



San Gabriel Valley Council of Governments*
**AGENDA AND NOTICE OF THE REGULAR MEETING OF THE
PLANNING DIRECTORS TECHNICAL ADVISORY COMMITTEE**
TELECONFERENCE MEETING
Thursday, January 28, 2021 – 12:00 PM
Livestream Available: <https://youtu.be/r5zJPEUft4U>

- Chair
Craig Hensley
City of Duarte
- Vice-Chair
Brad Johnson
City of Claremont
- Members**
Alhambra
Arcadia
Azusa
Baldwin Park
Claremont
Covina
Diamond Bar
Duarte
El Monte
Glendora
Irwindale
La Verne
Monrovia
Pomona
Rosemead
San Dimas
San Gabriel
Sierra Madre
South El Monte
South Pasadena
Temple City
L.A. County DRP

Thank you for participating in today's meeting. The Planners' Technical Advisory Committee encourages public participation and invites you to share your views on agenda items.

MEETINGS: *Regular Meetings of the Planners' Technical Advisory Committee are held on the fourth Thursday of each month at 12:00 PM at the Monrovia Community Center (119 West Palm Avenue, Monrovia, CA 91016).* The Planners' Technical Advisory Committee agenda packet is available at the San Gabriel Valley Council of Government's (SGVCOG) Office, 1000 South Fremont Avenue, Suite 10210, Alhambra, CA, and on the website, www.sgvkog.org. Copies are available via email upon request (sgv@sgvcog.org). Documents distributed to a majority of the Committee after the posting will be available for review in the SGVCOG office and on the SGVCOG website. Your attendance at this public meeting may result in the recording of your voice.

CITIZEN PARTICIPATION: Your participation is welcomed and invited at all Planners' Technical Advisory Committee meetings. Time is reserved at each regular meeting for those who wish to address the Board. SGVCOG requests that persons addressing the Committee refrain from making personal, slanderous, profane, or disruptive remarks.

TO ADDRESS THE PLANNERS' TECHNICAL ADVISORY COMMITTEE: At a regular meeting, the public may comment on any matter within the jurisdiction of the Committee during the public comment period and may also comment on any agenda item at the time it is discussed. At a special meeting, the public may only comment on items that are on the agenda. Members of the public wishing to speak are asked to complete a comment card or simply rise to be recognized when the Chair asks for public comments to speak. We ask that members of the public state their name for the record and keep their remarks brief. If several persons wish to address the Committee on a single item, the Chair may impose a time limit on individual remarks at the beginning of discussion. **The Planners' Technical Advisory Committee may not discuss or vote on items not on the agenda.**

AGENDA ITEMS: The Agenda contains the regular order of business of the Planners' Technical Advisory Committee. Items on the Agenda have generally been reviewed and investigated by the staff in advance of the meeting so that the Committee can be fully informed about a matter before making its decision.

CONSENT CALENDAR: Items listed on the Consent Calendar are considered to be routine and will be acted upon by one motion. There will be no separate discussion on these items unless a Committee member or citizen so requests. In this event, the item will be removed from the Consent Calendar and considered after the Consent Calendar. If you would like an item on the Consent Calendar discussed, simply tell Staff or a member of the Planners' Technical Advisory Committee.



In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the SGVCOG office at (626) 457-1800. Notification 48 hours prior to the meeting will enable the SGVCOG to make reasonable arrangement to ensure accessibility to this meeting.



***MEETING MODIFICATIONS DUE TO THE STATE AND LOCAL STATE OF EMERGENCY RESULTING FROM THE THREAT OF COVID-19:** On March 17, 2020, Governor Gavin Newsom issued Executive Order N-29-20 authorizing a local legislative body to hold public meetings via teleconferencing and allows for members of the public to observe and address the meeting telephonically or electronically to promote social distancing due to the state and local State of Emergency resulting from the threat of the Novel Coronavirus (COVID-19).

To follow the new Order issued by the Governor and ensure the safety of Board Members and staff for the purpose of limiting the risk of COVID-19, in-person public participation at the Planning Directors' Technical Advisory Committee meeting scheduled for January 28, 2021 at 12:00pm will not be allowed. Members of the public may view the meeting live at <https://youtu.be/r5zJPEUFt4U>.

Submission of Public Comments: For those wishing to make public comments on agenda and non-agenda items you may submit comments via email or by phone.

- **Email:** Please submit via email your public comment to SGVCOG Management Analyst, Alexander Fung (afung@sgvcog.org), at least 1 hour prior to the scheduled meeting time. Please indicate in the Subject Line of the email "FOR PUBLIC COMMENT." Emailed public comments will be part of the recorded meeting minutes. Public comments may be summarized in the interest of time; however, the full texts will be provided to all members of the Committee prior to the meeting.
- **Phone:** Please email your name and phone number to SGVCOG Management Analyst, Alexander Fung (afung@sgvcog.org), at least 1 hour prior to the scheduled meeting time for the specific agenda item you wish to provide public comment on. Please indicate in the Subject Line of the email "FOR PUBLIC COMMENT." You will be called on the phone number provided at the appropriate time, either during general public comment or specific agenda item. Wait to be called upon by staff, and then you may provide verbal comments for up to 3 minutes.

Any member of the public requiring a reasonable accommodation to participate in this meeting should contact SGVCOG Management Analyst, Alexander Fung, at least 48 hours prior to the meeting at (626) 457-1800 or email afung@sgvcog.org.

PRELIMINARY BUSINESS

3 MINUTES

1. Call to Order
2. Roll Call
3. Public Comment (*If necessary, the Chair may place reasonable time limits on all comments*)
4. Changes to Agenda Order: Identify emergency items arising after agenda posting and requiring action prior to next regular meeting (*It is anticipated that the Committee may take action on the following matters*)

CONSENT CALENDAR

2 MINUTES

(It is anticipated that the Committee may take action on the following matters)

5. Planners TAC Meeting Minutes – 12/03/2020 (**Page 1**)
Recommended Action: Review and approve.

UPDATE ITEM

20 MINUTES

(It is anticipated that the Committee may take action on the following matters)

6. Regional VMT Mitigation Bank/Fee Structure – Eric Shen, Director of Capital Projects, SGVCOG (**Page 4**)
Recommended Action: For information only.

PRESENTATION

15 MINUTES

(It is anticipated that the Committee may take action on the following matters)

7. Los Angeles County Interim and Supportive Housing Ordinance – Heather Anderson, Regional Planner, Los Angeles County Department of Regional Planning (**Page 7**)
Recommended Action: For information only.

DISCUSSION ITEM

15 MINUTES

(It is anticipated that the Committee may take action on the following matters)

8. Discussion of Southern California Edison's Process for Service to Provide Power – Craig Hensley, Community Development Director, City of Duarte
Recommended Action: Discuss and provide direction to staff.

STAFF ANNOUNCEMENT

5 MINUTES

9. Next Committee Meeting
Recommended Action: For information only.

ANNOUNCEMENTS

ADJOURN



SGVCOG Planning Directors' TAC Special Meeting Minutes

Date: December 3, 2020
Time: 12:00 PM
Location: Zoom Virtual Meeting

PRELIMINARY BUSINESS

1. Call to Order
C. Hensley called the meeting to order at 12:00pm.
2. Roll Call
A quorum was in attendance.

Committee Members Present

Alhambra	P. Lam
Azusa	M. Marquez
Baldwin Park	R. Garcia
Claremont	B. Johnson
Diamond Bar	G. Lee
Duarte	C. Hensley, J. Golding
Glendora	J. Kugel
Irwindale	L. Chou
La Verne	E. Scherer
Monrovia	J. Mayer
Pomona	A. Gutierrez, V. Tam
Rosemead	A. Frausto-Lupo, A. Lao
San Dimas	A. Garcia, F. Zelaya Melicher
San Gabriel	M. Chang, S. Tewasart
South El Monte	I. McAleese
South Pasadena	J. Hankamer
Temple City	S. Reimers
L.A. County DRP	J. Drevno, M. Kim

Absent

Arcadia
Covina
El Monte
Montebello
Monterey Park
Sierra Madre
West Covina

Guests

HCD	A. Holmstedt
HCD	S. Mehmood
Institute for Local Gov.	M. Kuehne
Metro	F. Ching
Metro	B. Thomas
PlaceWorks	J. Gastelum
PlaceWorks	M. Hoffman
PlaceWorks	E. Panzer

SGVCOG Staff

M. Creter, Executive Director
M. Christoffels, Staff
C. Sims, Staff
A. Fung, Staff

3. Public Comment
There were no public comments at this meeting.

4. Changes to Agenda Order
 There were no changes to the agenda.

CONSENT CALENDAR

5. Review Public Works TAC Meeting Minutes: 10/22/2020
Action: Approve.

There was a motion to approve consent calendar item 5. (M/S: B. Johnson/E. Scherer)

[Motion Passed]

AYES:	Alhambra, Azusa, Baldwin Park, Claremont, Diamond Bar, Duarte, Glendora, Irwindale, La Verne, Monrovia, Pomona, Rosemead, San Dimas, San Gabriel, Los Angeles County DRP
NOES:	
ABSTAIN:	
NO VOTE RECORDED:	South El Monte, South Pasadena, Temple City
ABSENT:	Arcadia, Covina, El Monte, Montebello, Monterey Park, Sierra Madre, West Covina

DISCUSSION ITEMS

6. Housing Planning Technical Assistance Program
 California Department of Housing and Community Development (HCD) Housing Policy Specialist, Sohab Mehmood, provided a presentation on this item. HCD recently established a technical assistance program to support SB 2, prohousing, Local Early Action Planning (LEAP), Regional Early Action Planning (REAP), housing elements, and other housing policy efforts. As part of the process, HCD hopes to collaborate with the SGVCOG to develop a technical assistance plan for the San Gabriel Valley region.

