

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
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SAN DIEGO, CA 92108-4402
(619) 767-2370



Th12a

Addendum

June 5, 2014

To: Commissioners and Interested Persons

From: California Coastal Commission
San Diego Staff

Subject: Addendum to **Item Th12a**, City of Carlsbad LCP Amendment #**CAR-MAJ-3-12D (Transitional and Supportive Housing)**, for the Commission Meeting of June 12, 2014

Since distribution of the original report, dated May 22, 2014, staff has received comments from the City of Carlsbad where they have requested corrections be made to the report. Commission staff concurs with the City's comments and the necessary revisions are shown below. New language is shown in underline and deletions are shown in ~~strikeout~~.

Staff recommends the following changes be made to the above-referenced staff report:

1. On Page 2, the first new sentence of the first paragraph shall be revised as follows:

Additionally, the proposed amendment would ~~conditionally permit by right~~ both transitional and supportive housing above ground floor commercial uses within the Neighborhood Commercial (C-1), General Commercial (C-2), and the Local Commercial (CL) zones. This would be in accordance with previously approved LCP Amendment #2-12B (Mixed Use), which was approved in June 2013 and established that residential uses within the C-1, C-2, and C-L zones shall be permitted by right and not conditionally. In that action, residential uses are permitted by right but they are limited to the upper floors within a mixed use development.

2. On Page 2, the second sentence of the first paragraph of the 'Summary of Staff Recommendation' shall be revised as follows:

Specifically, the amendment will allow transitional and supportive housing projects in all residential zones and those commercial zones where residential uses above the ground floor are ~~conditionally permitted~~. permitted by right.

3. On Page 5, the second sentence of the second paragraph, shall be revised as follows:

Additionally, the proposed amendment would ~~conditionally~~ permit by right both transitional and supportive housing above ground floor commercial uses within the Neighborhood Commercial (C-1), General Commercial (C-2), and the Local Commercial (CL) zones.

4. On Page 5, the 'Purpose and Intent of the Ordinance' section shall be revised as follows:

The purpose of this Ordinance is to define and permit by right, transitional and supportive housing within all residential zones of the City, while also ~~conditionally~~ permitting by right both transitional and supportive housing above ground floor commercial within the Neighborhood Commercial (C-1), General Commercial (C-2), and the Local Commercial (CL) zones.

5. On Page 6, the first bullet point sentence shall be revised as follows:

- ~~Conditionally permit~~ Permit (by conditional use permit) by right both transitional and supportive housing above ground floor commercial within the Neighborhood Commercial (C-1), General Commercial (C-2), and the Local Commercial (CL) zones.

6. On Page 7, the second sentence in the second paragraph shall be revised as follows:

This means that transitional and supportive housing would be permitted by right within all residential zones, and ~~conditionally~~ permitted within all commercial zones that currently allow for residential uses to be located above the ground floor, ~~subject to a conditional use permit.~~

CALIFORNIA COASTAL COMMISSION

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May 22, 2014

Th12a

TO: COMMISSIONERS AND INTERESTED PERSONS

**FROM: SHERILYN SARB, DEPUTY DIRECTOR, SAN DIEGO COAST DISTRICT
DEBORAH LEE, DISTRICT MANAGER, SAN DIEGO COAST DISTRICT
RICK CASSWELL, COASTAL PLANNER, SAN DIEGO COAST DISTRICT**

**SUBJECT: STAFF RECOMMENDATION ON CITY OF CARLSBAD LCP
AMENDMENT NO. CAR-MAJ-3-12D (Transitional and Supportive
Housing) for Commission Meeting of June 11 - 13, 2014**

SYNOPSIS

The City of Carlsbad's Local Coastal Program (LCP) Amendment request #3-12 involves five Housing Element-related revisions proposed to be made to the Zoning Ordinance policies and the Village Area Master Plan and Design Manual for establishing minimum densities (#3-12A) in the Village Area; identifying sites and establishing development standards for farmworker housing (#3-12B), emergency shelters (#3-12C) and transitional and supportive housing (#3-12D) on a citywide basis; and establishing development standards for managed living units (#3-12E) in the Village Area. This staff report addresses LCP Amendment #3-12D (Transitional and Supportive Housing) only. LCP Amendments #3-12A (Minimum Densities), #3-12B (Farmworker Housing), #3-12C (Emergency Shelters), and #3-12E (Managed Living Units) were previously approved at the March 2014 Commission meeting.

