

**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**



STAFF REPORT

TO Members of the Alameda County Planning Commission
RE Housing Element Implementation
HEARING DATE February 21, 2012

GENERAL INFORMATION

The following is an overview of proposed amendments to the County's Zoning Ordinance pertaining to transitional and supportive housing, residential and medical care facilities, emergency shelters, and single room occupancy facilities (SROs) necessary to implement the County's Housing Element.

STAFF RECOMMENDATION

Staff requests that the Commission hear staff's presentation, receive public comment, and provide direction to staff in finalizing changes to the proposed amendments.

STAFF ANALYSIS

Overview

During the February 6, 2012 hearing of the Commission, staff introduced amendments pertaining to agricultural employee housing, density bonuses and mobilehome parks. At today's hearing, the Commission will consider proposed amendments regarding transitional and supportive housing, residential and medical care facilities, emergency shelters, and single room occupancy facilities (SROs).

In preparing the Zoning Ordinance amendments before the Commission today, staff has consulted with the Ordinance Review Advisory Committee. A meeting is planned with the Castro Valley Municipal Advisory Council (CVMAC) on February 27, 2012.

Rationale for Proposed Amendments

Emergency Shelters

With the passage of Senate Bill 2 (SB 2) in 2007 local jurisdictions must identify a zone where a year-round emergency shelter is permitted by right. The County has yet to identify such a zone. Therefore, in accordance with SB 2, the County must select a zone where such shelters are permitted by right.

As part of the implementation of the 2003 Housing Element, the R-4, Multiple residence district, was selected as the appropriate zone to conditionally permit emergency shelters. In addition,

terms “Family Emergency Homeless Shelter” and “General Emergency Homeless Shelter” were added to the Zoning Ordinance. Each of the terms is defined below.

“Family Emergency Homeless Shelter” means a short-term residential facility adequately staffed during operating hours with minimal supportive services providing lodging and meals for up to six months to homeless families with minor children, pending attempts to find more permanent housing and referred to the shelter by partner social service agencies or similar organizations the offices of which are not located on premises of the shelter, and where no meals or other services are provided to non-residents of the shelter. Such shelters shall be located within ¼ mile of transit lines and no closer than 500 feet, measured from property line to property line, from schools, parks and day care facilities, nor closer than 1000 feet from :

- Alcohol outlets
- Medical marijuana dispensaries
- Other Emergency Homeless Shelters

“General Emergency Homeless Shelter” means a short-term residential facility adequately staffed during operating hours with minimal supportive services providing lodging and meals for up to six months to homeless persons, not including families with minor children, pending attempts to find more permanent housing and referred to the shelter by partner social service agencies or similar organizations the offices of which are not located on the premises of the shelter, and where no meals or other services are provided to non-residents of the shelter. Such shelters shall be located within ¼ mile of transit lines and no closer than 1000 feet, measured from property line to property line, of the following uses:

- Schools
- Day care facilities
- Parks
- Alcohol outlets
- Medical marijuana dispensaries
- Other Emergency Homeless Shelters

As they are currently written, these terms are more restrictive than what is permitted under statute. Specifically, per Government Code Section 65583 (4) (a) local jurisdictions may apply the following development standards:

The local government shall also demonstrate that existing or proposed permit processing, development, and management standards are objective and encourage and facilitate the development of, or conversion to, emergency shelters. Emergency shelters may only be subject to those development and management standards that apply to residential or commercial development within the same zone except that a local government may apply written, objective standards that include all of the following:

- (i). *The maximum number of beds or persons permitted to be served nightly by the facility.*
- (ii). *Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.*
- (iii). *The size and location of exterior and interior onsite waiting and client intake areas.*
- (iv). *The provision of onsite management.*
- (v). *The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.*
- (vi). *The length of stay.*

(vii). *Lighting.*

(viii). *Security during hours that the emergency shelter is in operation.*

The County should also draft and adopt objective performance standards consistent with SB 2 to evaluate emergency shelters. Furthermore, staff recommends that the County strike the definitions of “General Emergency Homeless Shelter” and “Family Emergency Homeless Shelter” and use the definition provided in Section 50801 of the Health and Safety Code:

"Emergency shelter" means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.

