

**HOUSING ELEMENT  
IMPLEMENTATION**

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PLANNING DEPARTMENT  
COUNTY OF ALAMEDA  
JANUARY 2012

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Agenda

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- Introductions
- Open Forum
- Discussion Items
- Staff Comments and Correspondence
- Announcements, Comments & Reports
- Upcoming Discussion Items
- Close the meeting

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Overview

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- **Ordinance Review Advisory Committee (ORAC)**
  - An ad hoc Committee tasked with reviewing proposed changes to the County's Zoning Ordinance related to the implementation of the County's Housing Element
  - Staff is to summarize and respond to public input/recommendations and questions (parking lot) from ORAC meetings
  - Staff to revise the draft ordinances based upon public input

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**Overview**

- **Housing Element**
  - One of the required elements of the County's general plan
  - Goal of the element is to promote the development, preservation, and rehabilitation of safe, decent and affordable housing for all residents
  - The County must also demonstrate compliance with various state and federal housing laws
  - Is required to be certified by the State Office of Housing and Community Development (State HCD)
  - Was last amended April, 2011

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**Overview**

- **Membership**
- **Quorum**
- **Staffing**
- **Meetings**

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**Introductions**

- **Subcommittee Members**
  
- **Alameda County Planning Department Staff:**
  - Ms. Sandra Rivera
  - Ms. Liz McElligott
  - Mr. Rodrigo Orduña
  - Ms. Angela Robinson Piñon

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## Open Forum

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## Discussion Items

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### Transitional and Supportive Housing

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- Revisions are intended to align the County's Ordinance Code with state law--Senate Bill 2 (SB 2)
- According to state law:
  - Housing for 6 or fewer persons must be evaluated the same as other residential uses. Facilities serving 7 or more persons can be subject to a use permit.
  - A jurisdiction can set guidelines for the operation and placement of such facilities; however, they cannot be more restrictive than what the state allows.
- County has no definition or guidelines addressing the use.
- Staff recommends that several definitions be added to Chapter 17.04 of the Zoning Ordinance pursuant to state law and that a new section or chapter be added addressing the operation of such facilities.

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### Medical and Residential Care Facilities

- Consistent with state law, facilities in Alameda County that serve 6 or fewer persons are a permitted use; facilities serving 7 or more persons are conditionally permitted. However, this is not stated in the County's Zoning Ordinance.
- The proposed amendments are intended to clarify the County's review process for medical and residential care facilities.
- As with transitional and supportive housing, a jurisdiction can set guidelines for the operation and placement of such facilities; however, they cannot be more restrictive than what the state allows.
- Staff recommends that the draft chapter containing guidelines for transitional and supportive housing be applied to residential and medical care facilities as well.

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### Public Input/Recommendations

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### Emergency Shelters

- Revisions are intended to align the County's Ordinance Code with state law (Senate Bill 2).
- Must specify a district where such shelters are permitted by right
- The County may develop guidelines for emergency shelters; however, the County cannot require that they be placed more than 300 feet apart.
- Currently, shelters are conditionally permitted in the R-4 (Multifamily) District.

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Public Input/Recommendations

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Single Room Occupancy Facilities

- Assembly Bill 2634 requires the County 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.

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Public Input/Recommendations

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### Path to Adoption (Next steps)

Public Input

- 3 meetings on the revised draft of the Ordinance to be convened by the ORAC
- Staff is to summarize and respond to public input/recommendations and questions (parking lot) from those meetings
- Staff to revise the draft ordinances based upon public input
- Revised draft ordinances to be reviewed by various groups such as the CV MAC, Sunol CAC, AAC, etc.
- Staff will present drafts to the Planning Commission
- Planning Commission (PC) hearings; PC to make a recommendation to the Board of Supervisors (BOS)
- BOS Hearings
- Adoption of the ordinances by the BOS

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- Staff Comments and Correspondence
- Announcements, Comments & Reports
- Upcoming Discussion Items
- Close the meeting

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### Close Meeting

## Thank you

Website:<http://www.acgov.org/cda/planning/generalplans/housingelement09.htm>

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