The subject request was filed as complete on March 29, 2013 and a one-year extension was granted on June 12, 2013. However, during the course of staff review, the City further amended the submittal during the first quarter of 2014. The Commission must act on the amendment request by no later than the June 2014 hearing.

SUMMARY OF AMENDMENT REQUEST

The City of Carlsbad is requesting an amendment to the City's Zoning Ordinance to implement one of four Housing Element programs, which are necessary in order to comply with state law. State law requires local governments to identify sites (i.e. land use zones or districts) and remove constraints to provide potential development sites for a variety of housing types for all income levels. The variety of housing types specifically includes emergency shelters, farmworker housing, managed living units, and transitional and supportive housing.

The proposed revision to the Zoning Ordinance (i.e. part of the certified Implementation Plan) would involve adding definitions for, and permitting by right, transitional and supportive housing (i.e. temporary and permanent rental housing linked to onsite or

offsite support services for previously homeless persons) within all residential zones. Additionally, the proposed amendment would conditionally permit both transitional and supportive housing above ground floor commercial uses within the Neighborhood Commercial (C-1), General Commercial (C-2), and the Local Commercial (CL) zones.

Transitional and supportive housing would be required to comply with all development standards and off-street parking requirements of the zone in which they are located. These existing regulations (which include building height limits, setbacks, and lot coverage) ensure the compatibility of new development projects with the surrounding neighborhood. Non-exempt development would also require the issuance of a Coastal Development Permit (CDP).

SUMMARY OF STAFF RECOMMENDATION

The proposed amendment would be limited in its impact because it will only be allowing a new housing type in zones where residential use is already permitted. Specifically, the amendment will allow transitional and supportive housing projects in all residential zones and those commercial zones where residential uses above the ground floor are conditionally permitted. Although both residential and commercial zones may occasionally contain visitor-serving uses, these zones are not typically intended for visitor-serving or public recreational uses. Rather, the Commercial Tourist (C-T) Zone is intended to accommodate these types of uses. Moreover, transitional and supportive housing would be subject to the development standards and parking regulations already in place for the subject zones, as well as the established densities of the underlying land use designations. The existing development standards and densities have been established as part of the certified LCP. Also, with all development within the Coastal Zone being subject to a CDP, pursuant to Chapter 21.201 of the Zoning Ordinance (which this amendment does not propose to change), any proposed transitional or supportive housing development within the Coastal Zone would need to comply with the coastal development review procedures established under the City's certified LCP. Through the coastal development permit review process, all of the relevant development standards and resource protection measures of the certified LCP will be applied to prospective development.

Staff recommends that the Commission find that the City's request to amend the City's Zoning Ordinance conforms with and is adequate to carry out the certified Land Use Plans for the City. No adverse impacts to public access or coastal resources are anticipated. Staff is therefore recommending that the amendment be approved as submitted by the City. The appropriate resolution and motion may be found on Page 4. The findings for approval of the Implementation Plan Amendment as submitted begin on Page 5.

BACKGROUND

LCP Amendment #3-12D was first submitted (along with LCP Amendments #3-12A, B, C, and E) on December 20, 2012, but was not filed as complete until March 29, 2013. A one year time extension was granted to Commission staff at the June 2013 Commission meeting, due to insufficient time to adequately review and prepare recommendations on said amendments. Commission staff has worked with Planning staff from the City of Carlsbad during the review of this proposed amendment. In response to changes specified by State Housing and Community Development, the City had to process further revisions to the original amendment. The City then asked for this item to be deferred until those revisions could be adopted and incorporated herein.

ADDITIONAL INFORMATION

Further information on the City of Carlsbad's LCP Amendment #3-12D may be obtained from Rick Casswell, Coastal Planner, at (619) 767-2370.

