.0 for consideration and discussion. Twohig tours Macedonia to District Tracts proposed equipped with Tract Maps.

December 13, 2019 Planner Shawn Monk delivers Planning Commission Agenda void of the Tiny Home Overlay Draft 2.0. Rather Monks distributes working outline draft (v 1). Calls to Senior Building Official and email follow to CM Anna Linn to use the red pen and **present Tiny Home District Draft 2.0 to Planning Commission**. Twohig calls on Shawn Monk to do the same.

December 16, 2019 Twohig delivers Tiny Home District presentation Rev. 9.0 and Tiny Home draft Ordinance v.3 to Planning Director, CM and PC Chairman in advance of December 17, 2019 Tiny Homes Agenda Item for public presentation.

December 17, 2019 PC instructs Planning Dept. to bring back a Tiny Home District Ordinance for public hearing. Public Hearing to consider Tiny Home District (R-TH) published December 26, 2019.

December 29, 2019 Twohig meets with Senior Building Inspector Barragan to revise Tiny Homes Draft Ordinance 4.3 (delivered to Planning Dept. with red lines).

December 31, 2019 Planning Dept. delivers Agenda Package for January 7, 2020 Public Hearing inclusive of Draft Ordinance and Final Draft PC Resolution with Recommendation to Council to adopt Tiny Homes District. January 7, 2020 Planning arbitrarily omits recommended language including Smaller Homes, Valid Tract Analysis and Select Tract two hours (3:52 PM) before 6:00 PM public hearing.

January 17, 2020 Planning omits recommended Tracts arbitrarily, delivering invalid analysis.

January 20, 2020 Twohig re-submits comprehensive analysis, recommendations in advance of presenting analysis and recommendations during public testimony January 21, 2020. Council pulls the item from the Agenda.

February 6, 2020 Twohig organizes discussion group with Mayor McGuire, CM-Linn, et. Al. to address critical issues including Analysis with valid Tracts found in Tiny Homes Land Use policy recommendation.

July 7, 2020 Twohig presents Vision & Purpose, Critical Issues, Valid Tract Analysis, and discussion to CM, Mayor, PC Chair and Planning to a) add back in the language arbitrarily removed by Planning re: "Smaller to Homes" and add back in the identified (select) Valid Tracts (9 of 11).

July 14, 2020 Twohig presents Tiny Homes Analysis during City Council duly noticed Public Hearing for consideration and adoption of draft Tiny Homes Ordinance. City Council instructs City Attorney to review and resubmit Draft Ordinance inclusive of Smaller Homes and Select Valid Tracts.



July 26, 2020 Twohig resubmits final analysis and recommended action in support of City Land Use attorney version of Tiny Home Overlay.

July 28, 2020 City Council considers adoption of Tiny Homes Overlay Ordinance.

### **Key Words describing the movement:**

Innovative, space efficiency, independence; OTG, green, reclaimed, reimagined, non-toxic, enthusiasm, artisan, a new chapter; baby boomers becoming empty nesters (downsizing), minimalists with equity, millennials without debt, good for jobs, good for mobility, and great for tax base. Great choice for environmental friendly democrats and self-sufficient republicans!

Tiny homes are a big movement! Watch Tiny House Nation one time; and you too will be hooked!

### **Recommended Action:**

California City lead with innovative land use policy, resulting in enthusiasm by property owners to responsibly develop available residential lots in nine select Tracts in Tiny Home Overlay (R-THO); off the grid (OTG), or on the grid. Include in the Draft Ordinance “**The Purpose**” outlined in Analysis provided.

The superior land use policy, once adopted will allow development of otherwise unutilized tracts of land 1.5 Hours north of Los Angeles; perfectly located for attracting independent lifestyles of the many demographics who love, love, love tiny homes.

### **OTG Living Benefits Mental Restoration according to research**

University of Utah cognitive Psychologist David Strayer, who studies the effect of living off the grid on our brains. He cites in his finding, the organ is “easily fatigued” and living off the grid is linked to “slowing down” and “stopping the busy work” to look at our surroundings, nature, and it can help us “feeling restored while improving mental performances” ... the antidote for modern life. Being in a natural environment is a detox, mental cleansing for our brain!