Draft Ordinance Amendments-Emergency Shelters

In order to prepare the following amendments, staff conducted a review of existing and planned policies for each of the cities located in Alameda County and analyzed the work of several other jurisdictions including the cities of Cathedral City, Agoura Hills, Ventura and Monterey Counties. In reviewing the work of these other jurisdictions, staff found that each jurisdiction adhered to the requirements of SB 2 in developing their development standards. Staff will also draft performance standards that align with SB 2.

In its review of SB 2 compliance of various localities, staff also analyzed which zones were selected for emergency shelters. Some jurisdictions chose commercial zones, others residential, and others chose light industrial zones as the appropriate location for an emergency shelter. As there is no consistent location, staff recommends the R-4, Multiple Residence district, as the appropriate location for such facilities. The R-4 district is zoned at an appropriate density such that the development of emergency shelters is feasible. In addition, the area is well served by public transit, and the zone currently permits emergency shelters as a conditional use.

Transitional and Supportive Housing/Residential and Medical Care Facilities

SB 2 also requires that local jurisdictions ensure that transitional and supportive housing is regulated consistent with comparable residential uses. The law requires that such developments be subject only to those restrictions that apply to residential uses of the same type in the same zone. Alameda County’s Zoning Ordinance contains no definition for transitional or supportive housing, nor does it include guidelines addressing their development. In order to comply with SB 2, staff recommends that the County amend its Zoning Ordinance to include definitions for both transitional and supportive housing and provide appropriate standards for their development.

Residential and medical care facilities are defined in the County’s Zoning Ordinance; however, the Ordinance is silent as to where the use is permitted. Although uncodified in the Zoning Ordinance, residential and medical care facilities for six or fewer persons are a permitted use in all residential zones (See the section entitled “Standards from Statute” for more information); facilities for seven or more persons require a Conditional Use Permit. The proposed amendments are intended to clarify the County’s administration of its Zoning Ordinance with respect to residential and medical care facilities.

Definitions from Statute

Transitional housing is designed to assist individuals and families in developing the skills necessary to achieve independent living. California Health and Safety Code Section 50675.2(h) defines “transitional housing” and “transitional housing development” as:

Buildings configured as rental housing developments, but 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.

Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives. Typically, a part of the housing is targeted to people who have risk factors such as homelessness, or health challenges, such as mental illness or substance addiction. California Health and Safety Code Section 53260(c) defines “supportive housing” as:

Housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the tenant to retain the housing, improve his or her health status, maximize their ability to live and, when possible, to work in the community. This housing may include apartments, single-room occupancy residences, or single-family homes.

Standards from Statute

The following statutes require that small (serving six or fewer persons) licensed group homes be treated like other single family uses occurring within the same zone. Included are facilities for persons with disabilities and other facilities (Welfare & Inst. Code 5116), residential health care facilities (Health & Safety Code 1267.8, 1267.9, & 1267.16), residential care facilities for the elderly (Health & Safety Code 1568.083 - 1568.0831, 1569.82 – 1569.87), community care facilities (Health & Safety Code 1518, 1520.5, 1566 - 1566.8, 1567.1), pediatric day health facilities (Health & Safety Code 1267.9;1760 – 1761.8), and facilities for alcohol and drug treatment (Health & Safety Code 11834.23).

Also contained within the Health and Safety Code are requirements intended to limit the overconcentration of such facilities within a certain area. Specifically, Health and Safety Code Sections 1250.5 and 1267.9 address that concern. These sections both provide for a 300 foot separation between facilities of a similar type.

Draft Ordinance Amendments- Transitional and Supportive Housing/Residential and Medical Care Facilities

In preparing the following amendments to the Alameda County Zoning Code, staff conducted a review of existing and planned policies for each of the cities located in Alameda County and analyzed the work of several other jurisdictions including the cities of Cathedral City, Agoura Hills, Ventura and Monterey Counties. In reviewing the work of these other jurisdictions, staff found that many jurisdictions permitted transitional and supportive housing for up to six persons by right in all of their residential zones. In addition, jurisdictions generally specified that residential care facilities or community care facilities were an expressly permitted use. Facilities

for more than six persons were allowed in certain zones subject to a Conditional Use Permit. While many jurisdictions chose to forgo development standards, several did draft regulations. These regulations generally covered the following items:

- Placement to avoid overconcentration of the proposed use
- Management
- Security

The advantage of having such regulations is that they provide for a more uniform and efficient review process as development and performance expectations are clear to all parties involved. Please note that these requirements are in addition to the findings required for all Conditional Use Permit applications, and that a Board of Zoning Adjustments retains the authority to impose additional conditions of approval as it deems necessary to ensure that the project would not be detrimental to surrounding properties/uses.

