

ATTACHMENT C

Details of the Proposed Changes for Transitional Housing

Definition

The existing Zoning Code definition for Transitional Housing will be modified to match the state definition, which will read:

“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.”

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 transitional housing in zones where residential uses (both single-family and multi-family) are allowed. The review of the City’s Zoning Code indicates that there are 20 zoning districts or overlays (including specific plan areas) to be amended to allow transitional housing as either by-right or conditionally permitted use.

Generally, this use will be additionally permitted as a by-right use in all single-family zoning districts, and specific plan areas with RM, CL, and CG base zoning districts (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 transitional housing will be modified in a way that mirrors the standards established for a form of housing that the transitional housing occupies. As such, a transitional housing occupying a single-family dwelling unit will be subject to the parking standards applicable to a single-family residence (two covered spaces per unit). Similarly, a transitional or supportive housing occupying a multi-family dwelling unit will be subject to 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 spaces per unit that is 650 square feet or larger).