### **Definitions (as described in Section 9-2.2456 of Tiny Home Ordinance)**

~~“Accessory Dwelling Unit (ADU)”—A residential structure on a permanent foundation, independent living quarters, designed as a permanent, year round residence for one household. There must be an existing Single Family Dwelling on the parcel where the ADU will be built or placed.~~

~~“Micro Home”—A residential structure smaller than 200 square foot shall be defined as a Micro Home for the purpose of this ordinance. Micro Homes smaller than 200 square foot shall not be permissible in the District zone titled R TH or otherwise unless specifically incorporated into a Planned Unit Development as provided for in the City Ordinance.~~

~~“Tiny Home on Wheels”—A structure built, assembled and certified as an RV shall not be permitted as a stand along home unless permitted as an Accessory Dwelling Unit (ADU) as defined herein Section 3 above. Tiny Home on Wheels shall not be permissible in the District zone titled R TH~~



or otherwise unless specifically incorporated into a Planned Unit Development (PUD) on property equivalent are larger than ten acres.

“Tiny Home” – A residential structure between 200 to 500 square feet of living area under roof installed on a permanent foundation, intended for independent living quarters, designed as a permanent, year-round residence for one household that meets these following conditions:

- (1) Has at least 200 square feet of first-floor interior living space;
- (2) Materials used as an exterior wall covering shall as set forth in the Small and Tiny Homes Design Guidelines;
- (3) Windows shall be at least double pane glass and labeled for building use, and shall include exterior trim;
- (4) Insulation with values of at least R19 for the walls, R38 for ceilings, and R19 (for the floors if on a raised foundation).

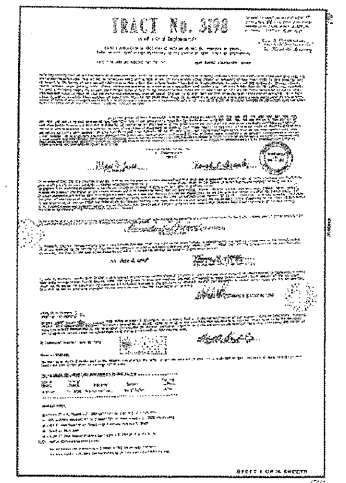
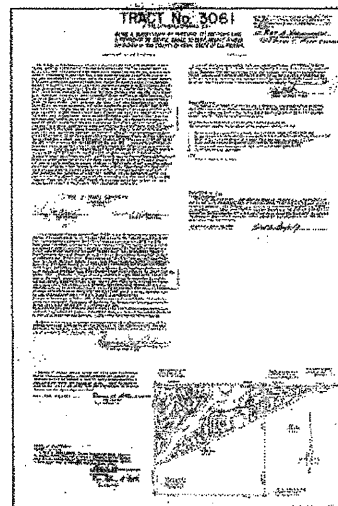
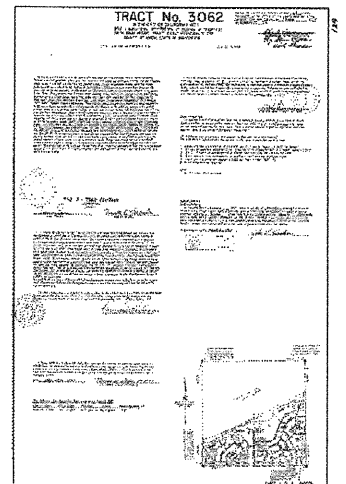
“Small Homes” - A residential structure larger than 500 square feet of living area under roof, however, less than 1200 square feet installed on a permanent foundation, intended for independent living quarters, designed as a permanent, year-round residence for one household that also meets the construction requirements set forth for Tiny Homes above.

**Table 3 – The 29 SDI Tracts existing in California City (for reference):**

2898, 2967, 3060, 3061, 3062, 3070, 3071, 3080, 3081, 3139, 3140, 3186, 3187, 3188, 3192, 3193, 3194, 3195, 3196, 3197, 3198, 3243, 3245, 3353

#City Water Installed (5 - including parts of 3140)

#Portion of 3140 along Driss and Penny Lane (Off Lincoln Blvd. N), 3279, 3280, 3281, 3283, and 3288