7. Regional VMT Mitigation Bank
 SGVCOG Chief Engineer, Mark Christoffels, provided an overview of the proposed Regional VMT Mitigation Bank Project. Earlier this year, the SGVCOG Governing Board authorized the Executive Director to enter into a contract with Fehr and Peers to provide professional services for the implementation of the Regional Vehicle of Miles Travelled (VMT) Model to assist member agencies with complying to SB 743 mandates. Under the direction of SGVCOG staff, Fehr and Peers analyzed existing traffic conditions in the San Gabriel Valley region to develop a baseline standard and determine significance California Environmental Quality Act (CEQA) thresholds for future land use and transportation projects. Several participating cities subsequently expressed the possibility of implementing a Regional VMT Mitigation Bank, which would create a monetary value for VMT mitigation such that a developer could purchase VMT reduction credits. Representatives of the 27 participating cities subsequently directed SGVCOG staff to consult with the committee regarding the possibility of implementing a Regional VMT Mitigation Bank for the San Gabriel Valley region.

Key Questions/Discussions:

- Several committee members expressed support for the project and commented that San Gabriel Valley cities may eventually require a Regional VMT Mitigation Bank in the near future.
- Another committee member inquired about whether cities that have not previously participated in the Regional VMT Analysis Model can participate in the Regional VMT Mitigation Bank Project. Mr. Christoffels responded that cities that have not participated in the Regional VMT Analysis Model can participate in the Regional VMT Mitigation Bank Project given that both projects are two separate tasks.
- A committee member inquired about whether developers would be exempt from complying with the specific VMT guidelines if they contribute a certain amount of funds to the VMT Bank. Mr. Christoffels responded that developers' first options to mitigate VMT impacts are within the community or within the projects themselves. If the means to mitigate the VMT impacts are unacceptable to the community, developers can utilize the Mitigation Bank option as another strategy to mitigate VMT impacts.
- A committee member inquired about VMT mitigation banks that are currently operating in surrounding regions. Mr. Christoffels responded that other regions' VMT mitigation banks included regional bike trails, subsidy programs for individuals to use transit systems, and smart street projects.

PRESENTATION

8. Metro Open Streets Grant Program Updates

Metro Principal Transportation Planner, Brett Thomas, provided a presentation on this item. In response to COVID-19, the Metro Board of Directors authorized Metro staff to negotiate scope changes to the program's Cycle 3 and mini-grants to allow the implementation of Slow Streets or similar programs. Metro is anticipated to release the Cycle 4 application and guidelines in Fall 2021 and plans to continue to accept applications for Slow Streets and related programs that encourage social distancing.

STAFF ANNOUNCEMENTS

9. Next Committee Meeting

The committee is scheduled to reconvene on Thursday, January 28, 2021 at 12:00pm.

ANNOUNCEMENTS

C. Hensley recommended staff to agendaize a discussion item for committee members to discuss Southern California Edison's process to inspect municipal projects.

ADJOURN

C. Hensley adjourned the Planning Directors' Technical Advisory Committee meeting at 12:54pm.

REPORT

DATE: January 28, 2021

TO: Planning Directors' Technical Advisory Committee

FROM: Marisa Creter, Executive Director

RE: **SAN GABRIEL VALLEY REGIONAL VEHICLE MILES TRAVELLED (VMT) MITIGATION BANK**

RECOMMENDED ACTION

For information only.

BACKGROUND

The passage of SB 743 (Steinberg, 2013) changed the primary metric that California uses to assess transportation impacts under the California Environmental Quality Act (CEQA) from Level of Service (LOS) to Vehicle Miles Travelled (VMT). This change resulted in the deployment of new analytic approaches to determine the significance of potential transportation impacts and the use of new mitigation measures to address those impacts.

On March 19, 2020, the SGVCOG Governing Board authorized the Executive Director to enter into a contract with Fehr & Peers to provide professional services for the implementation of the Regional VMT Analysis Model to assist member agencies with complying to SB 743 mandates. A total of 27 member cities participated in the Regional VMT Analysis Model Project. Under the direction of SGVCOG staff, Fehr & Peers analyzed existing traffic conditions in the San Gabriel Valley region, developed a baseline standard and determined significance California Environmental Quality Act (CEQA) thresholds for future land use and transportation projects. Participating member agencies have now adopted these criteria in compliance with SB 743. As part of the process, a web-based tool was developed to allow city staff and developers to determine if a proposed project would require a full VMT analysis based on each city's adopted CEQA criteria. The tool, which can be accessed through the SGVCOG website at <https://www.sgvkog.org/vmt-analysis-tool>, will be maintained by Fehr and Peers until July 31, 2025.

Towards the end of the project, several participating cities discussed that the implementation of mitigation fee structures can be used to streamline VMT-related impact analysis and ensure successful implementation of associated mitigations. In response to the collective interest for a regional approach, SGVCOG staff is proposing to solicit professional services and develop the Regional VMT Mitigation Fee Structure Program in Spring 2021. When completed in mid-late 2022, participating cities could begin assessing future proposed developments to supplement the funding transportation improvements with localized and regional benefits.

In concept, each participating city would submit a list of planned or approved transportation improvements with nexus for receiving future VMT mitigation fees. The proposed program would monetize "cost per trip" based on the type, scale, and impact level of each proposed development.

Participating cities may elect to incorporate such Regional VMT Mitigation Fee Structure in their project review process. When a proposed development exceeds the threshold for VMT mitigation, the lead city could allow developers to pay appropriate “trip fees” thus obtain necessary VMT reduction credits. Each participating city in the program would retain a portion of the VMT mitigation fees collected from its proposed developments. Additional details and criteria would be jointly developed and agreed by participating cities based on quantitative and qualitative analyses. Improvements covered by the Regional VMT Mitigation Fee Structure would achieve the expected VMT reductions.

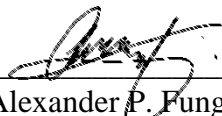
Given the technical and legal complexity, SGVCOG staff estimates the overall cost between \$250,000 and \$300,000, to be shared among all participating cities, for establishing a defensible and consistent fee structure across the San Gabriel Valley region. Although cities may elect to establish their own VMT mitigation fees, the non-participating cities will not receive the fees collected through the Regional VMT Mitigation Fees Structure. Thus, SGVCOG staff highly encourages its member cities to participate in this collective effort. Furthermore, cities could utilize their Measure M and Measure R funds to pay for their share of cost and actively shape the development.

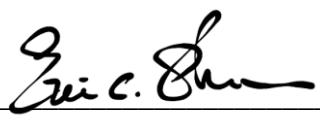
Cities can formalize their interest in participating in the project by submitting a response at https://docs.google.com/forms/d/e/1FAIpQLSfFF0oVMcepy77sOu9xkrvkiUNEJcbMgyR2UkcdF_wfZi1niA/viewform.

As of January 19th, the following **16** jurisdictions have submitted responses on the interest form:

Arcadia	Duarte	La Cañada Flintridge	Sierra Madre
Baldwin Park	El Monte	La Verne	South El Monte
Claremont	Glendora	Monrovia	Walnut
Diamond Bar	Industry	Monterey Park	West Covina

Cities with questions or concerns regarding this project are invited to schedule one-on-one meetings with SGVCOG staff at afung@sgvcog.org. SGVCOG Director of Capital Projects, Eric Shen, will provide detailed updates at this meeting.

Prepared by: 
 Alexander P. Fung
 Management Analyst


 Eric C. Shen, PE, PTP
 Director of Capital Projects

Approved by: Marisa Creter
Marisa Creter
Executive Director

REPORT

DATE: January 28, 2021

TO: Planning Directors' Technical Advisory Committee

FROM: Marisa Creter, Executive Director

RE: **LOS ANGELES COUNTY INTERIM AND SUPPORTIVE HOUSING ORDINANCE**

RECOMMENDED ACTION

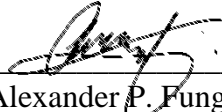
For information only.


BACKGROUND

The County of Los Angeles approved an Interim and Supportive Housing Ordinance (ISHO) on November 10, 2020 to encourage the development of housing for individuals experiencing homelessness and support temporary vehicle living. The Ordinance classifies interim housing to include shelters, where individuals can stay up to six months, and transitional housing, where individuals can stay up to two years.

Additionally, the approved ISHO includes language to comply with State law regarding shelters, transitional and supportive housing, and other housing types for specific populations, streamline shelter and accessory shelter review by allowing them by-right in appropriate zones, clarify review of accessory overnight safe parking lots, streamline temporary and permanent conversion of hotels, motels, and youth hostels to transitional housing and shelters, and expand parking options for recreational vehicles. A copy of the approved ISHO can be found in Attachment A.

Los Angeles County Department of Regional Planning Regional Planner, Heather Anderson, will provide a detailed presentation at this meeting.

Prepared by: 
Alexander P. Fung
Management Analyst

Approved by: 
Marisa Creter
Executive Director

ATTACHMENTS

Attachment A – Los Angeles County Interim and Supportive Housing Ordinance

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code related to interim and supportive housing.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.14.010 is hereby amended to read as follows:

22.14.010 A.

...

Accessory dwelling unit and junior accessory dwelling unit. The following terms are defined for the purposes of Section 22.140.160 (Accessory Dwelling Units and Junior Accessory Dwelling Units):

...

Public transit. As defined in Section 65852.2(j)(10) of the California Government Code.

Accessory overnight safe parking. Overnight use of existing parking spaces in a parking lot by persons living in vehicles.

...

Affordable housing and senior citizen housing. The following terms are defined for the purposes of Chapter 22.120 (Density Bonus), Chapter 22.121 (Inclusionary Housing), Chapter 22.128 (Additional Affordable Housing Streamlining), Chapter 22.130 (Motel Conversions Streamlining), and Chapter 22.166 (Housing Permits):

...

Supportive housing. ~~As defined in Section 50675.14 of the California Health and Safety Code~~ See "Supportive housing" in Section 22.14.190 (S), below.