Single Room Occupancy (SRO) Facilities

With the passage of Assembly Bill 2634 local jurisdictions are now required to make provisions for Single Room Occupancy (SRO) Facilities. Alameda County's Planning Code does not define, nor does it address the development of SRO Facilities, and so in order to comply with this requirement the County committed to amending its Planning Code, specifically that it would draft performance standards to regulate the development of SRO Facilities.

SROs contain units, generally 150 to 450 feet in size, occupied by no more than two persons. Units may or may not have kitchen facilities in the unit. The units are used by their occupant(s) as a primary residence for a fixed period of time. SROs may be constructed in a manner similar to, or occupy existing, multi-family buildings, motels, or hotels. As a result, parcels zoned for higher densities (21 or more units to the acre) are the appropriate locations for SRO Facilities. Under this zoning proposal, SROs would require review/approval via a Conditional Use Permit and be subject to several performance standards. At the January 24, 2012 meeting of the Ordinance Review Advisory Committee staff presented several zones where such housing might be permitted. Ultimately, the R-4 (Multiple Residence) District was recommended as the appropriate zone to conditionally permit such housing.

Draft Ordinance Amendments- SROs

In preparing the following amendments to the Alameda County Planning Code, staff conducted a review of existing and planned policies for each of the cities located in Alameda County and analyzed the work of several other jurisdictions including the cities of Santa Rosa, San Jose, Agoura Hills, and Monterey County. In reviewing the work of these other jurisdictions, staff found that many jurisdictions chose to make Single Room Occupancy Facilities a conditional use in either a high density residential or commercial zone. In addition staff observed that many chose to draft development standards for these facilities. These regulations generally covered the following items:

- Unit size
- Management
- Security
- Common Space
- Kitchen and Bath Facilities

Staff addressed each of these issues in preparing the draft Ordinance amendment and believes that these standards are consistent with the County’s goals of providing affordable housing opportunities and creating safe, vibrant, and livable communities.

CONCLUSION

At this time staff requests that the Commission provide feedback on the proposed amendments. Staff would then prepare final draft Ordinance amendments for formal consideration at a public hearing before the Commission on March 5, 2012.

It must be noted that some changes are time sensitive and may require more immediate action. Per Senate Bill 2 (Cedillo, 2007), local jurisdictions must amend their Zoning Ordinances to permit emergency shelters by right in at least one zoning district within one year of the adoption of their Housing Elements. As a result, Alameda County’s amendments must be adopted by the Board no later than April 2012.

ATTACHMENTS

- A. Preliminary Draft Ordinance Amendments
- B. Maps indicating parcels with R-4 Zoning
- C. A spreadsheet listing the parcels with R-4 Zoning

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REVIEWED BY:	Elizabeth McElligott, Assistant Planning Director

PRELIMINARY DRAFT ORDINANCE AMENDMENTS

Proposed Revisions and Additions to Definitions (Chapter 17.04)

*****Highlighted and underlined text is new*****

"Emergency shelter" means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.

~~"Family Emergency Homeless Shelter" means a short-term residential facility adequately staffed during operating hours with minimal supportive services providing lodging and meals for up to six months to homeless families with minor children, pending attempts to find more permanent housing and referred to the shelter by partner social service agencies or similar organizations the offices of which are not located on premises of the shelter, and where no meals or other services are provided to non-residents of the shelter. Such shelters shall be located within ¼ mile of transit lines and no closer than 500 feet, measured from property line to property line, from schools, parks and day care facilities, nor closer than 1000 feet from :~~

- ~~• Alcohol outlets~~
- ~~• Medical marijuana dispensaries~~
- ~~• Other Emergency Homeless Shelters~~

~~"General Emergency Homeless Shelter" means a short-term residential facility adequately staffed during operating hours with minimal supportive services providing lodging and meals for up to six months to homeless persons, not including families with minor children, pending attempts to find more permanent housing and referred to the shelter by partner social service agencies or similar organizations the offices of which are not located on the premises of the shelter, and where no meals or other services are provided to non-residents of the shelter. Such shelters shall be located within ¼ mile of transit lines and no closer than 1000 feet, measured from property line to property line, of the following uses:~~

