

ATTACHMENT D

Details of the Proposed Changes for Supportive Housing

Definition

The Zoning Code will be amended to include a new land use definition for supportive housing that is consistent with the State Law, which will read:

“Housing with no limit on length of stay, that is occupied by the target population as defined by the state Government Code Section 65582 and that is linked to an on-site or off-site service that assists 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.”

The *target population* is defined as low income persons with one or more disabilities or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act.

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 supportive housing uses in zones where residential uses (both single-family and multi-family) are allowed. Currently, supportive housing is not listed as a land use category in the Zoning Code as the use is not defined. Therefore, there are 41 zoning districts or overlays (including specific plan areas and sub-zoning districts) that need to be amended to allow supportive housing as either by-right or conditionally permitted use.

Generally, this use will now be allowed in all single-family and multi-family zoning districts, limited commercial zones (i.e. CL and CO), and specific plan areas including most of Central District Specific Plan areas and other specific plan areas with base zoning districts of RM, CL, CO, CG (with some exception). Also, this use will now be permitted as a conditionally permitted use in zones with a PS base zoning district.

Parking Requirement

The Zoning Code will be modified to establish a new parking standard for supportive housing, which will mirror the parking standards established for a form of housing that the supportive housing occupies. As such, a supportive housing occupying a single-family dwelling unit will be subject to the parking standards applicable to a single-family residence (two covered space per unit). Similarly, a supportive housing project 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 space per unit that is 650 square feet or larger).