Transitional housing. See "Transitional housing" in Section 22.14.200 (T), below.

...

SECTION 2. Section 22.14.040 is hereby amended to read as follows:

22.14.040 D.

...

~~Domestic violence shelter. A facility where specialized services are provided, including, but not limited to, the temporary provision of housing and food to victims of domestic violence, as provided in Division 9, Part 6, Chapter 5 of the California Welfare and Institutions Code~~Housing that offers temporary accommodations and services to survivors of domestic violence, as provided in Division 9, Part 6, Chapter 5 of the California Welfare and Institutions Code. No individual or household shall be denied shelter because of inability to pay.

...

SECTION 3. Section 22.14.050 is hereby amended to read as follows:

22.14.050 E.

...

Electric vehicle supply equipment. As defined in Section 202 of the California Green Building Standards Code, the conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment

plugs, and all other fitting devices, power outlets, or apparatus installed specifically for transferring energy between the premise's wiring and the electric vehicle.

Emergency shelter. Housing that offers temporary accommodations and services to people experiencing homelessness. As used herein, "temporary accommodations" means that persons may reside at the shelter for a period not to exceed six months. No individual or household shall be denied shelter because of inability to pay.

Accessory shelter. An emergency shelter that serves as an ancillary use to the permitted principal use on the same lot(s). No individual or household shall be denied shelter because of inability to pay.

...

SECTION 4. Section 22.14.080 is hereby amended to read as follows:

22.14.080 H.

...

~~Homeless shelter. A residential facility, other than a community care facility, operated by either a governmental agency or private nonprofit organization, which offers temporary accommodations to the homeless. Such temporary accommodations mean that persons may reside at the shelter for a period not to exceed six months.~~

...

SECTION 5. Section 22.14.090 is hereby amended to read as follows:

22.14.090 I.

...

Inoperative vehicle. A motor vehicle which cannot be moved under its own power or which cannot lawfully be operated on a public street or highway for any reason other than the lack of current vehicle registration.

Interim housing. Housing in which a person who is experiencing homelessness or is at risk of experiencing homelessness may live temporarily while waiting to move into permanent housing. Interim housing includes domestic violence shelters, emergency shelters and transitional housing.

...

SECTION 6. Section 22.14.130 is hereby amended to read as follows:

22.14.130 M.

...

MAUCRSA. The Medical and Adult-Use Cannabis Regulation and Safety Act of 2017 (SB 94), as it may be amended from time to time.

Mental health treatment facilities. As defined in Section 1250.2 of the California Health and Safety Code, and licensed by the State Department of Health Care Services pursuant to Chapter 9 (commencing with section 77001) of Division 5 of Title 22 of the California Code of Regulations or Chapter 3.5 (commencing with section 781.00) of Division 1 of Title 9 of the California Code of Regulations.

...

Mobilehome. As defined in Section 18008 of the California Health and Safety Code. This term includes "supportive housing" and "transitional housing."

...

Multi-family housing. This term includes "supportive housing" and "transitional housing."

...

SECTION 7. Section 22.14.180 is hereby amended to read as follows:

22.14.180 R.

...

Residential care facilities. This term includes "adult residential facilities," "group homes for children," "small family homes for children," and "foster family homes", as these uses are defined in Section 1500 et seq., of the California Health and Safety Code.

Residential substance use recovery facility. An "alcoholism and drug abuse recovery or treatment facility" as defined by California Health and Safety Code section 11834.02, and licensed and regulated by the California Department of Health Care Services. This term does not include "sober living facilities."

...

SECTION 8. Section 22.14.190 is hereby amended to read as follows:

22.14.190 S.

...

Single-family residence. A building that contains one dwelling unit, a mobilehome comprising one dwelling unit manufactured and certified under the National Mobilehome Construction and Safety Standards Act of 1974 (1974 Mobilehome Act) on a permanent foundation system approved by the Director of Public Works, or a manufactured home constructed on or after June 15, 1976. This term includes "supportive housing" and "transitional housing."

...

Subdivision. Solely as used in Section 22.114.210 (Temporary Subdivision Sales, Entry, and Special Feature Signs) shall include contiguous units having separate recorded tract numbers developed by the same person.

Supportive housing. Housing that is occupied by the target population (as defined in Section 22.14.200 (T), below), with no limit on length of stay, and with onsite or offsite supportive services (as defined in this Section below) that assist its residents in retaining housing, improving their health status, and maximizing their ability to live and, when possible, work. Supportive housing shall be considered a residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

Supportive services. Services provided at transitional housing and supportive housing, that may include, but are not limited to, a combination of intensive case

management, medical and mental health care, substance abuse treatment, employment services, and benefits advocacy.

...

SECTION 9. Section 22.14.200 is hereby amended to read as follows:

22.14.200 T.

Target population. As defined in section 65582(i) of the California Government Code. This term includes the target population defined in section 50675.14 of the California Health and Safety Code.

...

Transit oriented district (TOD). A mixed use community within an approximately one-quarter to one-half mile radius of a significant transit facility station that may include a mix of residential, retail, office, open space, and public uses in close proximity to each other.

Transitional housing. Housing that offers temporary accommodations and services to people experiencing homelessness until placement in permanent housing. For purposes of this Title 22, transitional housing is not limited to housing funded by the United States Department of Housing and Urban Development. Transitional housing shall be considered a residential use and subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Transitional housing may be a dwelling unit or units, or may have a room or rooms that accommodate more than one person with shared bathroom(s), kitchen and dining area.

...

SECTION 10. Section 22.16.030 is hereby amended to read as follows:

22.16.030 Land Use Regulations for Zones A-1, A-2, O-S, R-R, and

W.

...

C. Use Regulations.

1. Principal Uses. Table 22.16.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.16.030-B: PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	<i>A-1</i>	<i>A-2</i>	<i>O-S</i>	<i>R-R</i>	<i>W</i>	<i>Additional Regulations</i>
...						
Residential Use						
...						
Adult residential facilities ¹⁶						
— Facilities serving six or fewer person, in compliance with Section 22.140.520.B.1	P	P	-	-	-	Section 22.140.520
— Facilities serving six or fewer persons, in compliance with Section 22.140.520.B.2	MCUP	MCUP	-	-	-	Section 22.140.520
Facilities serving six or fewer persons	<u>P-</u>	<u>P-</u>	<u>P-</u>	<u>PCUP</u>	<u>P-</u>	
...						
Foster family homes, in an approved residential use	P	P	P	P	P	
Group homes for children						
— Facilities serving six or fewer persons, in compliance with Section 22.140.520.B.1	P	P	-	-	-	Section 22.140.520
— Facilities serving six or fewer persons, in compliance with Section 22.140.520.B.2	MCUP	MCUP	-	-	-	Section 22.140.520
Facilities serving six or fewer persons	<u>P-</u>	<u>P-</u>	<u>P-</u>	<u>PCUP</u>	<u>P-</u>	
...						

TABLE 22.16.030-B: PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	A-2	O-S	R-R	W	Additional Regulations
Mobilehome parks ¹⁶	CUP	CUP	-	CUP	-	Section 22.140.370
<u>Residential substance use recovery facilities</u>						
<u>Serving six or fewer persons</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Serving seven or more persons</u>	<u>CUP</u>	<u>CUP</u>	<u>-</u>	<u>CUP</u>	<u>-</u>	
...						
Small family homes for children	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
— Facilities serving six or fewer persons, in compliance with Section 22.140.520.B.1	P	P	-	-	-	Section 22.140.520
— Facilities serving six or fewer persons, in compliance with Section 22.140.520.B.2	MCUP	MCUP	-	-	-	Section 22.140.520
— Facilities serving six or fewer persons				SPR		
...						
Service Uses						
...						
Domestic violence shelters	SPR	SPR	-	-	-	Section 22.140.180
<u>Emergency shelters</u>	<u>SPR¹⁷</u>	<u>SPR¹⁷</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>Section 22.140.180</u>
...						
Medical services						
...						
Hospitals	CUP	CUP	-	CUP	-	
<u>Mental Health Treatment Facilities, Inpatient or Outpatient</u>	<u>CUP</u>	<u>CUP</u>	<u>-</u>	<u>CUP</u>	<u>-</u>	
...						

TABLE 22.16.030-B: PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	A-2	O-S	R-R	W	Additional Regulations
Notes:						
...						
17. Use permitted on lots of one-half acre or more that are within one-half mile of a transit stop and outside of: 1) an Agriculture Resource Area, as depicted in the General Plan, in its entirety; 2) Coastal Zone, as defined in Division 2 (Definition), in its entirety; 3) Threatened and Endangered Species Critical Habitats as determined by the United States Fish and Wildlife Service; 4) Significant Ecological Areas, as depicted in the General Plan, in its entirety; 5) Very High Fire Hazard Severity Zone as depicted in the General Plan, in its entirety; and 6) the 70 or above decibel Community Noise Equivalent Level (dB CNEL) noise contour of an Airport Influence Area, as depicted in the General Plan, in its entirety. For the purposes of these criteria, "transit stop" includes all existing rail and bus stations and stops.						
18. Where use is subject to Chapter 22.128 (Additional Affordable Housing Streamlining) and Chapter 22.166 (Housing Permits).						

2. Accessory Uses. Table 22.16.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.16.030-C: ACCESSORY USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	A-2	O-S	R-R	W	Additional Regulations
...						
Accessory dwelling units ⁶	SPR	SPR	-SPR	-SPR	-SPR	Section 22.140.640
Accessory overnight safe parking ⁶	SPR	SPR	-	SPR	-	Section 22.140.650
Accessory shelters	SPR	SPR	-	-	-	Section 22.140.180
...						
Notes:						
...						
5. Rooms in a single-family residence may be rented to four or fewer residents, with or without table board, unless the residence is also used as an adult residential facility or a group home for children and either use has a capacity of more than six persons. Rooms in a single-family residence used as transitional housing may be rented to more than four residents.						
6. Use permitted on lots located outside of the 70 or above decibel Community Noise Equivalent Level (dB CNEL) noise contour of an Airport Influence Area, as depicted in the General Plan, in its entirety.						