- ~~• Schools~~
- ~~• Day care facilities~~
- ~~• Parks~~
- ~~• Alcohol outlets~~
- ~~• Medical marijuana dispensaries~~
- ~~• Other Emergency Homeless Shelters~~

"Medical or residential care facility" means ~~a nursing and convalescent home as licensed by State Department of Public Health, and includes~~ residential care homes as licensed by State Department of Social Welfare Services, Community Care Licensing Division ~~and the Alameda County Welfare Department~~. This term also includes group living quarters housing persons placed by an authorized agency for rehabilitation purposes and is funded by or licensed by or is operated under the auspices of an appropriate federal, state or county governmental agency.

"SRO (single room occupancy) facility" means a building containing six or more SRO units or guestrooms, designed for occupancy of no more than two persons, and which is intended, designed, or is used as a primary residence by guests.

"SRO (single room occupancy) unit" means a room that is used, intended or designed to be used by no more than two persons as a primary residence, but which lacks either or both a self-contained kitchen or bathroom.

"Supportive housing" means housing with no limit on length of stay, that is occupied by the "target population", 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.

PRELIMINARY DRAFT ORDINANCE AMENDMENTS

"Target population" means persons with Low Income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (California Welfare and Institutions Code, section 4500 et seq.) and may include, among other populations, adults, emancipated youth, families, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

"Transitional housing" and "transitional housing development" mean buildings configured as rental housing developments, but 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.

Proposed Revisions to the R-1 (Single Family Residence) District

*****Highlighted and underlined text is new*****

17.08.030 - Permitted uses.

The following principal uses are permitted in an R-1 district:

- A. One one-family dwelling;
- B. Field crop, orchard, garden;
- C. Medical or residential care facility for up to six (6) persons; and
- D. Transitional or supportive housing for up to six (6) persons.

17.08.040 - Conditional uses.

In addition to the uses listed in Sections 17.52.480 and 17.52.580, the following are conditional uses in an R-1 district, and shall be permitted only if approved by the board of zoning adjustments as provided in Section 17.54.130:

- A. Community facility;
- B. Community clubhouse;
- C. Parking lot, only when established to fulfill the residential parking requirements of this title for a use on an abutting lot or lots;
- D. Plant nursery or greenhouse used only for the cultivation and wholesale of plant materials;
- E. Medical or residential care facility for seven (7) or more persons as regulated in Section 17.##.020 (Residential or Medical Care Facilities, Transitional Housing Facilities, and Supportive Housing Facilities — Regulations); and
- F. Transitional or supportive housing for seven (7) or more persons as regulated in Section 17.##.020 (Residential or Medical Care Facilities, Transitional Housing Facilities, and Supportive Housing Facilities — Regulations).

Proposed Revisions to the R-2 (Two Family Residence) District

*****Highlighted and underlined text is new*****

17.10.020 - Permitted uses.

The following principal uses are permitted in an R-2 district:

- A. One or two one-family dwellings, or one two-family dwelling;
- B. Field crop, orchard, or garden;
- C. Medical or residential care facility for up to six (6) persons; and
- D. Transitional or supportive housing for up to six (6) persons.

17.10.030 - Conditional uses.

In addition to the uses listed in Sections 17.52.480 and 17.52.580, the following are conditional uses in R-2 districts, and shall be permitted only if approved by the board of zoning adjustments as provided in Section 17.54.130:

PRELIMINARY DRAFT ORDINANCE AMENDMENTS

- A. Community facility;
- B. Community clubhouse;
- C. Parking lot, subject to the same limitations as in Section 17.08.040C;
- D. Plant nursery, or greenhouse used only for the cultivation of plant materials;
- E. Medical or residential care facility for seven (7) or more persons as regulated in Section 17.##.020 (Residential or Medical Care Facilities, Transitional Housing Facilities, and Supportive Housing Facilities — Regulations);
- F. One dwelling or a dwelling group containing altogether not more than three dwelling units, where the lot has an area not less than seven thousand five hundred (7,500) square feet; and
- G. Transitional or supportive housing for seven (7) or more persons as regulated in Section 17.##.020 (Residential or Medical Care Facilities, Transitional Housing Facilities, and Supportive Housing Facilities — Regulations).