**Table 4 - The Economic Consequences of Tiny Homes Overlay District (R-THO) vs. No Action**

<b>GO TINY</b>	<b>DO NOTHING</b>	<b>+ / -</b>
Existing Property Owners in a jurisdiction of 130,200 acres will have new residential options on approx. 1300 acres (1% of the jurisdiction); added value.	The ordinance currently prohibits “Smart Living” aka “Tiny Homes and “Smaller Homes” in the entire jurisdiction. Nothing changes; BLIGHT perpetuates in every Tract; property owners plagued with eroding infrastructure, punishing parcel taxes and unacceptable default rates.	
Homebuyers will have a new choice (attracting investment); Tiny Homes, Smaller Homes and Traditional Housing in R-THO Overlay; added value.	Ibid. Nothing changes; BLIGHT perpetuates in every Tract; property owners plagued with eroding infrastructure, punishing parcel taxes and unacceptable default rates.	
Some property owners will opt to sell their land to interested Tiny Home buyers, increasing demand for land in the Tiny Homes Overlay (R-THO); added value.	Ibid. Nothing changes; BLIGHT perpetuates in every Tract; property owners plagued with eroding infrastructure, punishing parcel taxes and unacceptable default rates.	
Local Contractors and Cottage Home builders inspired by the land use policy will consider Tiny Homes Overlay (R-TH) to offer innovative housing solutions; added value. New Homes Inventory.	Ibid. Nothing changes; BLIGHT perpetuates in every Tract; property owners plagued with eroding infrastructure, punishing parcel taxes and unacceptable default rates.	
Marketing and Branding of Tiny Homes Overlay will gain national media attention if properly done.	Ibid. Nothing changes; BLIGHT perpetuates in every Tract; property owners plagued with eroding infrastructure, punishing parcel taxes and unacceptable default rates.	
Nimble, responsive, competent and effective Land Use policy attracts business and industry into a community.	Status Quo mongers and incompetent land use policy makers rule the day.	

The following table was prepared on 11/26/2014 for the Board of Directors of the City of Westland, Michigan, in connection with the proposed R-THO and R-TH Overlay Districts. Page 22 of 22 General Plan Land Use Plan Map.

GENERAL PLAN LAND USE DESIGNATION	ACRES
<b>RESIDENTIAL</b>	
Single-Family Residential	4,817,187
Multi-Family Residential	2,701,147
<b>COMMERCIAL</b>	
Single-Family Residential	4,817,187
Multi-Family Residential	2,701,147
<b>INDUSTRIAL</b>	
Single-Family Residential	4,817,187
Multi-Family Residential	2,701,147
<b>RECREATION</b>	
Single-Family Residential	4,817,187
Multi-Family Residential	2,701,147
<b>OPEN SPACE</b>	
Single-Family Residential	4,817,187
Multi-Family Residential	2,701,147
<b>UNDEVELOPED</b>	
Single-Family Residential	4,817,187
Multi-Family Residential	2,701,147
<b>AGRICULTURE</b>	
Single-Family Residential	4,817,187
Multi-Family Residential	2,701,147
<b>GOVERNMENT</b>	
Single-Family Residential	4,817,187
Multi-Family Residential	2,701,147
<b>CONSERVATION</b>	
Single-Family Residential	4,817,187
Multi-Family Residential	2,701,147
<b>TOTAL</b>	130,200