3. Temporary Uses. Table 22.16.030-D, below, identifies the permit or review required to establish each temporary use.

TABLE 22.16.030-D: TEMPORARY USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	A-2	O-S	R-R	W	Additional Regulations
...						

TABLE 22.16.030-D: TEMPORARY USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	A-2	O-S	R-R	W	Additional Regulations
Model homes, in those areas where such uses are specifically mentioned in the General Plan	CUP	CUP	-	-	-	
<u>Motel conversions, temporary¹</u>			<u>SPR</u>	<u>SPR</u>	-	Section 22.140.660
Real estate tract offices	SPR	SPR	-	-	-	Section 22.140.170
<u>Occupied recreational vehicle parking during a County-declared shelter crisis</u>	<u>P</u>	<u>P</u>	-	-	-	Section 22.140.670
...						
Notes:						
1. Use permitted on lots outside of the Very High Fire Hazard Severity Zone as depicted in the General Plan, in its entirety. Use may also be subject to Chapter 22.166 (Housing Permits).						

SECTION 11. Section 22.18.030 is hereby amended as follows:

22.18.030 Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5.

...

C. Use Regulations.

1. Principal Uses. Table 22.18.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.18.030-B: PRINCIPAL USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
...							
Residential Uses							
...							
Adult residential facilities ⁸							
Facilities serving six or fewer persons, in compliance with Section 22.140.520.B.1	P	P	P	P	P	P	Section 22.140.520

TABLE 22.18.030-B: PRINCIPAL USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
— Facilities serving six or fewer persons, in compliance with Section 22.140.520.B.2	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	Section 22.140.520
...							
Foster family homes, in an approved residential use	P	P	P	P	P	P	
...							
Group homes for children							
Facilities serving six or fewer persons, in compliance with Section 22.140.520.B.1	P	P	P	P	P	P	
— Facilities serving six or fewer persons, in compliance with Section 22.140.520.B.2	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	Section 22.140.520
...							
Multifamily housing ⁸							
Apartment houses	-	-	<u>SPR</u> ^{4, 10, 11} /CUP ⁵	SPR	SPR	SPR	
...							
<u>Residential Substance Use Recovery</u>							
<u>Serving six or fewer persons</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	
<u>Serving seven or more persons</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
...							
Small family homes for children	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
— Facilities serving six or fewer persons, in compliance with Section 22.140.520.B.1	P	P	P	P	P	P	Section 22.140.520
— Facilities serving six or fewer persons, in compliance with Section 22.140.520.B.2	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	Section 22.140.520
...							
Service Uses							
...							
Domestic violence shelters	SPR	-	SPR	SPR	SPR	SPR	Section 22.140.180

TABLE 22.18.030-B: PRINCIPAL USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
Emergency shelters	-	-	SPR ¹²	SPR	SPR	SPR	Section 22.140.180
Homeless shelters	-	-	-	SPR	SPR	SPR	Section 22.140.300
Medical services							
Hospitals	-	-	-	-	CUP	CUP	
Mental Health Treatment Facilities, Inpatient or Outpatient	-	-	-	-	CUP	CUP	
...							
Notes:							
...							
10. Where use is subject to Chapter 22.128 (Additional Affordable Housing Streamlining) and Chapter 22.166 (Housing Permits).							
11. Use permitted on lots outside of the Very High Fire Hazard Severity Zone as depicted in the General Plan, in its entirety, and where use is subject to Chapter 22.130 (Motel Conversions Streamlining) and Chapter 22.166 (Housing Permits).							
12. Use permitted on lots outside of the Very High Fire Hazard Severity Zone as depicted in the General Plan, in its entirety, and where use is subject to Chapter 22.130 (Motel Conversions Streamlining) and Chapter 22.186 (Site Plan Review, Ministerial).							

2. Accessory Uses. Table 22.18.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.18.030-C: ACCESSORY USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
...							
Accessory dwelling units	SPR	SPR	SPR	SPR	SPR	-SPR	Section 22.140.640
Accessory overnight safe parking ³	SPR	SPR	SPR	SPR	SPR	SPR	Section 22.140.650
Accessory shelters	SPR	SPR	SPR	SPR	SPR	SPR	Section 22.140.180
...							
Notes:							
...							
2. Rooms in a single-family residence may be rented to four or fewer residents, with or without table board, unless the residence is also used as an adult residential facility or a group home for children and either use has a capacity of more than six persons. <u>Rooms in a single-family residence used as transitional housing may be rented to more than four residents.</u>							
3. Use permitted on lots located outside of the 70 or above decibel Community Noise Equivalent Level (dB CNEL) noise contour of an Airport Influence Area, as depicted in the General Plan, in its entirety.							

3. Temporary Uses. Table 22.18.030-D, below, identifies the permit or review required to establish each temporary use.

TABLE 22.18.030-D: TEMPORARY USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
...							
Model homes, in those areas where such uses are specifically mentioned in the General Plan	CUP	CUP	CUP	CUP	CUP	CUP	
Motel conversions, temporary ¹	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	Section 22.140.660
Real estate tract offices	SPR	SPR	SPR	SPR	SPR	SPR	Section 22.140.170
Occupied recreational vehicle parking during a County-declared shelter crisis	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	Section 22.140.670
...							
Notes:							
1. Use permitted on lots outside of the Very High Fire Hazard Severity Zone depicted in the General Plan, in its entirety. Use may also be subject to Chapter 22.166 (Housing Permits).							

SECTION 12. Section 22.20.030 is hereby amended as follows:

22.20.030 Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R.

...

C. Use Regulations.

1. Principal Uses. Table 22.20.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.20.030-B: PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
...								
Residential Uses								
...								
Adult residential facilities ²⁵								

TABLE 22.20.030-B: PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
Facilities serving six or fewer persons	<u>PCUP</u>	<u>PCUP</u>	<u>PCUP</u>	<u>PCUP</u>	<u>PCUP</u>	<u>PCUP</u>	<u>PCUP</u> ⁴	
...								
Foster family homes, in an approved residential use	P	P	P	P	P	P	<u>PCUP</u>	
...								
Group homes for children								
Facilities serving six or fewer persons	<u>PCUP</u>	<u>PCUP</u>	<u>PCUP</u>	<u>PCUP</u>	<u>PCUP</u>	<u>PCUP</u>	<u>PCUP</u> ⁴	Section 22.140.520
...								
Multifamily housing ²⁵								
Apartment houses	<u>SPR</u> ^{18, 29, 30/} <u>CUP</u> ²⁶	<u>SPR</u> ^{18, 29, 30/} <u>CUP</u> ²⁶	<u>SPR</u> ^{18, 29, 30/} <u>CUP</u> ²⁶	<u>SPR</u> ^{18, 29, 30/} <u>CUP</u> ²⁶	<u>SPR</u> ^{29, 30/} <u>CUP</u>	<u>SPR</u> ^{29, 30/} <u>CUP</u> ²⁶	-	
...								
<u>Residential substance use recovery facilities</u>								
<u>Serving six or fewer persons</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	<u>P</u>	
<u>Serving seven or more persons</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	-	<u>CUP</u>	
...								
Small family homes for children	P	P	P	P	P	P	<u>PCUP</u> ⁴	Section 22.140.520
...								
Service Uses								
...								
Domestic violence shelters	SPR	SPR	SPR	SPR	<u>SPR</u> -	SPR	-	Section 22.140.180
Electricians' shops	-	-	-	SPR	SPR	-	<u>CUP</u> ⁴	
<u>Emergency shelters</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	-	Section 22.140.180
...								
Homeless shelters	<u>CUP</u>	SPR	SPR	SPR	SPR	<u>CUP</u>	-	Section 22.140.300
...								
Medical services								
...								
Medical laboratories	-	-	-	SPR	SPR	SPR	<u>CUP</u> ⁴	

TABLE 22.20.030-B: PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
<u>Mental health treatment facilities, inpatient or outpatient</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	-	<u>CUP</u>	
...								
Notes:								
...								
29. <u>Where use is subject to Chapter 22.128 (Additional Affordable Housing Streamlining) and Chapter 22.166 (Housing Permits).</u>								
30. <u>Use permitted on lots outside of the Very High Fire Hazard Severity Zone as depicted in the General Plan, in its entirety, and where use is subject to Chapter 22.130 (Motel Conversions Streamlining) and Chapter 22.166 (Housing Permits).</u>								

2. Accessory Uses. Table 22.20.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.20.030-C: ACCESSORY USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
...								
<u>Accessory dwelling units⁶</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.640</u>
<u>Accessory overnight safe parking⁷</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.650</u>
<u>Accessory shelters</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.180</u>
...								
Notes:								
...								
5. <u>Rooms in a single-family residence may be rented to four or fewer residents, with or without table board, unless the residence is also used as an adult residential facility or a group home for children and either use has a capacity of more than six persons. Rooms in a single-family residence used as transitional housing may be rented to more than four residents.</u>								
...								
7. <u>Use permitted on lots located outside of the 70 or above decibel Community Noise Equivalent Level (dB CNEL) noise contour of an Airport Influence Area, as depicted in the General Plan, in its entirety.</u>								

3. Temporary Uses. Table 22.20.030-D, below, identifies the permit or review required to establish each temporary use.

TABLE 22.20.030-D: TEMPORARY USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
...								