Proposed Revisions to the R-S (Suburban Residence) District

*****Highlighted and underlined text is new*****

17.12.030 - Permitted uses.

The following principal uses are permitted in any R-S district:

- A. One-family dwelling, two-family dwelling, multiple dwelling or dwelling group;
- B. Field crop, orchard, garden;
- C. Medical or residential care facility for up to six (6) persons; and
- D. Transitional or supportive housing for up to six (6) persons.

17.12.040 - Conditional uses—Board of zoning adjustments.

In addition to the uses listed in Sections 17.52.480 and 17.52.580, the following are conditional uses in R-S districts, and shall be permitted only if approved by the board of zoning adjustments as provided in Section 17.54.130:

- A. Community facility;
- B. Community clubhouse;
- C. Parking lot, as regulated in Section 17.08.040C;
- D. Plant nursery or greenhouse used only for the cultivation of plant materials;
- E. Medical or residential care facility for seven (7) or more persons as regulated in Section 17.##.020 (Residential or Medical Care Facilities, Transitional Housing Facilities, and Supportive Housing Facilities — Regulations);
- F. Mobile home parks, as regulated by Chapter 17.52, Sections 1000-40601065, of this title; and
- G. Transitional and supportive housing for seven (7) or more persons as regulated in Section 17.##.020 (Residential or Medical Care Facilities, Transitional Housing Facilities, and Supportive Housing Facilities — Regulations).

Proposed Revisions to the R-3 (Four Family Dwelling) District

*****Highlighted and underlined text is new*****

17.14.020 - Permitted uses.

The following principal uses are permitted in an R-3 district:

- A. One-family dwelling, two-family dwelling, multiple dwelling, or dwelling group, up to a total not to exceed four dwelling units;
- B. Field crop, orchard, garden;
- C. Medical or residential care facility for up to six (6) persons; and
- D. Transitional or supportive housing for up to six (6) persons.

17.14.030 - Conditional uses—Board of zoning adjustments.

PRELIMINARY DRAFT ORDINANCE AMENDMENTS

In addition to the uses listed for Sections 17.52.480 and 17.52.580, the following are conditional uses in R-3 districts, and shall be permitted only if approved by the board of zoning adjustments as provided in Section 17.54.130:

- A. Community facility;
- B. Community clubhouse;
- C. Medical or residential care facility for seven (7) or more persons as regulated in Section 17.##.020 (Residential or Medical Care Facilities, Transitional Housing Facilities, and Supportive Housing Facilities — Regulations);
- D. Plant nursery, or greenhouse used only for the cultivation of plant materials;
- E. Parking lot, as regulated in Section 17.08.040C; and
- F. Transitional and supportive housing for seven (7) or more persons as regulated in Section 17.##.020 (Residential or Medical Care Facilities, Transitional Housing Facilities, and Supportive Housing Facilities — Regulations).

Proposed Revisions to the R-4 (Multiple Residence) District

*****Highlighted and underlined text is new*****

17.16.020 - Permitted uses.

The following principal uses are permitted in an R-4 district:

- A. All uses permitted in R-3 districts, pursuant to Section 17.14.020;
- B. Multiple dwelling or dwelling group, provided that on any building site with an area which equals or exceeds five times the area for one dwelling unit, every dwelling unit placed on such building site shall be subject to site development review pursuant to Section 17.54.210; and
- C. Emergency shelter provided in accordance with Section 17.##.020 (Emergency Shelter-Regulations)

17.16.030 - Conditional uses—Board of zoning adjustments.

In addition to the uses listed for Sections 17.52.480 and 17.52.580, the following are conditional uses in an R-4 district, and shall be permitted only if approved by the board of zoning adjustments as provided in Section 17.54.130:

- A. Community facility;
- B. Parking lot, as regulated in Section 17.08.040C;
- C. Clubhouse;
- D. Medical or residential care facility for seven (7) or more persons as regulated in Section 17.##.020 (Residential or Medical Care Facilities, Transitional Housing Facilities, and Supportive Housing Facilities — Regulations);
- E. Boarding house;
- F. Fraternity or sorority house, accredited by an institution of higher learning;
- ~~G. General Emergency Homeless Shelter~~
- ~~H. Family Emergency Homeless Shelter~~
- G. Single room occupancy facility subject to the provisions of 17.##.020 (Single Room Occupancy (SRO) Facilities—Regulations) ; and
- H. Transitional and supportive housing for seven (7) or more persons as regulated in Section 17.##.020 (Residential or Medical Care Facilities, Transitional Housing Facilities, and Supportive Housing Facilities — Regulations).