## BASIC ALLOWANCE FOR HOUSING

Rate Query Results

CY: 20

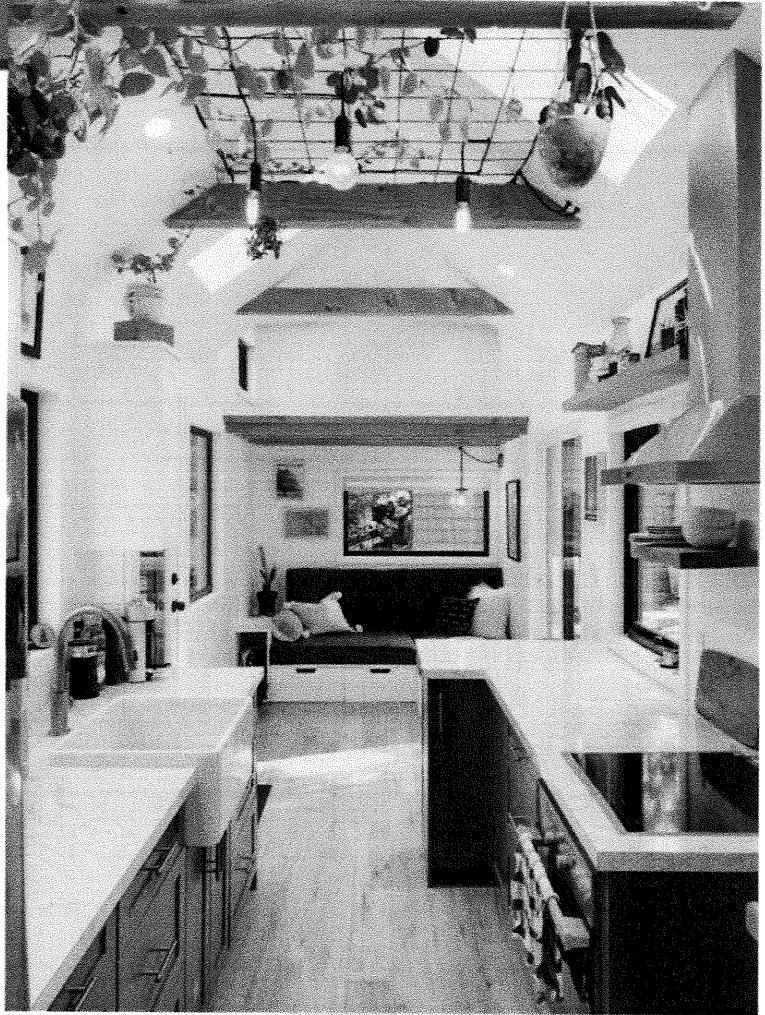
ZIP CODE: 93560

MILITARY HOUSING AREA: EDWARDS  
AFB/PALMDALE, CA (CA457)

### MONTHLY ALLOWANCE:

E 5 with DEPENDENTS:	E 5 without DEPENDENTS:
\$ 1911.00	\$ 1752.00

See BAH Frequently Asked Questions for more information. For other BAH concerns, contact your service's BAH POC.



Go Tiny!



Smart Living – Tiny Homes!



**Table 5 - Proposed Tiny Homes Overlay District Tracts (with Potential Residential Land Uses)**

Tract #	# of Parcels within Overlay Tract (Estimated)	Single Family (R-1)	Multi Family (RM-2)	Smaller Homes (RTH)	Tiny Homes (RTH)	Tiny Homes on Wheels	Micro Homes
2528	372 (Sh. 2 to 5)	✓	✓	✓	✓		
2898	578	✓	✓	✓	✓		
2812	621	✓	✓	✓	✓		
<del>2530</del>	489	✓		✓	✓		
2404	207	✓		✓	✓		
<del>2461</del>	206	✓		✓	✓		
2630	530	✓	✓	✓	✓		
2223	476	✓	✓	✓	✓		
3061	987	✓	✓	✓	✓		
3062	822	✓	✓	✓	✓		
3198	1052	✓	✓	✓	✓		

Total: **5645 are recommended in the Final Valid Comparative Analysis.** 5645 potential land uses if permitted compared to almost NONE. Please see Economic Consequences of Action Page 8.