TABLE 22.20.030-D: TEMPORARY USE REGULATIONS FOR COMMERCIAL ZONES								
	<i>C-H</i>	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>C-M</i>	<i>C-MJ</i>	<i>C-R</i>	<i>Additional Regulations</i>
Mobilehomes used as a residence during construction	SPR	SPR	SPR	SPR	SPR	-	-	Section 22.140.380
<u>Motel conversions, temporary⁵</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.660</u>
...								
Notes:								
...								
5. Use permitted on lots outside of the Very High Fire Hazard Severity Zone as depicted in the General Plan, in its entirety. Use may also be subject to Chapter 22.166 (Housing Permits).								

SECTION 13. Section 22.22.030 is hereby amended to read as follows:

22.22.030 Land Use Regulations for Zones M-1, M-1.5, M-2, and

M-2.5.

...

C. Use Regulations.

1. Principal Uses. Table 22.22.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	<i>M-1</i>	<i>M-1.5</i>	<i>M-2</i>	<i>M-2.5</i>	<i>Additional Regulations</i>
...					
Service uses					
...					
Electricians' shops	SPR	SPR	SPR	CUP	
<u>Emergency shelters</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>CUP</u>	<u>Section 22.140.180</u>
...					
Homeless shelters	SPR	SPR	SPR	CUP	Section 22.140.300
...					

2. Accessory Uses. Table 22.22.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.22.030-C: ACCESSORY USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	M-1.5	M-2	M-2.5	Additional Regulations
...					
Accessory buildings and structures. Unless more specifically regulated by this Title 22	As determined by the principal use				Sections 22.110.030, 22.110.040
<u>Accessory overnight safe parking²</u>	<u>SPR</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.650</u>
<u>Accessory shelters</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>CUP</u>	<u>Section 22.140.180</u>
...					
Notes:					
...					
2. Use permitted on lots located outside of the 70 or above decibel Community Noise Equivalent Level (dB CNEL) noise contour of an Airport Influence Area, as depicted in the General Plan, in its entirety.					

3. Temporary Uses. Table 22.22.030-D, below, identifies the permit or review required to establish each accessory use.

TABLE 22.22.030-D: TEMPORARY USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	M-1.5	M-2	M-2.5	Additional Regulations
...					
Holiday and seasonal sales	SPR	SPR	SPR	CUP	Sections 22.140.280
<u>Motel conversions, temporary⁵</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>-</u>	<u>Section 22.140.660</u>
...					
Notes:					
...					
5. Only conversions to emergency shelters are allowed. Use permitted on lots outside of the Very High Fire Hazard Severity Zone as depicted in the General Plan, in its entirety.					

...

SECTION 14. Section 22.24.030 is hereby amended to read as follows:

22.24.030 Land Use Regulations for Rural Zones.

...

C. Use Regulations.

1. Principal Uses. Table 22.24.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.24.030-B: PRINCIPAL USE REGULATIONS FOR RURAL ZONES			
	<i>C-RU</i>	<i>MXD-RU</i>	<i>Additional Regulations</i>
...			
Residential Uses			
<u>Adult residential facilities</u>			
<u>Facilities serving six or fewer persons</u>	P	P	
<u>Facilities serving seven or more persons</u>	CUP	CUP	
...			
Foster family homes, in an approved residential use	P	P	
Group homes for children			
Facilities serving six or fewer persons	P	P	Section 22.140.520
...			
Multi-family housing ¹³			
Apartment houses	-	SPR ^{14, 15} / CUP ¹¹	
...			
<u>Residential substance use recover facilities</u>			
<u>Facilities serving six or fewer persons</u>	P	P	
<u>Facilities serving seven or more persons</u>	CUP	CUP	
...			
Small family homes for children	P	P	Section 22.140.520
...			
Service uses			
...			
Electricians' shops	SPR	SPR	
<u>Emergency shelters</u>	SPR	SPR	Section 22.140.180
...			
<u>Homeless shelters</u>	SPR	SPR	Section 22.140.300
...			
Medical services			
...			
Medical clinics, including associated laboratories	SPR	SPR	
<u>Mental Health Treatment Facilities, Inpatient or Outpatient</u>	CUP	CUP	
...			

TABLE 22.24.030-B: PRINCIPAL USE REGULATIONS FOR RURAL ZONES			
	<i>C-RU</i>	<i>MXD-RU</i>	<i>Additional Regulations</i>
Notes:			
...			
14. <u>Where use is subject to Chapter 22.128 (Additional Affordable Housing Streamlining) and Chapter 22.166 (Housing Permits).</u>			
15. <u>Use permitted on lots outside of the Very High Fire Hazard Severity Zone as depicted in the General Plan, in its entirety, and where use is subject to Chapter 22.130 (Motel Conversions Streamlining) and Chapter 22.166 (Housing Permits).</u>			

2. Accessory Uses. Table 22.24.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.24.030-C: ACCESSORY USE REGULATIONS FOR RURAL ZONES			
	<i>C-RU</i>	<i>MXD-RU</i>	<i>Additional Regulations</i>
...			
Accessory dwelling units ⁴	SPR	-SPR	Section 22.140.640
<u>Accessory overnight safe parking⁴</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.650</u>
<u>Accessory shelters</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.180</u>
...			
Notes:			
...			
3. <u>Rooms in a single-family residence may be rented to four or fewer residents, with or without table board, unless the residence is also used as an adult residential facility or a group home for children and either use has a capacity of more than six persons. Rooms in a single-family residence used as transitional housing may be rented to more than four residents.</u>			
4. <u>Use permitted on lots located outside of the 70 or above decibel Community Noise Equivalent Level (dB CNEL) noise contour of an Airport Influence Area, as depicted in the General Plan, in its entirety.</u>			

3. Temporary Uses. Table 22.24.030-D, below, identifies the permit or review required to establish each temporary use.

TABLE 22.24.030-D: TEMPORARY USE REGULATIONS FOR RURAL ZONES			
	<i>C-RU</i>	<i>MXD-RU</i>	<i>Additional Regulations</i>
...			
Meteorological towers	MCUP	-	Section 22.140.510
<u>Motel conversions, temporary³</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.660</u>
...			
Notes:			
...			
3. <u>Use permitted on lots outside of the Very High Fire Hazard Severity Zone as depicted in the General Plan, in its entirety. Use may also be subject to Chapter 22.166 (Housing Permits).</u>			

SECTION 15. Section 22.26.030 is hereby amended to read as follows:

22.26.030 Mixed Use Development Zone.

...

B. Land Use Regulations.

...

3. Use Regulations.

a. Principal Uses.

i. Table 22.26.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.26.030-B: PRINCIPAL USE REGULATIONS FOR ZONE MXD		
		<i>Additional Regulations</i>
...		
Residential Uses		
...		
Adult residential facilities ⁷		
Facilities serving six or fewer persons	P	Section 22.140.520
...		
Foster family homes, in an approved residential use	P	
Group homes for children		
Facilities serving six or fewer persons	P	Section 22.140.520
...		
<u>Residential substance use recovery facilities</u>		
<u>Facilities serving six or fewer persons</u>	<u>P</u>	
<u>Facilities serving seven or more persons</u>	<u>CUP</u>	
...		
Small family homes for children	P	Section 22.140.520
...		
Service uses		
...		
Dry cleaning drop-off and pick-up services ⁴	SPR	
<u>Emergency shelters</u>	<u>SPR</u>	<u>Section 22.140.180</u>
...		

Homeless shelters	SPR	Section 22.140.300
...		

...

b. Accessory Uses. Table 22.26.030-D, below, identifies the permit or review required to establish each accessory use.

TABLE 22.26.030-D: ACCESSORY USE REGULATIONS FOR ZONE MXD		
		Additional Regulations
Accessory buildings and structures, <u>unless more specifically regulated by this Title 22</u>	<i>As determined by the principal use</i>	Sections 22.110.030, 22.110.040
...		
<u>Accessory dwelling units</u>	<u>SPR</u>	<u>Section 22.140.640</u>
<u>Accessory overnight safe parking¹</u>	<u>SPR</u>	<u>Section 22.140.650</u>
<u>Accessory shelters</u>	<u>SPR</u>	<u>Section 22.140.180</u>
...		
Notes: 1. <u>Use permitted on lots located outside of the 70 or above decibel Community Noise Equivalent Level (dB CNEL) noise contour of an Airport Influence Area, as depicted in the General Plan, in its entirety.</u>		

c. Temporary Uses. Table 22.26.030-E, below, identifies the permit or review required to establish each temporary use.

TABLE 22.26.030-E: TEMPORARY USE REGULATIONS FOR ZONE MXD		
		Additional Regulations
...		
Meteorological towers	MCUP	Section 22.140.510
<u>Motel conversions, temporary¹</u>	<u>SPR</u>	<u>Section 22.140.660</u>
...		
Notes: 1. <u>Use permitted on lots outside of the Very High Fire Hazard Severity Zone as depicted in the General Plan, in its entirety. Use may also be subject to Chapter 22.166 (Housing Permits).</u>		

SECTION 16. Section 22.26.060 is hereby amended to read as follows:

22.26.060 Parking Restricted Zone.

...

B. Land Use Regulations.

...

3. Use Regulations.

...

b. Accessory Uses.

i. Table 22.26.060-C, below, identifies the permit or

review required to establish each accessory use.

TABLE 22.26.060-C: ACCESSORY USE REGULATIONS FOR ZONE P-R		
		<i>Additional Regulations</i>
Access to property lawfully used for a purpose not permitted in the zone ¹	SPR	
Accessory overnight safe parking ²	SPR	Section 22.140.650
...		
Notes:		
...		
2. Use permitted on lots located outside of the 70 or above decibel Community Noise Equivalent Level (dB CNEL) noise contour of an Airport Influence Area, as depicted in the General Plan, in its entirety.		

...

