

ATTACHMENT 2

Description of Activity #4B: Amend the Zoning Regulations and General Plan for Emergency Shelters, Transitional and Supportive Housing, and Accessory Dwelling Units.

Excerpt from the July 11, 2019 Planning Commission Recommended Amendments to the Housing Element of the General Plan

H-IM41. Allowance for Accessory Dwelling Units. The County shall amend the Zoning Regulations consistent with Government Code Section 65852.2 et seq., to allow Accessory Dwelling Units, formerly known as Secondary Dwelling Units, to be permitted by right in all areas zoned to allow single family or multifamily use when standards for public health and safety are met, and when in compliance with the County General Plan, Open Space Plan, and the Open Space Action Program. Responsible Agency: Planning and Building Department. Timeframe: Complete by December 31, 2019.

H-IM51. Supportive Housing and Transitional Housing. The County shall amend the Zoning Regulations consistent with Government Code Article 11, commencing at Section 65650, and Government Code Section 65582(j) and 65582(c)(3) for transitional and supportive housing. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2019.

H-IM54. Emergency Shelters. The County shall amend the Zoning Regulations for emergency shelters consistent with Government Code Section 65583(a)(4)(A) et seq. to allow emergency shelters as a principally permitted use in the Limited Industrial (ML), Community Commercial Zone (C-2), Industrial Commercial (C-3), and Residential Multiple Family (R-3) zoning districts and eliminate the “*where specifically mapped*” qualifying language, and to meet the requirement that the management standards are objective. The County shall also amend the Mixed Use Urban and Mixed Use Rural (MU1 and MU2, respectively) zoning districts consistent with the General Plan to:

- A. Enumerate emergency shelters as a principally permitted use.
- B. Meet the requirement that the MU1 and MU2 development standards are objective and consistent with H-P29, and encourage and facilitate the development of, or conversion to, emergency shelters consistent with Government Code Section 65583(a)(4)(A).

Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2019.

H-IM71. General Plan Amendments for Emergency Shelters and Supportive Housing. The County shall amend the General Plan Land Use Element to identify Emergency Shelters as an allowed use in the Commercial and Industrial Land Use Designations consistent with the Zoning Regulations. The County shall amend the Residential, Commercial, and other applicable land use designations that allow multifamily uses consistent with H-P36 to enumerate Supportive Housing as an allowed use. The County shall also amend the Residential Use Types, General Plan Appendix B, to include Emergency Shelters, Transitional and Supportive Housing and consistent with H-P35, H-P36, H-IM51, and H-IM54. Responsible Agency: Planning and Building Department. Timeframe: By December 31, 2019.