

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

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**AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE (ZONING REGULATIONS), DIVISION VI, PART ONE, CHAPTER 1 (GENERAL PROVISIONS), SECTION 6102 (DEFINITIONS) TO ADD THE DEFINITION OF “SUPPORTIVE HOUSING,” “TRANSITIONAL HOUSING,” AND “TARGET POPULATION,” AND STIPULATING THAT SUPPORTIVE HOUSING AND TRANSITIONAL HOUSING ARE RESIDENTIAL USES SUBJECT TO NO ADDITIONAL PERMITTING REQUIREMENTS OR CONDITIONS**

**WHEREAS**, in 2007, the State of California adopted Senate Bill 2, amending the State’s Government Code to require that every California jurisdiction must allow transitional and supportive housing subject only to the requirements applicable to other residential uses of the same type in a particular zoning district; and

**WHEREAS**, in the County’s updated Housing Element, the County committed, in Policy HE 15.2, to amend the zoning regulations appropriately to comply with the requirements of Senate Bill 2; and

**WHEREAS**, the Board of Supervisors specifically considered this future zoning amendment during its consideration of the updated Housing Element, and 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 amendments to the Zoning Regulations; and

**WHEREAS**, on December 17, 2014, the County Planning Commission unanimously recommended that the Board of Supervisors adopt said amendments to the Zoning Regulations; and

**WHEREAS**, the said zoning amendments contribute to the 2025 Shared Vision outcome of a Livable Community by helping to create affordable, livable, connected communities; and

**WHEREAS**, the said amendments to the Zoning Regulations will ensure that the County is compliant with State law.

**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 1 (General Provisions), Section 6102 (Definitions) is hereby amended to add subsection 6102.78, to read as follows:

Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists 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, allowed in any zoning district that allows residential uses, subject only to those requirements, restrictions and conditions applicable to residential uses of the same type in the same zoning district. Supportive housing is not considered a

short-term residential use (such as hotels, bed and breakfasts, and other similar uses with stays of less than 30 days), and the definition of supportive housing does not change any regulations regarding such short-term housing.

**SECTION 2.** The San Mateo County Ordinance Code (Zoning Regulations), Division VI, Part One, Chapter 1 (General Provisions), Section 6102 (Definitions) is hereby amended to add subsection 6102.79, to read as follows:

Target Population. Target population, as it relates to supportive and transitional housing, means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

**SECTION 3.** The San Mateo County Ordinance Code (Zoning Regulations), Division VI, Part One, Chapter 1 (General Provisions), Section 6102 (Definitions) is hereby amended to add subsection 6102.83, to read as follows:

Transitional Housing. Buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. Transitional housing is a residential use, allowed in any zoning district that allows residential uses, subject only to those requirements, restrictions and conditions applicable to residential uses of the same type in the same zoning district. Transitional housing is not considered a short-term residential use (such as hotels, bed and breakfasts, and other similar uses with stays of less than 30 days), and the definition of transitional housing does not change any regulations regarding such short-term housing.

**SECTION 4.** This Ordinance shall be effective thirty (30) days from the passage date thereof.

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