SECTION 17. Section 22.120.080 is hereby amended to read as follows:

22.120.080 Parking.

Notwithstanding any contrary provisions in this Title 22, Table 22.120.080-A, below, identifies the parking ratios for projects subject to this Chapter:

TABLE 22.120.080-A: PARKING RATIOS ¹		
Affordability and Project Type	Proximity to Transit	Number of Spaces ²
100% rental housing affordable to lower, or very low households ³		
...		
<i>Supportive housing development</i> ⁶	:	<i>No parking required</i>
...		
Note:		
...		
6. The supportive housing development shall be restricted to the target population defined in section 50675.14(b)(3)(A) of the California Health and Safety Code.		

SECTION 18. Chapter 22.128 is hereby added as follows:

Chapter 22.128 Additional Affordable and Supportive Housing

Streamlining

Sections:

22.128.010 Purpose.

22.128.020 Definitions.

22.128.030 Applicability.

22.128.040 Application Requirement.

22.128.050 Eligibility.

22.128.060 Affordability and Supportive Housing.

22.128.070 Parking.

22.128.080 Reduced Number of Supportive Housing Units Due to

Termination of Subsidy.

22.128.010 Purpose.

The purpose of this Chapter is to implement the requirements as set forth in sections 65650 through 65656 of the California Government Code, as amended, and to increase the production of affordable housing and supportive housing for persons experiencing homelessness.

2.128.020 Definitions.

Specific terms used in this Chapter are defined in Division 2 (Definitions), under "Affordable Housing and Senior Citizen Housing."

22.128.030 Applicability.

Notwithstanding any contrary provision in this Title 22, the provisions of this Chapter, in conjunction with Chapter 22.166 (Housing Permits), shall apply to all zones that allow multifamily residential development or mixed use as a principal use.

22.128.040 Application Requirement.

Except as specified otherwise, the granting of one or more of these streamlining provisions requires an Administrative Housing Permit (Section 22.166.040) application and a Ministerial Site Plan Review (Chapter 22.186) application.

22.128.050 Eligibility.

Except as specified otherwise, a project is eligible for streamlining if it complies with the following:

- A. Public Funding. The project shall be publicly funded, or the applicant shall have applied for, or shall intend to apply for, public funding; and
- B. Replacement Dwelling Units. The project shall replace rental dwelling units pursuant to *Chapter 22.119 (Affordable Housing Replacement)*.

22.128.060 Affordability and Supportive Housing.

A. Affordability. All dwelling units, exclusive of any manager's unit or dwelling units permitted by a density bonus awarded, shall be set aside for lower income households.

B. Supportive Housing Units.

1. Minimum Number of Supportive Housing Units.

a. Projects with 11 or fewer dwelling units, exclusive of any manager's unit(s) or dwelling units awarded as a density bonus, shall restrict all such units to supportive housing.

b. Projects with 12 or more dwelling units, exclusive of any manager's unit(s) or dwelling units awarded by a density bonus, shall restrict a minimum of 25 percent of such units or 12 units, whichever is greater, to supportive housing.

2. Target Population. The units restricted to supportive housing shall be for the target population defined in section 50675.14(b)(3)(A) of the California Health and Safety Code.

C. Duration. The term of the affordability and supportive housing restriction of the dwelling units shall be 55 years from the issuance of the final certificate of occupancy by Public Works.

D. Supportive Services Floor Area. Projects subject to this Chapter shall provide designated areas for onsite supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens, as follows:

1. Projects with 20 or fewer dwelling units, exclusive of any manager's unit(s) or dwelling units awarded by a density bonus, shall designate a minimum of 90 square feet of the floor area for onsite supportive services.

2. Projects with 21 or more dwelling units, exclusive of any manager's unit(s) or dwelling units awarded by a density bonus, shall designate a minimum of three percent of the total nonresidential floor area for onsite supportive services.

E. Supportive Services Plan. Projects shall submit documentation of a supportive services plan subject to Section 22.166.040 (Administrative Housing Permit).

F. Covenant and Agreement Required. A covenant and agreement ensuring the continuing affordability and supportive housing restriction of the dwelling units shall be recorded pursuant to Section 22.166.070 (Covenant and Agreement).

G. All dwelling units, exclusive of any manager's unit(s), shall include at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.

22.128.070 Parking.

Unless a greater parking reduction is provided in Section 22.120.080 (Parking), no parking shall be required for the supportive housing units if the project is located within one-half mile of a public transit stop.

22.128.080 Reduced Number of Supportive Housing Units Due to Termination of Subsidy.

Notwithstanding any contrary provision of this Chapter, the Director, in consultation with the Executive Director of the LACDA, shall, at the request of the

project owner, reduce the number of supportive housing units in an operating project, if the number of residents living in the supportive housing units decreased as the result of the termination of a project-based rental assistance or operating subsidy through no fault of the project owner. An Administrative Housing Permit (Section 22.166.040) application is required for such a request, provided that the project owner submits the following:

A. A request to the Director to reduce the number of supportive housing units 6 months prior to termination of the project-based rental assistance or operating subsidy; and

B. Documentation demonstrating that:

1. The owner has made good faith efforts to find other sources of financial support;
2. Any change in the number of supportive housing units is restricted to the minimum necessary to maintain project financial feasibility; and
3. Any change to the occupancy of the supportive housing units is made in a manner that minimizes tenant disruption and only upon the vacancy of any supportive housing units.

SECTION 19. Chapter 22.130 is hereby added as follows:

Chapter 22.130 Motel Conversions Streamlining

Sections:

22.130.010 Purpose.

22.130.020 Definitions.

22.130.030 Applicability.

22.130.040 Application Requirement.

22.130.050 Requirements for Transitional Housing.

22.130.060 Reduced Number of Transitional Housing Units Due to

Termination of Subsidy.

22.130.010 Purpose.

The purpose of this Chapter is to increase the permanent conversion of existing hotels, motels and youth hostels to interim housing.

22.130.020 Definitions.

Specific terms used in this Chapter are defined in Division 2 (Definitions).

22.130.030 Applicability.

Notwithstanding any contrary provision in this Title 22, the provisions of this Chapter, in conjunction with Chapter 22.166 (Housing Permits), shall apply to all zones that allow multifamily residential development or mixed use as a principal use.

22.130.040 Application Requirement.

A. Transitional housing. Except as specified otherwise, the granting of these streamlining provisions requires an Administrative Housing Permit (Section 22.166.040) application and a Ministerial Site Plan Review (Chapter 22.186) application.

B. Emergency shelter. Except as specified otherwise, the granting of these streamlining provisions requires a Ministerial Site Plan Review (Chapter 22.186) application.

22.130.050 Requirements for Transitional Housing.

Except as specified otherwise in this Title 22, the conversion of hotels, motels or youth hostels to transitional housing pursuant to this Chapter shall comply with the following:

A. All dwelling units, exclusive of any manager's unit, shall be restricted to lower income households and transitional housing for the target population defined in section 50675.14(b)(3)A) of the California Health and Safety Code.

B. The number of transitional housing units shall be at least equal to the number of hotel, motel or youth hostel rooms, except where a reduction in the number of rooms is necessary to create common areas and supportive services spaces required in this Chapter.

C. Duration. The term of the affordability and transitional housing restriction of the dwelling units shall be 55 years from the issuance of the final certificate of occupancy by Public Works.

D. Covenant and Agreement Required. A covenant and agreement ensuring the continuing affordability and transitional housing restriction of the units shall be recorded pursuant to Section 22.166.070 (Covenant and Agreement).

E. Projects are subject to Sections 22.128.060.D (Supportive Services Floor Area), 22.128.060.E (Supportive Services Plan), and 22.128.060.G.

22.130.060 Reduced Number of Transitional Housing Units Due to Termination of Subsidy.

Notwithstanding any other provision of this Chapter to the contrary, the Director, in consultation with the Executive Director of the LACDA, shall, at the request of the project owner, reduce the number of transitional housing units required in an operating project if the operating subsidy for the project is terminated through no fault of the project owner. An Administrative Housing Permit (Section 22.166.040) application is required for such a request, provided that the project owner submits the following:

- A. A request to the Director to reduce the number of transitional housing units six months prior to termination of the operating subsidy; and
- B. Documentation demonstrating that:
 - 1. The owner has made good faith efforts to find other sources of financial support;
 - 2. Any change in the number of transitional housing units is restricted to the minimum necessary to maintain project financial feasibility; and
 - 3. Any change to the occupancy of the transitional housing units is made in a manner that minimizes tenant disruption and only upon the vacancy of any transitional housing units.

SECTION 20. Chapter 22.140 is hereby amended to read as follows:

Chapter 22.140 Standards for Specific Uses.

Sections:

...

22.140.180 Domestic Violence Shelters, Emergency Shelters, and Accessory Shelters.

...

22.140.300 Homeless Shelters. (Reserved)

...

22.140.520 Residential Care Facilities. (Reserved)

...

22.140.640 Accessory Dwelling Units and Junior Accessory

Dwelling Units.

22.140.650 Accessory Overnight Safe Parking.

22.140.660 Motel Conversions, Temporary.

22.140.670 Occupied Recreational Vehicle Parking During a County-

Declared Shelter Crisis.

SECTION 21. Section 22.140.180 is hereby amended to read as follows:

22.140.180 Domestic Violence Shelters, Emergency Shelters, and

Accessory Shelters.

A. Applicability. This Section applies to domestic violence shelters, emergency shelters, and accessory shelters where permitted.

~~B. Application Requirements.~~

~~1. Ministerial Site Plan Review. A Ministerial Site Plan Review (Chapter 22.186) application is required for shelters that comply with the requirements in this Section; or~~

~~2. Conditional Use Permit. A Conditional Use Permit (Chapter 22.158) application is required:~~

- a. ~~For shelters that do not comply with this Section; and~~
- b. ~~Where Division 3 (Zones) specifies a Conditional Use Permit~~

~~application in the zone.~~

~~CB. Maximum Occupancy. No more than 30 adult residents, excluding staff, shall be allowed at one time, if such proposed shelter is located on a lot of less than two acres.~~Domestic Violence Shelters and Emergency Shelters.