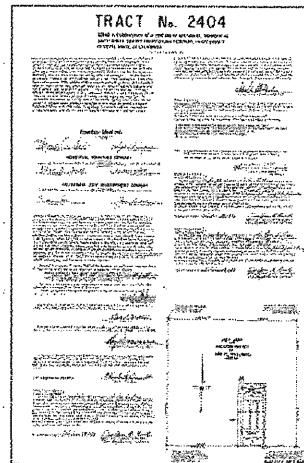
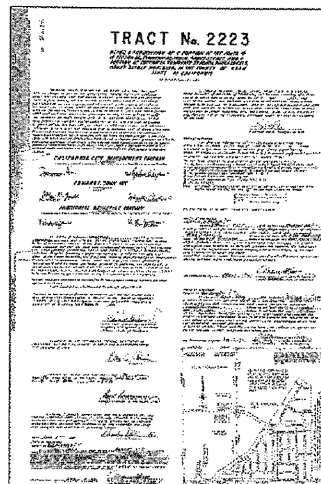
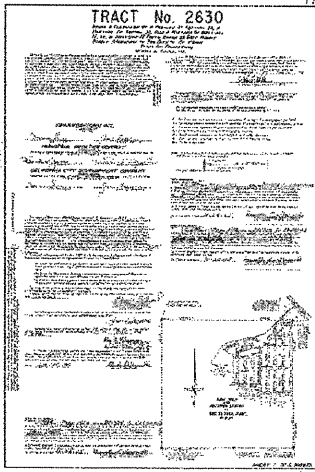
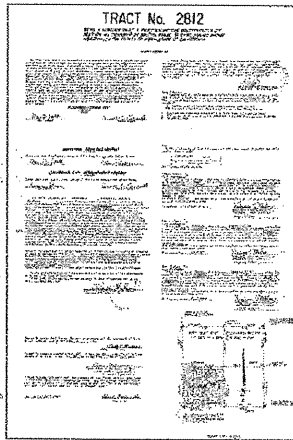
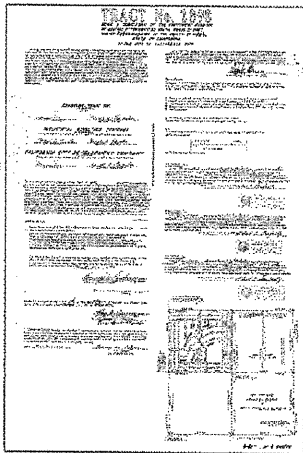
Note: 50.68% of Tiny and Small Home Overlay District (R-THO) residential units are located in in 2<sup>nd</sup> Community.



**Table 6 - Valid Comparative Analysis of Tract Suitability for R-THO Overlay**

Tract #	Proximity to Utilities	Proximity to Major Streets	Contains Built Homes	SDI	Comments	Recommend for R-THO Overlay
2223	Water in Tract No sewer in Tract	Excellent; Arterial Frontage; Forest, Desert Butte, Sequoia	None	NA	Closest to Edwards AFB; Access to CCB	Highest
2404	Water in Tract No sewer in Tract	Excellent; Arterial Frontage; Forest, Desert Butte, Sequoia	None	NA	Closest to Edwards AFB; Access to CCB	High
<del>2461</del>	Water In Tract	Ibid	None	NA	Ibid	<del>Removed</del>
2528	Water in Tract Sewer adj. Tract	Excellent; Arterial Frontage; Yerba, Mitchell, Lindbergh	8 out of 372	NA	Closest to Cannabis Developments	High
2530	Water in Tract No sewer in Tract	Fair; Frontage Hacienda Sequoia	None	NA	Narrow boundary along Cache Creek; nearest FUDS Strafing Target #71	<del>Low; Remove</del>
2630	Water in Tract No sewer in Tract		None	NA	Closest to Edwards AFB; Access to CCB	High
2812	Water in Tract Sewer adj. Tract	Excellent; Arterial Frontage; Neuralia, Lindbergh	None	NA	Closest to Cannabis Developments	High
2898	Water in Tract No sewer in Tract	Excellent; Arterial Frontage; Mitchell, Baron	None	Yes		High
3061	Power, Water, Sewer along TMTF	Excellent; Arterial Frontage	None	Yes	2 Community nearest Borax Bill Park	High

Tract #	Proximity to Utilities	Proximity to Major Streets	Contains Built Homes	SDI	Comments	Recommend for RTH District
3062	Power, Water, Sewer along TMTP	Excellent; Arterial Frontage	None	Yes	2 Community nearest Borax Bill Park	High
3198	Power, Water, Sewer along TMTP	Excellent; Arterial Frontage	None	Yes	2 Community nearest Borax Bill Park	High
3150 Mobile Home Park		Yes	Yes; BLIGHT		Infill;	PUD – RTH District <b>Unnecessary</b>
6388 Legends Sr. Housing		Yes	Yes		Infill; Subsidized Housing	PUD – RTH District <b>Unnecessary</b>
2967	No Water, No Sewer	Excellent; Arterial Frontage	None	Yes	Too many Residential homes nearby	<b>Low; Remove</b>



# TINY HOUSES

And the people who live in them.

The tiny house phenomenon redefines what makes a house a home, empowers the people for a better future and leads a movement that breaks the mold every day. Tiny house people come from all walks of life. This is their story.

68%

SIXTY-EIGHT PERCENT of tiny house people have no mortgage, compared to 29.3% of all U.S. homeowners!

## YOU CAN BANK ON IT



55% of tiny house people have more savings than the average American, with a median of \$10,972 in the bank.

