

ATTACHMENT B

Details of the Proposed Changes for Residential Care Facilities with Six or Fewer Persons

Definition

The existing Zoning Code definition for Residential Care Facilities, Limited, will be modified to better align with the state definition, which will read:

“State licensed facility, family home, group care facility, or similar facility that is maintained and operated to provide 24-hour nonmedical residential care for six or fewer adults, children, or adults and children in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or the protection of the individual. This use includes the administration of limited medical assistance.”

In addition, the existing definition for Residential Care Facilities, General, which refers to a residential care facility with 7 and more persons, will be modified in a same way (with an exception to the number of residents permitted) to retain consistency within the residential care facility land uses.

Land Use Regulations

All applicable “Allowed Uses and Permit Requirements” Tables in the Zoning Code and the land use regulation sections of all eight specific plans will be amended to allow Residential Care Facilities, Limited, in zones where residential uses (single-family or multi-family) are allowed. The review of the City’s Zoning Code indicates that there are 14 zoning districts or overlays (including specific plan areas and sub-zoning districts) that need to be amended to allow such a use as either by-right or a conditionally permitted use.

Generally, this use will be additionally permitted as a by-right use in specific plan areas, including most Central District Specific Plan areas, and other specific plan areas with a CG base zoning district (with some exception) Also, this use will additionally be permitted as a conditionally permitted use in zones with a PS base zoning district.

Parking Requirement

The existing Zoning Code parking standard for Residential Care Facilities, Limited will be modified in a way that mirrors the standards established for a form of housing that the Residential Care Facilities, Limited, occupies. For an example, a residential care facility with six or fewer persons occupying a single-family dwelling unit will be required to comply with the parking standards applicable to a single-family residence (two covered space per unit). Similarly, a residential care facility with six or fewer persons that occupies a multi-family dwelling unit will be required to comply with the parking standards applicable to a multi-family dwelling unit (one covered space per unit that is less than 650 square feet, and two covered space per unit that is 650 square feet or larger).