Proposed Performance Standards (New Chapters)

Chapter 17.## - EMERGENCY SHELTERS

17.##.010 – Standards for Emergency Shelters —Purpose.

The purpose of this Section is to establish the development standards for Emergency Shelters

17.##.020 – Emergency Shelter —Regulations.

PRELIMINARY DRAFT ORDINANCE AMENDMENTS

Emergency Shelters shall be subject to the following regulations and development standards:

- A. An Emergency Shelter shall obtain and maintain in good standing all required licenses, permits, and approvals from County and State agencies or departments. An Emergency Shelter shall comply with all County and State health and safety requirements for food, medical, and other supportive services provided on-site;
- B. No Emergency Shelter facility shall have more than sixty (60) beds;
- C. Each resident shall be provided a minimum of fifty (50) gross square feet of personal living space, not including space for common areas;
- D. Bathing facilities shall be provided in quantity and location as required in the California Plumbing Code (Title 24 Part 5), as amended, and shall comply with the accessibility requirements of the California Building Code (Title 24 Part 2), as amended;
- E. No individual or family shall reside in an Emergency Shelter for more than 180 consecutive days;
- F. The operation of buses or vans to transport residents to or from off-site activities shall not generate vehicular traffic substantially greater than that normally generated by residential activities in the surrounding area, to the satisfaction of the Planning Director;
- G. The on-street parking demand generated by the facility due to visitors shall not be substantially greater than that normally generated by the surrounding residential activities, to the satisfaction of the Planning Director;
- H. Arrangements for delivery of goods shall be made within the hours that are compatible with and will not adversely affect the livability of the surrounding properties;
- I. The facility's program shall not generate noise at levels that will adversely affect the livability of the surrounding properties, and shall at all times maintain compliance with the County Noise Ordinance;
- J. Onsite management shall be provided twenty-four (24) hours a day, seven (7) days per week. All facilities must provide a management plan to the satisfaction of the Planning Director that shall contain policies, maintenance plans, intake procedures, tenant rules, and security procedures;
- K. The facility is no closer than three hundred (300) feet from other emergency shelters unless findings can be made that such an additional facility would not have a negative impact upon residential activities in the surrounding area;
- L. On-site parking shall be provided in accordance with Section 17.52.910;
- M. The facilities shall provide exterior lighting in the parking lot, on building exteriors, and pedestrian accesses. All exterior lighting shall be down-cast and shall not illuminate above the horizontal. No light source shall be exposed above the horizontal, nor visible from neighboring residential use properties.
- N. Required yards shall conform with the R-4 zoning district yard requirements; and
- O. A waiting and client intake area of not less than one hundred (100) square feet shall be provided inside the main building.
- P. Violations of this section shall be subject to enforcement, penalties and abatement under Chapters 17.58 and 17.59 of this title.

Chapter 17.## - SINGLE ROOM OCCUPANCY (SRO) FACILITIES

17.##.010 – Single Room Occupancy (SRO) Facilities—Purpose.

The purpose of this Section is to establish the development standards for Single Room Occupancy (SRO) Facilities.

17.##.020 – Single Room Occupancy (SRO) Facilities—Regulations.

Single Room Occupancy Facilities shall be subject to the following regulations and development standards:

- A. Excluding the bathroom area and closet(s), the Single Room Occupancy unit must be a minimum of one hundred and fifty (150) square feet in floor area and the maximum size shall be not more than four hundred (400) square feet. Each unit shall be designed to accommodate a maximum of two people.