PART I. OVERVIEW

A. LCP HISTORY

The City of Carlsbad's certified LCP contains six geographic segments as follows: Agua Hedionda, Mello I, Mello II, West Batiquitos Lagoon/Sammis Properties, East Batiquitos Lagoon/Hunt Properties, and Village Redevelopment. Pursuant to Sections 30170(f) and 30171 of the Public Resources Code, the Coastal Commission prepared and approved two portions of the LCP, the Mello I and II segments in 1980 and 1981, respectively. The West Batiquitos Lagoon/ Sammis Properties segment was certified in 1985. The East Batiquitos Lagoon/Hunt Properties segment was certified in 1988. The Village Redevelopment Area LCP was certified in 1988; the City has been issuing coastal development permits there since that time. On October 21, 1997, the City assumed permit jurisdiction and has been issuing coastal development permits for all segments except Agua Hedionda. The Agua Hedionda Lagoon LCP segment is a deferred certification area until an implementation plan for that segment is certified. This amendment modifies the City's Implementation Plan (IP) only.

B. STANDARD OF REVIEW

Pursuant to Section 30513 of the Coastal Act, the Commission may only reject Zoning Ordinances or other implementing actions, as well as their amendments, on the grounds that they do not conform with, or are inadequate to carry out, the provisions of the certified land use plan. The Commission shall take action by a majority vote of the Commissioners present.

C. PUBLIC PARTICIPATION

Section 30503 of the Coastal Act requires local governments to provide the public with maximum opportunities to participate in the development of the LCP amendment prior to its submittal to the Commission for review. The City has held Planning Commission and City Council meetings with regard to the subject amendment request. All of those local hearings were duly noticed to the public. Notice of the subject amendment has been distributed to all known interested parties.

PART II. LOCAL COASTAL PROGRAM SUBMITTAL – RESOLUTION

Following a public hearing, staff recommends the Commission adopt the following resolution and findings. The appropriate motion to introduce the resolution and a staff recommendation are provided.

MOTION: *I move that the Commission approve the Implementation Program Amendment No. 3-12D for City of Carlsbad as submitted.*

STAFF RECOMMENDATION:

Staff recommends a **YES** vote. Following the staff recommendation will result in certification of the Implementation Program Amendment as submitted and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

RESOLUTION TO CERTIFY IMPLEMENTATION PROGRAM AMENDMENT AS SUBMITTED:

The Commission hereby certifies the Implementation Program Amendment for the City of Carlsbad as submitted and adopts the findings set forth below on grounds that the Implementation Program Amendment conforms with, and is adequate to carry out, the provisions of the certified Land Use Plans, and certification of the Implementation Program Amendment will meet the requirements of the California Environmental Quality Act, because either: 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the Implementation Program Amendment on the environment; or 2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts on the environment that will result from certification of the Implementation Program Amendment.

**PART III. FINDINGS FOR APPROVAL OF THE CITY OF CARLSBAD
IMPLEMENTATION PLAN AMENDMENT, AS SUBMITTED**

A. AMENDMENT DESCRIPTION

This request involves a city-initiated LCP amendment to the City's Zoning Ordinance (Municipal Code), which is certified as part of its LCP Implementation Plan. No changes to the City's certified LCP Land Use Plans are proposed herein.

The proposed revision to the Zoning Ordinance would involve adding definitions for, and permitting by right, transitional and supportive housing (i.e. temporary and permanent rental housing linked to onsite or offsite support services for previously homeless persons) within all residential zones. Additionally, the proposed amendment would conditionally permit both transitional and supportive housing above ground floor commercial within the Neighborhood Commercial (C-1), General Commercial (C-2), and the Local Commercial (CL) zones. Transitional and supportive housing would be required to comply with all development standards and off-street parking requirements of the zone in which they are located. These existing regulations (which include building height limits, setbacks, and lot coverage) ensure the compatibility of new development projects with the surrounding neighborhood. Non-exempt development would also require the issuance of a coastal development permit.

B. FINDINGS FOR APPROVAL

The standard of review for LCP implementation submittals or amendments is their consistency with and ability to carry out the provisions of the certified LUP.

1) **Purpose and Intent of the Ordinance.** The purpose of this Ordinance is to define and permit by right, transitional and supportive housing within all residential zones of the City, while also conditionally permitting both transitional and supportive housing above ground floor commercial within the Neighborhood Commercial (C-1), General Commercial (C-2), and the Local Commercial (CL) zones.