~~D. 1. Parking. The number of required parking spaces shall be determined by the Director for each shelter, in an amount adequate to prevent excessive on-street parking, and with such factors as the number of adult beds to be provided by the shelter, the anticipated number of employees on the largest shift, and the distance from the closest transit stop taken into consideration. In no case shall the number of required parking spaces be less than the parking requirements for an adult residential facility as specified by Chapter 22.112 (Parking). Required parking may be located within 500 feet of the exterior boundary of the property.~~One space per employee during peak shift, plus one space per shelter vehicle shall be required.

~~E. 2. Vicinity. The land uses and developments in the immediate vicinity of the subject site shall not constitute an immediate or potential hazard to occupants of the shelter.~~Outdoor lighting. Outdoor lighting shall be shielded and focused away from all adjoining properties.

3. On-site management shall be provided at all times for shelters with more than five occupants. For the purposes of this Section, on-site management shall be at least one person employed by the provider of services to occupants of the shelter.

C. Accessory Shelters. Government, or a nonprofit organization, as defined in Division 2 (Definitions), including faith-based organizations, may establish an accessory shelter on a property with an existing nonresidential use if the property is owned or leased by government or a nonprofit, or the accessory shelter will be operated by government or a nonprofit, subject to the following:

1. Parking. Accessory shelters shall be subject to B.1 above.
2. Outdoor lighting. Accessory shelters shall be subject to C.1 above.
3. On-site management shall be provided at all times for shelters with more than five occupants. For the purposes of this section, on-site management shall be at least one person, and shall be either the property owner or a person appointed by the property owner to monitor the accessory shelter.

D. Existing buildings. Consistent with Section 65589.5(f)(2) of the Government Code, the Director may waive or modify development standards in this Title 22 if the Director finds that:

1. The shelter is proposed within an existing, legally built building, and no enlargement, addition, or expansion is proposed to the existing, legally built building;
or
2. Where the shelter includes an enlargement, addition, or expansion to the existing, legally built buildings:
 - a. The development standard for which the applicant is requesting a waiver or reduction physically precludes the conversion;

b. The waiver or reduction would not have a specific adverse impact upon public health and safety, or the physical environment, or any real property that is listed in the California Register of Historical Resources, or the waiver or reduction would have a specific adverse impact for which there is a feasible method to satisfactorily mitigate or avoid the specific adverse impact; and

c. The waiver or reduction is not contrary to State or federal law.

SECTION 22. Section 22.140.300 is hereby amended to read as follow:

22.140.300 Homeless Shelters.

~~A.—Applicability. This Section applies to homeless shelters in all zones where permitted.~~

~~B.—Maximum Occupancy. No more than 30 individuals, excluding staff, shall be allowed at one time if such proposed shelter is located on a lot of less than one acre.~~

~~C.—Concentration. There shall not be an over-concentration of homeless shelters in the surrounding area.~~

~~D.—Vicinity. The land uses and developments in the immediate vicinity of the site shall not constitute an immediate or potential hazard to occupants of the shelter.~~

~~E.—Parking. The number of parking spaces to be provided on the property shall be sufficient to mitigate any adverse impacts on persons or properties in the surrounding area.~~

~~F. Other Regulations. The proposed shelter shall meet all operational and maintenance standards set forth in Title 25 (Housing and Community Development) of the California Code of Regulations, relating to shelters.~~ **(Reserved)**

SECTION 23. Section 22.140.490 is hereby amended to read as follows:

22.140.490 Recreational Vehicle Parks.

...

B. Development Standards.

...

2. Maximum Duration of Occupancy, Very High Fire Hazard Severity Zones. For Recreational vehicle parks in the Very High Fire Hazard Severity Zones, as depicted in the General Plan, oOccupancy by any one occupant or party shall be limited to 90 consecutive days in any six-month period.

...

SECTION 24. Section 22.140.520 is hereby amended as follows:

22.140.520 Residential Care Facilities.

~~A. Applicability. This Section applies to residential care facilities, including adult residential facilities, group homes, and small family homes for children, that house six or fewer persons in all zones where permitted.~~

~~B. Application Requirements.~~

~~1. Permitted. Residential care facilities are permitted if located in an existing dwelling unit in a zone where residential uses are permitted by the zone; or~~

~~2. Application Required.~~

~~a. In Zones A-1, A-2, R-A, R-1, R-2, R-3, R-4, and R-5, new residential care facilities shall be located no closer than 300 feet from another established residential care facility, unless a Minor Conditional Use Permit (Chapter 22.160) application is approved. Foster family homes and residential care facilities for the elderly, or persons over 62 years of age, are exempt from this Subsection B.2.a; or~~

~~b. In all other zones, residential care facilities in a new building are permitted with any residential use permitted by the zone with the required application for said residential use.~~

~~C. State Licensing. Residential care facilities shall be licensed by the State prior to operation. **(Reserved)**~~

SECTION 25. Section 22.140.650 is hereby added as follows:

22.140.650 Accessory Overnight Safe Parking.

A. Applicability. This Section applies to accessory overnight safe parking in all zones where permitted.

B. Location. Accessory overnight safe parking is permitted on lots that include an existing parking lot, excluding parking as a transitional use, that serves a nonresidential use.

C. Hours of operation of the overnight safe parking lot shall not conflict with the hours of operation of the primary use on-site and shall be between 6:00 p.m. and 7:00 a.m.

D. The vehicle occupants shall not be charged rent for use of parking spaces.

E. Adequate and sanitary bathroom facilities. Occupants of vehicles parked overnight shall have access to bathrooms in an existing building on-site, or in mobile bathrooms, at the ratio of one bathroom (including one toilet and one sink) per 20 vehicle occupants.

F. Occupants of vehicles parked overnight shall have access to trash receptacles.

G. On-site management shall be provided at all times for parking lots with more than five vehicles parked overnight. On-site management shall be at least one person, and shall be either the property owner or a person appointed by the property owner to monitor the safe parking program.

H. Outdoor lighting shall be shielded and focused away from all adjoining properties.

I. All vehicles parked overnight shall be operable.

J. The maximum number of vehicles allowed to park overnight shall be no greater than the number of spaces in the lot.

K. No disposal of graywater/blackwater from recreational vehicles is permitted by occupants in or around the lot, unless the applicant provides documentation of proper facilities for disposal on-site.

SECTION 26. Section 22.140.660 is hereby added as follows:

22.140.660 Motel Conversions, Temporary

A. Applicability. This Section, in conjunction with Chapter 22.166 (Housing Permits) where applicable, shall apply to all zones where permitted.

B. Application Requirement.

1. Transitional housing. The granting of one or more of these streamlining provisions requires an Administrative Housing Permit (Section 22.166.040) application and a Ministerial Site Plan Review (Chapter 22.186) application.

2. Emergency shelter. The granting of one or more of these streamlining provisions requires a Ministerial Site Plan Review (Chapter 22.186) application.

C. Affordability and Requirements.

1. Transitional Housing.

a. All dwelling units, exclusive of any manager's unit(s), shall be restricted to lower income households and transitional housing for the target population defined in 50675.14(b)(3)A) of the California Health and Safety Code.

b. The number of transitional housing units shall be equal to the number of hotel, motel or youth hostel rooms, except where a reduction in the number of rooms is necessary to create common areas and supportive services spaces required in this Section.

c. Duration. The term of the affordability and transitional housing restriction of the dwelling units shall be at least 10 years, and not to exceed 20 years from the issuance of the final certificate of occupancy by Public Works.

d. Covenant and Agreement Required. A covenant and agreement ensuring the continuing affordability and transitional housing restriction of the units, including a transition plan to ensure that change to the occupancy of the

transitional housing units is made in a manner that minimizes occupant disruption and only upon the vacancy of such units, shall be recorded pursuant to Section 22.166.070 (Covenant and Agreement).

e. The conversion shall not result in any enlargement or addition to the existing, legally built building.

f. Transitional housing projects are subject to Sections 22.128.040.C, 22.128.060.D (Supportive Services Floor Area), and 22.128.040.E (Required Documentation).

g. Reduced Number of Transitional Housing Units Due to Termination of Subsidy. Project may request to reduce the number of transitional housing units due to termination of operating subsidy subject to Section 22.130.080.B.

2. Emergency Shelter.

a. Duration. The site shall remain an emergency shelter for at least 10 years, and not to exceed 20 years from the issuance of the final certificate of occupancy by Public Works.

b. Covenant and Agreement Required. The applicant shall provide to the Director a covenant for recordation with the Registrar-Recorder that runs with the land for the benefit of the County, signed by the owner of the premises, including but not limited to the following:

- i. The duration of shelter use;
- ii. A declaration that the shelter shall be maintained in accordance with the information in the application and the standards as required by

Section 22.140.180 (Domestic Violence Shelters, Emergency Shelters, and Accessory Shelters);

iii. The improvements required by the Fire Department, Public Health, Public Works and Regional Planning related to shelters shall be constructed or installed and continuously maintained by the applicant; and

iv. Any violation of the covenant and agreement required by this Section shall be subject to Chapter 22.242 (Enforcement and Procedures).

v. A transition plan for the end of the conversion term to ensure that change to the occupancy is made in a manner that minimizes occupant disruption and only upon the vacancy of shelter beds.

c. The conversion shall not result in any enlargement or addition to the existing, legally built building.

D. Development Standards. Consistent with Section 65589.5(f)(2) of the Government Code, the Director may waive or modify development standards in this Title 22 for temporary conversions in approving the Ministerial Site Plan Review (Chapter 22.186) application.