## A HOME THAT YOU OWN



78% of tiny house people own their homes, compared to 65% of homeowners with traditional houses.\*

## THE REAL COST OF HOUSING X

The average cost to build a tiny house is \$23,000. It built in the month.  
The average cost of a standard sized house is approximately \$77,000.†  
Add \$200,000 interest on a 4.25% 30-year loan and it's \$482,000!



## TINY HOUSE, BIG LIVING



The average tiny house is 186 sq ft while the standard U.S. house takes up nearly 2100 sq ft. That adds up to nearly 11.3 Tiny Houses!

## APPROXIMATELY 2 OUT OF 5 TINY HOME OWNERS ARE OVER 50 YEARS OF AGE



## ISLAND SAVINGS TIME

32% of tiny house people have more than \$20,000 saved for retirement.  
62% of tiny house people have less than \$1,000 saved for retirement.



## GIVE YOURSELF SOME CREDIT

8% of tiny house people have a credit card but less than the average American, with 67% of tiny house people having no credit card debt.

## THE FAIRER SEX WINS



\$42,038 per capita income of tiny house people.

EARNING \$478 more annually than the average American.

Tiny house people are twice as likely to have a masters degree, while they are on par with the average college graduation rates.

† 2012 National Institute of Building Trades Education and Research  
† 2012 U.S. Census Bureau  
† 2012 U.S. Census Bureau  
† 2012 U.S. Census Bureau



# Tiny Houses

And the people who live in them.

The tiny house phenomenon redefines what makes a house a home, empowers the people for a better future and leads a movement that breaks the mold every day. Tiny House people come from all walks of life. This is their story.

- \* 68% of tiny house people have no mortgage compared to 29.3% of all homeowners.
- \* 55% of tiny house people have more savings than the average American, with a median of \$10,972 in the bank.
- \* 78% of tiny house people own their home, compared to 65% of homeownership nationally. Homeownership is 55% in California
- \* Approximately 2 out of 5 tiny home owners are over 50 years of age.\* Tiny Home people have less credit debt.
- \* More women own tiny homes than men.
- \* 42,038 per capita income of tiny home people earning \$478 more annually than average American.
- \* Tiny Home people are twice as likely to have a master degree.





*Residential  
Uses  
proposed in  
Tiny Home  
& Smaller  
Home  
Overlay  
District (R-  
THO) –  
Otherwise  
prohibited  
in the City's  
130,200  
acre  
General  
Plan*

*Conclusion:  
Adopt the  
Recommend  
ed Action!  
Thank you!*

[dj@gotinycalifornia.com](mailto:dj@gotinycalifornia.com)

## ORDINANCE NO. 20-779

### AN ORDINANCE OF THE CITY COUNCIL OF CALIFORNIA CITY, CALIFORNIA ADDING A NEW ARTICLE 24.5 TO TITLE 9, CHAPTER 2 - ZONING OF THE CITY MUNICIPAL CODE TO CREATE AN OVERLAY ZONE FOR TINY AND SMALL HOMES IN SPECIFIED TRACTS WITHIN THE CITY

THE CITY COUNCIL OF THE CITY OF CALIFORNIA CITY DOES HEREBY ORDAIN  
AS FOLLOWS:

#### SECTION 1: FINDINGS.

1. The purpose of this ordinance is to further the goals of the City's Housing Element to provide additional non-traditional housing opportunities in the City and to stimulate development of underutilized properties in the City.
2. The uses allowed by the proposed Residential Tiny and Small Homes Overlay Zoning Ordinance are consistent with and implement the goals and policies of the City's General Plan.
3. The proposed zoning overlay is compatible with the land uses existing and permitted on the properties in the vicinity.
4. The overlay zone district area is physically suited to the uses authorized in the proposed zoning.
5. The uses and intensity allowed and regulated by the proposed overlay zone ordinance is not likely to create serious health problems or create nuisances on properties in the vicinity.
6. This project meets California Environmental Quality Act (CEQA), guidelines, and the City's environmental procedures, and is determined to be exempt pursuant to Section 15061 (b) (3) of the CEQA Guidelines, in that it can be seen with certainty that there is no possibility that the proposed amendment to the Zoning Code will have a significant effect on the environment because smaller homes will have less potential for environmental impacts than the approved existing uses allowed by the current zoning.