2) **Major Provisions of the Ordinance.**

- Establishes a definition of both "Supportive Housing" and "Transitional Housing" under Section 21.04.355.1 and Section 21.04.362 of the City of Carlsbad Zoning Ordinance, respectively.
- Permits by right both transitional and supportive housing within all residential zones' permitted uses tables. All revisions are made within Chapter 21 of the City of Carlsbad Zoning Ordinance.
- A previous limitation of six persons or fewer to be served by either transitional or supportive housing shall be removed from all residential zones.

- Conditionally permit (by conditional use permit) both transitional and supportive housing above ground floor commercial within the Neighborhood Commercial (C-1), General Commercial (C-2), and the Local Commercial (CL) zones.

3) **Adequacy of the Ordinance to Implement the Certified LUP Segments.**

As noted above, the standard of review for LCP implementation submittals or amendments is their consistency with and ability to carry out the provisions of the certified LUPs (i.e. Mello I, Mello II, Village Area, East Batiquitos Lagoon, and West Batiquitos Lagoon LUPs). The most applicable LUP policies are as follows:

Mello I:

Policy 4 – Parking

Parking shall be in conformance with the requirements of the City of Carlsbad Zoning Ordinance.

Mello II:

Policy 1-1 – Allowable Land Uses (Mello II)

Allowable land uses are those that are consistent with both the General Plan and the Local Coastal Program.

Policy 1-2 – Maximum Density of Development

Residential densities shall be permitted and based on the underlying LCP land use designation. The residential land use designations shall represent the maximum density permitted subject to the application of requested density bonuses pursuant to Chapter 21.86 of the Carlsbad Municipal Code and the applicable resource protection provisions of the certified LCP.

Policy 6-5 – Need for 200 Additional Hotel-Motel Rooms and Visitor Serving Uses

Approximately 40 acres of additional visitor-serving (hotel-motel and restaurant) uses should be established...Restaurants and other visitor-serving facilities also need to be provided ...

Policy 7-3 – Access Along Shoreline

The City will cooperate with the State to ensure that...beach access is protected and enhanced to the maximum degree feasible...

Policy 7-13 – Visual Access

Visual access over more than 80% of the Carlsbad coastline is unobstructed because of public ownership. No future public improvements which would obstruct this visual access shall be permitted.

The proposed amendment serves to classify both transitional and supportive housing as typical residential uses, which shall be permitted just as any other residential use would be under the certified LCP. This means that transitional and supportive housing would be permitted by right within all residential zones, and conditionally permitted within all commercial zones that currently allow for residential uses to be located above the ground floor, subject to a conditional use permit. Although both residential and commercial zones may occasionally contain visitor-serving or coastal recreational uses, these zones are not typically intended for such uses. Rather, the Commercial Tourist (C-T) Zone is intended to accommodate these types of uses within the City. As a result, Policy 6-5 of the Mello II segment of the LUP will not be compromised by the addition of transitional and supportive housing types to all zones where residential uses are permitted because hotels and motels are either prohibited or conditionally permitted within these zones (i.e. they are not permitted by right) and likely wouldn't be built in these zones.

Due to the nature of transitional and supportive housing, which offer supportive housing to previously homeless persons on a temporary or permanent basis, it is expected that the parking demand created by these housing types would actually be significantly less than currently established residential uses. This is primarily because residents of transitional and supportive housing are less likely to own or lease a car. Additionally, in adherence with Policy 4 of the Mello I segment of the LUP, the established off-street parking requirements (pursuant to Chapter 21.44 of the Zoning Ordinance) for all existing residential uses would continue to apply to transitional and supportive housing developments. As such, on-street parking, which also functions as a public parking reservoir in nearshore areas, will not be adversely affected in a different manner when compared to other residential uses. Therefore, adequate public on-street parking will be maintained consistent with Policy 7-3 of the Mello II segment of the LUP.

