

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

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**AN 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, are allowed by right, without the requirement for discretionary permits; and

**WHEREAS**, during the development of the County’s most recent General Plan Housing Element (for 2007-2014), 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 directed Planning and Building Department staff to pursue said amendment to the PC zoning district and related Design Review Regulations; and

**WHEREAS**, on September 25, 2013, 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>None</u>
	<u>Emergency Shelters (1.16.61)</u>	

Footnote 1 of Section 6380 (High Density Residential Designation), subsection 1 (Uses Permitted) is also hereby amended to read as follows:

<sup>1</sup>All uses except emergency shelters require Design Review approval.

**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>None</u>
	<u>Emergency Shelters (1.16.61)</u>	

Footnote 1 of Section 6381 (Medium High Density Residential Designation), subsection 1 (Uses Permitted) is also hereby amended to read as follows:

<sup>1</sup>All uses except emergency shelters require Design Review approval.

**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 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 design standards and design review in the High Density and Medium High Density Residential areas):

**SECTION 6.** This Ordinance shall be effective thirty (30) days from the passage date thereof.

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