**SECTION 2:** Chapter 2 of Title 9 of the California City Municipal Code is hereby amended to add a new Article 24.5 titled Residential Tiny and Small Homes Overlay Zone as follows:

#### **Article 24.5 Residential Tiny and Small Homes Overlay Zone**

##### **Sec. 9-2.2450. - Purpose.**

The Residential Tiny and Small Homes (R-THO) Overlay Zone District is established to provide housing options in specified tracts within the City by permitting homes smaller in size than the current City minimum square footage of 1200 square feet of living area, and shall be used for independent living quarters, designed as a permanent, year-round residence.

**Sec. 9-2.2451. - Location.**

The Residential Tiny and Small Homes Overlay Zone shall include City Tract Numbers 2898, 2812 (only if no homes currently on the tract), 3151, 3198, 2223, 2630 and 2404.

**Sec. 9-2.2452. – Applicability of the R-THO Overlay Zoning District**

The provisions of this Article 24.5 apply to proposed land uses and development in addition to all other applicable requirements of this Zoning Code. If there is a conflict between the provisions of this Article and any other provision of this Zoning Code the specific provisions of this Article shall take precedence and control.

- (a) Mapping of overlay district. The applicability of this overlay zoning district to a specific site shall be shown on the City Zoning Map.
- (b) Allowed land uses, permit requirements, development standards. Except as may be otherwise provided by this Article:
  - (1) Any land use normally allowed in the primary zoning district by Title 9, Chapter 2 may be allowed within this overlay district, subject to any additional requirements of this overlay district;
  - (2) Development within the R-THO overlay district shall obtain the zoning approvals required by Title 9, Chapter 2 for the primary zoning district; and
  - (3) Development within this overlay district shall comply with all applicable development standards of the primary zoning district, all other applicable provisions of this Zoning Code, and the City's Design Guidelines for Small Homes.
  - (4) Small Homes and Tiny Homes shall substantially conform to the approved Small and Tiny Homes Design Guidelines, as amended from time to time.

**Sec. 9-2.2453. – Permitted Uses.**

- (a) Tiny Home between 200 sq. ft to 500 sq. ft.
- (b) Smaller Home between 500 sq. ft. to 1,200 sq. ft.
- (c) All uses permitted in the underlying zone

**Sec. 9-2.2454. - Conditional Uses.**

- (a) All conditional uses permitted in the underlying zone.
- (b) Swimming Pools
- (c) Community and recreation centers
- (d) Parks
- (e) Garages, Covered Parking Structures, and Accessory Buildings larger than 400 S.F. in size.

**Sec. 9-2.2455. - Site and Structure Requirements.**

- (a) The minimum lot area in the R-THO District is 6,000 square feet.
- (b) Setbacks shall be the same as those of the underlying residential zone.
- (c) Garages, Covered Parking Structures, and Accessory Buildings shall be no larger than 400 S.F. when constructed on a lot where the primary building is a Tiny Home or Small Home.
- (d) Tiny Homes and Smaller Homes shall be connected to water supply source, sewer/septic, and electric utilities or solar with battery backup.
- (e) Tiny Homes and Smaller Homes are not required to have covered parking.
- (f) Tiny Homes and Smaller Homes are required to have sprinklers and sufficient water supply for fire protection.
- (g) Mechanical equipment shall be incorporated into the structure and not located on the roof.

- (h) Tiny Homes and Smaller Homes must comply with all applicable State and Local Codes and Regulations.
- (i) For each dwelling unit, the occupant may keep for personal use not more than three (3) generally accepted household pets, such as dogs, cats, small caged birds, and rabbits. Such household pets shall be restrained from doing anything which may be or become an annoyance or nuisance to neighbors or to the neighborhood. No raising, breeding, boarding or kenneling of dogs, cats, small caged birds, or rabbits is permitted. Fish may be kept in aquariums without numerical limit. No bird cage or aviary shall be located outside the structures and within twenty (20) ft. from lot lines or within one hundred (100) feet of a place where food products are stored, manufactured or consumed by the public.
- (j) All Small Homes must be placed on a permanent foundation and all undercarriage, foundation system, and external elements below the finished floor shall be screened or constructed with architectural elements that complement the main structure.
- (k) Tiny Homes shall have a minimum of four (4) of the following design features:
  - (1) Upgraded entry feature, such as transom or side windows around an exterior door;
  - (2) Exterior accessories, such as permanent shutters, or fixed sunshade devices, or gutters/downspouts;
  - (3) Pitched roofline (4:12 pitch or steeper);
  - (4) Dormers;
  - (5) Premanufactured skylights;
  - (6) Built-on porch or deck;
  - (7) Exterior residential light sconces or downcans; or
  - (8) Other features as otherwise approved by the City Planner.
  - (9) The provision of more than one item within the same category of design features may be counted independently towards the overall minimum requirements (e.g., including both a sunshade and shutters).

