

ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

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**ORDINANCE AMENDING CHAPTER 21B, PLANNED COLMA DISTRICT AND
CHAPTER 28.1, DESIGN REVIEW DISTRICTS, OF THE COUNTY
ORDINANCE CODE, ZONING REGULATIONS, TO ALLOW EMERGENCY
SHELTERS AS A USE BY RIGHT IN THOSE PC-ZONED AREAS ALSO
DESIGNATED HIGH DENSITY AND MEDIUM HIGH DENSITY RESIDENTIAL**

WHEREAS, in 2007, the State of California adopted Senate Bill 2, requiring that every California jurisdiction designate an area in which emergency shelters, defined as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay,” are allowed by right, without the requirement for discretionary permits; and

WHEREAS, during the creation of the County’s most recently adopted 2007-2014 Housing Element, the County analyzed the appropriateness and feasibility of various County areas in meeting this requirement, and determined that those areas of unincorporated Colma designated by the Planned Colma zoning district, and by the High Density and Medium High Density Residential General Plan Land Use designation were appropriate to fulfill this requirement; and

WHEREAS, the Housing Element incorporates Policy HE 15, committing that the County would pursue zoning amendments that would allow creation of emergency shelters by right in the Medium High and High Density Residential PC-zoned areas of unincorporated Colma; and

WHEREAS, the Board of Supervisors adopted the Housing Element on November 15, 2011; and

WHEREAS, the Board of Supervisors, at the time of adoption of the Housing Element, also expressly directed Planning and Building Department staff to pursue said amendment to the PC zoning district and related Design Review Regulations; and

WHEREAS, on February 26, 2014, the County Planning Commission unanimously recommended that the Board of Supervisors adopt said amendments to the PC zoning district and Design Review Regulations; and

WHEREAS, the said amendments to the PC zoning district and Design Review Regulations will ensure that the County is compliant with State law, and will meet a vital need for adequate shelter space in an appropriate County area.

NOW, THEREFORE, the Board of Supervisors of the County of San Mateo, State of California, ordains as follows:

SECTION 1. The San Mateo County Ordinance Code (Zoning Regulations), Division VI, Part One, Chapter 21B (Planned Colma District), Section 6373 (Definitions) is hereby amended to add subsection 12, to read as follows:

12. Emergency Shelter

Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person, and

that does not deny emergency shelter to any individual or household based on ability to pay.

SECTION 2. The San Mateo County Ordinance Code (Zoning Regulations), Division VI, Part One, Chapter 21B (Planned Colma District), Section 6380 (High Density Residential Designation), subsection 1 (Uses Permitted) is hereby amended to add:

<u>D.</u>	<u>Emergency Shelters (ES-99)</u> <u>Emergency Shelters (1.16.61)</u>	<u>None</u>
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Footnote 1 of Section 6380 (High Density Residential Designation), subsection 1 (Uses Permitted), is also hereby amended to read as follows:

¹All uses except emergency shelters require design review approval.

Emergency shelters are subject to the design standards described in Section 6386.

SECTION 3. The San Mateo County Ordinance Code (Zoning Regulations), Division VI, Part One, Chapter 21B (Planned Colma District), Section 6381 (Medium High Density Residential Designation), subsection 1 (Uses Permitted) is hereby amended to add:

<u>D.</u>	<u>Emergency Shelters (ES-99)</u> <u>Emergency Shelters (1.16.61)</u>	<u>None</u>
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Footnote 1 of Section 6381 (Medium High Density Residential Designation), subsection 1 (Uses Permitted), is also hereby amended to read as follows:

¹All uses except emergency shelters require design review approval.

Emergency shelters are subject to the design standards described in Section 6386.

SECTION 4. The San Mateo County Ordinance Code (Zoning Regulations), Division VI, Part One, Chapter 21B (Planned Colma District), Table 1 (Required Parking), Section 1 (Residential) is hereby amended to add:

<u>1.5.10 Emergency Shelters</u>	<u>Each employee</u>	<u>0.75 covered or uncovered</u>
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SECTION 5. The San Mateo County Ordinance Code (Zoning Regulations), Division VI, Part One, Chapter 21B (Planned Colma District) is amended to add Section 6386 as follows:

SECTION 6386. STANDARDS FOR DESIGN FOR EMERGENCY

SHELTERS IN PLANNED COLMA DISTRICT. The following design standards shall apply to emergency shelters proposed on any land designated High Density Residential or Medium High Density Residential within the Planned Colma (PC) Zoning District.

1. Building Orientation

Require:

- a. Building entrances on streets, pedestrian ways, kiss-n-ride areas, central courtyards and parks and plazas rather than the interior of blocks or parking lots.

- b. Buildings to be placed along the frontage of the BART bus turnaround and kiss-n-ride area.

Prohibit: Street-facing facades consisting of a blank wall or an unbroken series of garage doors, or lined with off-street uncovered parking spaces.

2. Building Form

Require:

- a. Buildings to follow the natural topography by terracing up slopes.

3. Facades

Prohibit: Exterior stairs to upper floor units on street facing facades and the front half of side facades.

Prohibit: Street-facing facades consisting of a blank wall or an unbroken series of garage doors, or lined with off-street uncovered parking spaces.

4. Roofs

Require: Mechanical equipment to be screened with parapets or the roof form.

Prohibit:

- a. Mansard roofs.
- b. Buildings covered entirely by a flat roof.

5. Materials

Prohibit: Walls entirely of glass, reflective glass, textured stucco, and scored plywood.

6. Walls, Fences and Landscaping

Require: Trees to be planted every 30 feet in the setback along the

frontage of the BART bus turnaround and kiss-n-ride area.

SECTION 6. The San Mateo County Ordinance Code (Zoning Regulations), Division VI, Part One, Chapter 28.1 (Design Review Districts), Section 6565.19 (Standards for Design in Planned Colma District) is hereby amended to read as follows:

SECTION 6565.19. STANDARDS FOR DESIGN IN PLANNED COLMA

DISTRICT. The following design standards shall apply to all land designated High Density Residential, Medium High Density Residential and Neighborhood Commercial (Residential Above) within the Planned Colma (PC) Zoning District (with the exception of emergency shelters, which are exempt from discretionary design review in the High Density and Medium High Density Residential areas):

SECTION 7. This Ordinance shall be effective thirty (30) days from the passage date thereof.

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