



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Planning and Building



Date: December 23, 2014
Board Meeting Date: January 27, 2015
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Steve Monowitz, Acting Community Development Director

Subject: EXECUTIVE SUMMARY: Adoption of a text amendment to the San Mateo County Zoning Regulations, adding definitions of “transitional housing,” “supportive housing,” and “target population” consistent with California Government Code Section 65582, and stating that transitional and supportive housing are residential uses subject to no additional permitting or other requirements or conditions beyond those applicable to other residential uses of the same type in the same zoning district.

RECOMMENDATION:

1. Adopt the proposed amendment to the definition section of the Zoning Regulations, to include a definition of transitional and supportive housing and a definition of target population, and a statement that these uses are subject only to the conditions applicable to any other residential use in the same zoning district.
2. Find that the proposed text amendment would not be in conflict with the County General Plan, or with any current land use plan for a sub-area of the County previously adopted by the Board of Supervisors; that the proposed text amendment is consistent with Policy HE 15 and Policy 15.2 of the Housing Element of the General Plan, which commit the County to adopt zoning that defines transitional and supportive housing as residential uses subject to no additional conditions or approvals beyond those required of other residential uses; that the proposed text amendment brings the County’s Zoning Regulations into required conformance with State law, as adopted in Senate Bill 2 of 2007; and that the proposed text amendment advances the County’s overall intent, as stated in the County’s Shared Vision 2025, to create affordable, livable, connected communities.

BACKGROUND:

California Senate Bill 2 (SB 2, 2007) requires that California jurisdictions consider transitional and supportive housing as residential uses, subject only to the requirements applicable to other residential uses of the same type in any zoning district.

The proposed text amendment to the County Zoning Regulations would add definitions of transitional housing, supportive housing, and target population, consistent with Section 65582 of the California Government Code. The definitions of transitional and supportive housing added to the Zoning Code would also incorporate a stipulation that each type of housing is a residential use allowed in any residential building type, governed by the same standard applicable to that residential building type for the district in which the structure exists or is to be built. Each definition would include a caveat that transitional and supportive housing are not short-term housing, and that the amended definitions do not change any regulations regarding short-term housing.

DISCUSSION:

In the County's updated Housing Element, the County committed, in Policy HE 15.2, to amend the zoning regulations to comply with the requirements of SB 2. The Board of Supervisors considered this zoning amendment during its consideration of the updated Housing Element, adopted the Housing Element on November 15, 2011, and directed the Planning and Building Department to prepare these zoning amendments.

This zoning amendment will not change any other development regulations, nor change the standards applicable to the creation of any residential structure. Transitional and supportive housing will be regulated by the same standards that govern other proposed development of the same structural type in every zoning district. The amendments will not change the allowed amount or intensity of development in any area.

Specifically, the zoning text amendment will add the definition of supportive housing as Section 6102.78 of the zoning regulations; the definition of target population as Section 6102.79 of the zoning regulations; the definition of transitional housing as Section 6102.83 of the zoning regulations; and a clarifying statement that both housing types are residential uses, subject only to the conditions required for a residential use of the same type, number of units, and other characteristics in the same district.

On December 17, 2014, the Planning Commission recommended that the Board of Supervisors adopt the proposed zoning amendments.

County Counsel has reviewed and approved the Ordinance as to form.

The adoption of these zoning amendments contributes to the 2025 Shared Vision outcome of a Livable Community by helping to create affordable, livable, connected communities.

FISCAL IMPACT:

There is no fiscal impact to San Mateo County from the adoption of the proposed zoning amendments.