### **Section 9-2.2456 Definitions**

- (a) "Tiny Home" – A residential structure between 200 to 500 square feet of living area under roof installed on a permanent foundation, intended for independent living quarters, designed as a permanent, year-round residence for one household that meets these following conditions:
  - (1) Has at least 150 square feet of first-floor interior living space;
  - (2) Materials used as an exterior wall covering shall as set forth in the Small and Tiny Homes Design Guidelines;
  - (3) Windows shall be at least double pane glass and labeled for building use, and shall include exterior trim;
  - (4) Insulation with values of at least R19 for the walls, R38 for ceilings, and R19 (for the floors if on a raised foundation).
- (b) "Small Home" – A residential structure larger than 500 square feet of living area under roof, however, less than 1200 square feet installed on a permanent foundation, intended for independent living quarters, designed as a permanent, year-round residence for one household that also meets the construction requirements set forth for Tiny Homes above.

**SECTION 3:** A Small and Tiny Homes Design Guidelines document shall be prepared to be approved by Resolution of the City Council without recommendation from the Planning Commission.

**SECTION 4: ENVIRONMENTAL DETERMINATION.** The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA guidelines, and the City's environmental procedures, and has been found to be exempt pursuant to Section 15061 (b) (3) (general rule) of the CEQA Guidelines, in that the City Council hereby finds that it can be seen with certainty that there is no possibility that the passage of this ordinance amending the zoning code will have a significant effect on the environment because smaller homes will have less potential for environmental impacts than the approved existing uses allowed by the current zoning.

**SECTION 5: INCONSISTENCIES.** Any provision of the California City Municipal Code or appendices thereto inconsistent with the provisions of this ordinance, to the extent of such inconsistencies and or further, is hereby repealed or modified to the extent necessary to affect the provisions of this ordinance.

**SECTION 6: SEVERABILITY.** If any provision or clause of this ordinance or the application thereof to any person or circumstances is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other provisions or clauses or applications of this ordinance which can be implemented without the invalid provision, clause or application; and to this end, the provisions of this ordinance are declared to be severable.

**SECTION 7: PUBLICATION.** This Ordinance shall take effect and be in full force thirty (30) days from and after the passage thereof, and prior to the expiration of fifteen (15) days from its passage shall be published once in the Mojave Desert News, a newspaper of general circulation, printed and published in the City of California City or, in the alternative, the City Clerk may cause to be published a summary of this Ordinance and a certified copy of the text of this Ordinance shall be posted in the office of the City Clerk five (5) days prior to the date of adoption of this Ordinance, and within fifteen (15) days after adoption, the City Clerk shall cause to be published the aforementioned summary and shall post in the office of the City Clerk a certified copy of this Ordinance together with the names and member of the City Council voting for and against the same.

Approved for introduction at a regular meeting on July 28, 2020, and adopted at a regular meeting on August 11, 2020, by the following vote:

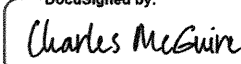
**AYES:** Lessenevitch, Smith R. Smith, W. McGuire

**NOES:** Parris

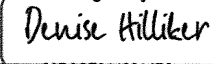
**ABSENT:** None

**ABSTAIN:** None

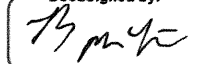
PASSED, APPROVED AND ADOPTED this 11<sup>th</sup> day of August 2020.

DocuSigned by:  
  
Charles McGuire,  
Mayor of the City of California City

ATTEST:

DocuSigned by:  
  
Denise Hilliker,  
City Clerk of the City of California City

APPROVED AS TO FORM:

DocuSigned by:  
  
Baron J. Bettenhausen,  
City Attorney