The permitted densities for transitional and supportive housing would be based on the underlying LCP land use designation. This represents the maximum density permitted without a discretionary approval by the City. As a result of this, transitional and supportive housing developments will be limited to the same density range as the land use designation they fall within, which means that these housing types will be no different than other residential uses. Consequently, the proposed amendment would be consistent with the density limits of the LCP and conform with Policy I-2 of the Mello II segment of the certified LUP.

Finally, with all development within the Coastal Zone being subject to a CDP, pursuant to Chapter 21.201 of the Zoning Ordinance (which this amendment does not propose to change), along with the fact that the existing development standards for all residential uses must still be met, visual resources will be protected consistent with Policy 7-13 of the Mello II LUP. This is because the existing development standards for all zones will continue to apply to new developments, including building height limits, lot coverage and setbacks, which serve to protect coastal views. Also, through the coastal development permitting process, future development on sites that contain or are sited adjacent to any sensitive resources would need to preserve and provide necessary buffering for such resources consistent with the certified LCP. In summary, the Commission finds that the proposed amendment provides for a wider range of affordable housing opportunities, and will not adversely impact coastal access or any other coastal resources and, thus, can be certified, as submitted, because it is in conformance with, and is adequate to carry out the certified land use plans.

PART IV. CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Section 21080.9 of the California Environmental Quality Act (CEQA) exempts local governments from the requirement of preparing an environmental impact report (EIR) in connection with its activities and approvals necessary for the preparation and adoption of a local coastal program. The Commission's regulatory program has been certified by the Resources Agency, finding that the Commission's environmental review process to be functionally equivalent to the EIR process. Thus, under CEQA Section 21080.5, the Commission is relieved of the responsibility to prepare an EIR for each LCP submittal.

At the local level, in connection with the revisions to its Zoning Ordinance, the City determined that the subject LCP amendment was adequately addressed within the Revised Mitigated Negative Declaration (MND) on the City's update of its Housing Element approved by the City on December 22, 2009.

Nevertheless, the Commission is required, as provided under section 13540 of its regulations, in an LCP submittal, such as in this case, to find that the approval of the proposed LCP, or LCP, as amended, does conform with section 21080.5(d)(2)(A) of CEQA which requires "that an activity will not be approved or adopted as proposed if there are feasible alternatives or feasible mitigation measures available that would substantially lessen a significant adverse effect that the activity may have on the environment." The proposed amendment would not result in an intensification of land uses incompatible with the surrounding development or have adverse impacts on coastal resources. Further, the Commission finds that the proposed amendment is unlikely to have any significant adverse effect on the environment as a whole. Therefore, the Commission finds that the subject LCP implementation plan, as amended, conforms to the provisions of CEQA.

(G:\San Diego\Reports\LCPs\Carlsbad\CAR-MAJ-3-12 D (Transitional and Supportive Housing) stf rpt.doc.docx)

1 PASSED, APPROVED AND ADOPTED at a Regular Meeting of the City Council of the City
2 of Carlsbad on the 25th day of March 2014, by the following vote to wit:

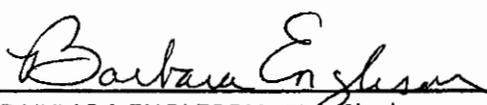
3 AYES: Council Members Hall, Packard, Wood, Schumacher, Blackburn.
4

5 NOES: None.
6

7 ABSENT: None.
8
9

10 
11 _____
12 MATT HALL, Mayor

13 ATTEST:

14
15 
16 _____
17 BARBARA ENGLESON, City Clerk



ZCA 11-07(A)/LCPA 11-08(A)
 TRANSITIONAL AND SUPPORTIVE HOUSING

STRIKE-OUT/UNDERLINE

AMENDMENTS TO CHAPTER 21.04

21.04.355

Section 21.04.355.1 (Definitions, "Supportive Housing") is proposed to be added as follows:

21.04.355.1 "Supportive housing" means housing with no limit on length of stay that is occupied by the target population (as defined in state Health and Safety Code Section 50675.14 (b)(3) and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive housing is a residential use and is subject to only those restrictions that apply to other residential uses of the same type in the same zone.

21.04.362

Section 21.04.362 (Definitions, "Transitional Housing") is proposed to be added as follows:

21.04.362 "Transitional housing" means rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Transitional housing is a residential use and is subject to only those restrictions that apply to other residential uses of the same type in the same zone.