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- B. Each Single Room Occupancy Unit must include a closet and may contain either kitchen facilities or bath facilities but not both.
- C. Complete common cooking facilities/kitchens must be provided if any unit within the SRO Facility does not have a kitchen. One complete cooking facility/kitchen shall be provided within the SRO Facility for every twenty (20) SRO units or portion thereof that do not have kitchens, or have one kitchen on any floor where SRO Units without kitchens are located.
- D. Common bathrooms must be located on any floor with any unit that does not have a full bathroom. Common bathrooms shall be either single occupant use with provisions for privacy or multi-occupant use with separate provisions for men and women. Common bathrooms shall have shower or bathtub facilities at a ratio of one for every seven (7) units or fraction thereof. Each shared shower or bathtub facility shall be provided with an interior lockable door.
- E. Each SRO Facility shall have at least ten (10) square feet of common usable area per unit; however no SRO facility shall provide less than two hundred (200) square feet of common outdoor area and two hundred (200) square feet of common indoor area. Maintenance areas, laundry facilities, storage (including bicycle storage), and common hallways shall not be included as usable indoor common space. Landscape areas that are less than eight (8) feet wide shall not be included as outdoor common space.
- F. A SRO Facility with twelve (12) or more units shall provide twenty-four (24) hour on-site management, and include a dwelling unit designated for the manager. All SRO Facilities must have a management plan approved prior to occupation by the Alameda County Department of Housing and Community Development. The management plan shall contain management policies, maintenance plans, rental procedures, tenant rules, and security procedures.
- G. Single Room Occupancy Facilities shall include laundry facilities.
- H. A cleaning supply storeroom and/or utility closet with at least one (1) laundry tub with hot and cold running water must be provided on each floor of the SRO facility.
- I. Parking shall be provided in accordance with Section 17.52.910.

Chapter 17.## - RESIDENTIAL OR MEDICAL CARE FACILITIES, TRANSITIONAL OR SUPPORTIVE HOUSING

17.##.010 – Residential or Medical Care Facilities, Transitional Housing Facilities, and Supportive Housing Facilities — Purpose.

The purpose of this Section is to establish the development standards for residential or medical care facilities, transitional housing facilities, and supportive housing facilities.

17.##.020 –Residential or Medical Care Facilities, Transitional Housing Facilities, and Supportive Housing Facilities — Regulations.

In addition to the findings required of the Board of Zoning Adjustments under Sections 17.54.130 (Conditional Uses) and 17.54.140 (Conditional Uses--Action), a conditional use permit for any conditionally permitted residential or medical care facility, transitional housing facility, or supportive housing facility may only be granted upon determination that the proposal conforms to all of the following additional use permit criteria:

- A. Staffing of the facility shall at all times remain in compliance with any State Licensing Agency requirements;
- B. The operation of buses or vans to transport residents to or from off-site activities shall not generate vehicular traffic substantially greater than that normally generated by residential activities in the surrounding area;
- C. The on-street parking demand generated by the facility due to visitors shall not be substantially greater than that normally generated by the surrounding residential activities;
- D. Arrangements for delivery of goods shall be made within the hours that are compatible with and will not adversely affect the livability of the surrounding properties;

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- E. That the facility’s program shall not generate noise at levels that will adversely affect the livability of the surrounding properties, and shall at all times maintain compliance with the County Noise Ordinance;
- F. Onsite management shall be provided twenty-four (24) hours a day, seven days per week. Prior to operation, all facilities must provide to the Planning Director a management plan that shall contain policies, maintenance plans, rental procedures, tenant rules, and security procedures;
- G. In accordance with sections 1267.9 and 1520.5 of the California Health and Safety Code, no facility shall be closer than three hundred (300) feet from other similar activities or facilities unless findings can be made that such an additional facility would not have a negative impact upon residential activities in the surrounding area;
- H. Parking shall be provided in accordance with Section 17.52.910 (Parking Spaces required—Residential buildings);
- I. The facilities shall provide exterior lighting in the parking lot, on building exteriors, and pedestrian accesses. All exterior lighting shall be down-cast and shall not illuminate above the horizontal. No light source shall be exposed above the horizontal, nor visible from neighboring residential use properties; and
- J. Yards shall conform to the zoning requirements established for the district in which it is located.

Proposed Revisions to Parking Standards

*****Highlighted and underlined text is new*****

Table <u>17.52.910</u> Parking Spaces Required for Residential Buildings	
Use	Number of Spaces Required
<u>Emergency shelter</u>	<u>3 plus 1 per each 10 individual beds.</u>
Medical or residential care facility, <u>and transitional and supportive housing developments</u>	2 plus 1 for each 6 beds for persons not related to the resident family or manager
Hotel, motel, boarding house, clubhouse, fraternity or sorority, <u>and single room occupancy facilities</u>	2 plus 1 for each bedroom available for so erority; accommodating guests