AMENDMENTS TO CHAPTER 21.08

21.08.020

Table A of Section 21.08.020 (R-A Residential Agricultural Zone, Permitted Uses) is proposed to be amended by adding in alphabetical order the following uses:

Use	P	CUP	Acc
Supportive housing (servng six or fewer persons)-(defined: Section 21.04.355.1)	X		
Transitional housing (servng six or fewer persons)-(defined: Section 21.04.362)	X		

AMENDMENTS TO CHAPTER 21.09

21.09.020

Table A of Section 21.09.020 (R-E Rural Residential Estate Zone, Permitted Uses) is proposed to be amended by adding in alphabetical order the following uses:

EXHIBIT NO. 2
APPLICATION NO. CAR-MAJ-3-12D
(Transitional & Supportive Housing)
Strikeout California Coastal Commission

Use	P	CUP	Acc
Supportive housing (servicing six or fewer persons) (defined: Section 21.04.355.1)	X		
Transitional housing (servicing six or fewer persons) (defined: Section 21.04.362)	X		

AMENDMENTS TO CHAPTER 21.10

21.10.020

Table A of Section 21.10.020 (R-1 One-Family Residential Zone, Permitted Uses) is proposed to be amended by adding in alphabetical order the following uses:

Use	P	CUP	Acc
Supportive housing (servicing six or fewer persons) (defined: Section 21.04.355.1)	X		
Transitional housing (servicing six or fewer persons) (defined: Section 21.04.362)	X		

AMENDMENTS TO CHAPTER 21.12

21.12.020

Table A of Section 21.12.020 (R-2 Two-Family Residential Zone, Permitted Uses) is proposed to be amended by adding in alphabetical order the following uses:

Use	P	CUP	Acc
Supportive housing (servicing six or fewer persons) (defined: Section 21.04.355.1)	X		
Transitional housing (servicing six or fewer persons) (defined: Section 21.04.362)	X		

AMENDMENTS TO CHAPTER 21.16

21.16.020

Table A of Section 21.16.020 (R-3 Multiple-Family Residential Zone, Permitted Uses) is proposed to be amended by adding in alphabetical order the following uses:

Use	P	CUP	Acc
Supportive housing (servicing six or fewer persons) (defined: Section 21.04.355.1)	X		
Supportive housing (servicing more than six persons) (subject to 21.42.140(B)(125)) (defined: Section 21.04.355.1)		2	

Transitional housing (serving six or fewer persons) (defined: Section 21.04.362)	X		
Transitional housing (serving more than six persons) (subject to 21.42.140(B)(125)) (defined: Section 21.04.362)		2	

AMENDMENTS TO CHAPTER 21.18

21.18.020

Table B of Section 21.18.020 (R-P Residential Professional Zone, Permitted Uses) is proposed to be amended by adding in alphabetical order the following uses:

Use	P	CUP	Acc
Supportive housing (serving six or fewer persons) (defined: Section 21.04.355.1)	X		
Supportive housing (serving more than six persons) (subject to 21.42.140(B)(125)) (defined: Section 21.04.355.1)		2	
Transitional housing (serving six or fewer persons) (defined: Section 21.04.362)	X		
Transitional housing (serving more than six persons) (subject to 21.42.140(B)(125)) (defined: Section 21.04.362)		2	

AMENDMENTS TO CHAPTER 21.20

21.20.020

Table A of Section 21.20.010 (R-T Residential Tourist Zone, Permitted Uses) is proposed to be amended by adding in alphabetical order the following uses:

Use	P	CUP	Acc
Supportive housing (serving six or fewer persons) (defined: Section 21.04.355.1)	X		
Transitional housing (serving six or fewer persons) (defined: Section 21.04.362)	X		

AMENDMENTS TO CHAPTER 21.22

21.22.020

Table A of Section 21.22.010 (R-W Residential Waterway Zone, Permitted Uses) is proposed to be amended by adding in alphabetical order the following uses:

Use	P	CUP	Acc
Supportive housing (serving six or fewer persons) (defined: Section 21.04.355.1)	X		

Transitional housing (serving six or fewer persons) (defined: Section 21.04.362)	X		
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AMENDMENTS TO CHAPTER 21.24

21.24.020

Table A of Section 21.24.010 (RD-M Residential Density-Multiple Zone, Permitted Uses) is proposed to be amended by adding in alphabetical order the following uses:

Use	P	CUP	Acc
Supportive housing (serving six or fewer persons) (defined: Section 21.04.355.1)	X		
Supportive housing (serving more than six persons) (subject to 21.42.140(B)(125)) (defined: Section 21.04.355.1)		2	
Transitional housing (serving six or fewer persons) (defined: Section 21.04.362)	X		
Transitional housing (serving more than six persons) (subject to 21.42.140(B)(125)) (defined: Section 21.04.362)		2	

AMENDMENTS TO CHAPTER 21.26

21.26.015

Section 21.26.015 (Residential uses in the C-1 Zone) is proposed to be amended by adding subsection D as follows:

D. Residential uses shall include residential care facilities (serving six or fewer persons), supportive housing, and transitional housing, ~~each serving six or fewer persons.~~

AMENDMENTS TO CHAPTER 21.28

21.28.015

Section 21.28.015 (Residential uses in the C-2 Zone) is proposed to be amended by adding subsection D as follows:

D. Residential uses shall include residential care facilities (serving six or fewer persons), supportive housing, and transitional housing, ~~each serving six or fewer persons.~~

AMENDMENTS TO CHAPTER 21.31

21.31.065

Section 21.31.065 (Residential uses in the C-L Zone) is proposed to be amended by adding subsection D as follows:

D. Residential uses shall include residential care facilities (serving six or fewer persons), supportive housing, and transitional housing, ~~each serving six or fewer persons.~~

AMENDMENTS TO CHAPTER 21.37

21.37.020

Table A of Section 21.37.020 (RMHP Residential Mobile Home Park, Permitted Uses) is proposed to be amended by adding in alphabetical order the following uses:

Use	P	CUP	Acc
Supportive housing (serving six or fewer persons) (defined: Section 21.04.355.1)	X		
Transitional housing (serving six or fewer persons) (defined: Section 21.04.362)	X		

AMENDMENTS TO CHAPTER 21.42

21.42.140

Section 21.42.140 B. 125 is proposed to be amended as follows:

125. Residential Care Facilities, ~~Supportive Housing, and Transitional Housing~~ (all serving more than six persons):

- a. Facilities shall comply with all the rules, regulations and standards required by the State Department of Social Services.
- b. Facilities shall meet current California Code of Regulations (Title 24) for occupancy, as defined.
- c. Facilities shall provide off-street parking as required in Chapter 21.44 of this title.
- d. Additional requirements and restrictions may be imposed as determined necessary by the decision-making authority to ensure facilities meet the findings stated in Section 21.42.030. These requirements and restrictions may include provisions regarding but not limited to the following items:
 - 1. Hours of operation, such as for deliveries and other services
 - 2. Noise
 - 3. Lighting
 - 4. Location and screening of parking, service, and other outdoor areas
 - 5. Security
 - 6. Loitering

Table A in Section 21.44.020 (Number of Off-street Parking Spaces Required) is proposed to be amended by ~~adding~~ ~~deleting~~ the following uses ~~to from the end of~~ the list of "Residential Uses," as follows:

USE	NUMBER OF OFF-STREET PARKING SPACES	
Residential Uses	Supportive Housing (serving more than six persons)	2 spaces, plus 1 space/three beds
	Transitional Housing (serving more than six persons)	2 spaces, plus 1 space/three beds

The description "for other residential uses or care facilities (e.g., housing for senior citizens, hospitals, residential care facilities, etc.)" found in Table B (Parking Space and Areas) of Section 21.44.020-050 A (~~Parking Space and Areas~~) is proposed to be amended to read as follows:

SUBJECT	REQUIREMENT	
Location of required parking	For other residential uses or care facilities (e.g., housing for senior citizens, hospitals, and, when serving more than six persons, residential care facilities, etc., supportive housing, and transitional housing)	Not more than 150 feet walking distance from the nearest point of the parking facility to the nearest point of the building that the parking facility is required to serve.