E. Discontinuance of Interim Housing.

1. The applicant shall re-establish the hotel, motel or youth hostel at the end of the term of affordability of the interim housing, subject to the following:

a. Application Requirement.

i. Where the previous hotel, motel or youth hostel was conforming or legal nonconforming and within its amortization period at the time when

the conversion to interim housing was approved, a Ministerial Site Plan Review (Chapter 22.186) application is required.

ii. Where the previous hotel, motel or youth hostel was within the grant term of a valid Conditional Use Permit (Chapter 22.158) or Nonconforming Use and Structure Review (Section 22.172) at the time when the conversion to interim housing was approved, a Revised Exhibit "A" (Chapter 22.184) is required. Such conversion shall be deemed substantially conforming with the Conditional Use Permit (Chapter 22.158) or Nonconforming Use and Structure Review (Section 22.172).

b. Except as specified in Subsections H.1.c and H.1.d, below, the re-establishment of a hotel, motel or youth hostel shall be subject to the provisions of this Title 22 in effect at the time when the interim housing is terminated.

c. Where the previous hotel, motel or youth hostel was legal nonconforming and within its amortization period at the time when the conversion to interim housing was approved with no increased floor area:

i. The hotel, motel or youth hostel shall be exempt from Section 22.172.050.A (Termination by Discontinuance); and

ii. The timeframe specified in Section 22.172.050.B (Termination by Law) shall be suspended until such time when the final certificate of occupancy is issued by Public Works for the re-established hotel, motel or youth hostel, which may continue operation within the remainder of the amortization period; or

d. Where the previous hotel, motel or youth hostel was within the grant term of a valid Conditional Use Permit (Chapter 22.158) at the time when the conversion to interim housing was approved with no increased floor area, the grant term specified in the Conditional Use Permit shall be suspended until such time when the final certificate of occupancy is issued by Public Works for the re-established hotel, motel or youth hostel, which may continue operation within the remainder of the grant term of the Conditional Use Permit.

SECTION 27. Section 22.140.670 is hereby added to read as follows:

22.140.670 Occupied Recreational Vehicle Parking During a County-Declared Shelter Crisis.

A. Applicability. This Section applies to occupied recreational vehicle parking during a County-declared shelter crisis in all zones where permitted.

B. Requirements. During a County-declared shelter crisis, as defined in section 8698 of the California Government Code, a person may keep one occupied recreational vehicle at the rear of a property they own subject to the following:

1. The property has a net lot area of at least 5,000 square feet.
2. The property contains no habitable structure other than a legally-built single-family residence, an accessory dwelling unit or a junior accessory dwelling unit;
3. The property owner shall not charge rent for storage of the recreational vehicle, nor for occupancy of the recreational vehicle;
4. The recreational vehicle shall be operative;

5. The recreational vehicle shall park in a manner that complies with the required setbacks of the applicable zone, Community Standards District, or Specific Plan; and

6. A minimum distance of six feet shall be required between the parked recreational vehicle and the main residential building, and between the parked recreational vehicle and any accessory building on the same lot.

7. No disposal of graywater/blackwater from recreational vehicles is permitted by occupants in or around the lot, unless the applicant provides documentation of proper facilities for disposal on-site.

8. No structure, such as decks or porches, shall be built and attached to the recreational vehicle.

9. Occupancy of parked recreational vehicles shall end within 30 days after the expiration of the shelter crisis.

SECTION 28. Section 22.166.010 is hereby amended to read as follows:

22.166.010 Purpose.

The Housing Permit is established to facilitate the increased production of affordable housing, including transitional and supportive housing, and senior citizen housing.

SECTION 29. Section 22.166.030 is hereby amended to read as follows:

22.166.030 Applicability.

This Chapter applies to projects that provide affordable housing, including transitional and supportive housing, and senior citizen housing and ~~are~~ may be eligible

to receive various benefits, including but not limited to: density bonuses, incentives, waivers or reductions of development standards, and permit streamlining pursuant to the State Density Bonus Law, as set forth in ~~§~~section 65915 of the California Government Code, as amended, or any other state laws or local ordinances or policies that aim to increase the production of affordable housing, including transitional and supportive housing, and senior citizen housing.

SECTION 30. Section 22.166.040 is hereby amended to read as follows:

22.166.040 Administrative Housing Permit.

...

B. Application and Review Procedures.

1. ~~Application Checklist Materials. The application shall contain all of the materials required by the Administrative Housing Permit Checklist.~~

a. Application Checklist. The application shall contain all of the materials required by the Administrative Housing Permit Checklist.

b. Additional Application Materials. For projects subject to Chapter 22.128 (Additional Affordable Housing Streamlining), and transitional housing projects subject to Section 22.140.660 (Motel Conversions, Temporary) and Chapter 22.130 (Motel Conversions Streamlining), the applicant shall provide a supportive services plan, with documentation describing those services and demonstrating that supportive services will be provided onsite to residents in the project. The plan shall include all of the following:

i. The name of the proposed entity or entities that will provide supportive services;

ii. The proposed funding source or sources for the provided onsite supportive services; and

iii. Proposed staffing levels.

...

3. Additional Application and Review Procedures.

...

d. Projects subject to Chapter 22.128 (Additional Affordable Housing Streamlining). The applicant shall be notified whether the application is deemed complete within 30 days of receipt of the application.

C. Findings and Decision.

...

1. An application that meets all the requirements for an Administrative Housing Permit shall be approved, subject to the following findings as applicable:

...

d. When the owner of a project approved through Chapter 22.128 (Additional Affordable Housing Streamlining) or approved as transitional housing through Chapter 22.130 (Motel Conversions Streamlining) or Section 22.140.660 (Motel Conversions, Temporary) requests a reduction to the number of transitional housing units or supportive housing units within said project:

i. The owner has made efforts to find other sources of financial support,

ii. Any change in the number of supportive service units is restricted to the minimum necessary to maintain project financial feasibility, and

iii. Any change to the occupancy of the supportive housing units is made in a manner that minimizes tenant disruption and only upon the vacancy of any supportive housing units.

2. Where no concurrent consideration is conducted for a discretionary or legislative application, a decision on an Administrative Housing Permit shall be made within the following time period:

...

c. Projects subject to Chapter 22.128 (Additional Affordable Housing Streamlining).

i. Within 60 days after the application is deemed complete if the project contains 50 or fewer units, including dwelling units permitted by any density bonus awarded.

ii. Within 120 days after the application is deemed complete if the project contains more than 50 units, including dwelling units permitted by any density bonus.

d. Within 120 days after the application is deemed complete for transitional housing projects subject to Chapter 22.130 (Motel Conversions Streamlining) or Section 22.140.660 (Motel Conversions, Temporary).

3. The Review Authority, in approving an application for an Administrative Housing Permit, shall require the applicant to enter into and record a covenant and agreement with the County, as described in Section 22.166.070 (Covenant and Agreement), to ensure the affordability, ~~or~~ age restrictions, transitional housing restrictions, and/or supportive housing restrictions, and where applicable, require a monitoring fee pursuant to Subsection B.3.b (Housing Permit Monitoring Fees) of Section 22.250.010.

SECTION 31. Section 22.166.070 is hereby amended to read as follows:

22.166.070 Covenant and Agreement.

A. Affordable Housing. A covenant and agreement, acceptable to the LACDA, shall be recorded by the applicant with the Registrar-Recorder/County Clerk to ensure the continuing availability of ~~affordable housing set-aside units~~ income-restricted units, and as applicable, transitional housing restricted units, supportive housing restricted units, age-restricted units and child care facilities, in compliance with this Chapter, ~~and~~ Chapter 22.120 (Density Bonus), or Chapter 22.121 (Inclusionary Housing), Chapter 22.128 (Additional Affordable Housing Streamlining), Chapter 22.130 (Motel Conversions Streamlining), and Section 22.140.660 (Motel Conversions, Temporary). The covenant and agreement shall be recorded within 30 days of the Housing Permit effective date.

...

6. Transitional Housing and Supportive Housing. When a housing development subject to this Subsection A is subject to Chapter 22.128 (Additional

Affordable Housing Streamlining), or is a transitional housing project subject to Chapter 22.130 (Motel Conversions Streamlining) or Section 22.140.660 (Motel Conversions, Temporary), the covenant and agreement shall also include:

- a. The number of units restricted to transitional or supportive housing; and
- b. The size (square footage) and location of the supportive services area.
- c. A transition plan to be implemented one year prior to the end of the term of income restriction. The transition plan shall ensure that change to the occupancy of the supportive or transitional housing units is made in a manner that minimizes occupant disruption and only upon the vacancy of such units.

...

SECTION 32. Section 22.166.080 is hereby amended to read as follows:

22.166.080 Monitoring of Affordable Housing.

The monitoring of ~~affordable housing set-aside~~income-restricted unit, transitional housing and supportive housing set-aside units shall be administered by the LACDA. The LACDA shall be responsible for verifying income eligibility, verifying provision of on-site services for supportive housing units, monitoring sales of ~~affordable housing set-aside~~income-restricted units to qualified buyers, conducting periodic site inspections, and administering the annual certification of ~~affordable housing set-aside~~income restricted units approved, pursuant to this Chapter, for the duration of the required term,

as specified in Chapter 22.119 (Affordable Housing Replacement), Chapter 22.120 (Density Bonus) or Chapter 22.121 (Inclusionary Housing).

...

C. Reporting. On or before April 1 of each year, the LACDA shall provide an annual report to the Director that describes the following:

1. The location and status of each ~~affordable housing set-aside income-restricted~~ unit, including, where applicable, those affordable units restricted to transitional housing or supportive housing, approved in accordance with this Chapter; and

...

SECTION 33. Section 22.172.020 is hereby amended to read as follows:

22.172.020 Regulations Applicable.

...

J. ~~The provisions of this Section shall not be construed to extend the termination date of such nonconforming uses, buildings, and structures~~ Conversion of nonconforming hotels, motels and youth hostels to transitional housing or shelters shall be permitted subject to Section 22.140.660 (Motel Conversions, Temporary) and Chapter 22.130 (Motel Conversions Streamlining).

K. The provisions of this Section shall not be construed to extend the termination date of such nonconforming uses, buildings, and structures.

SECTION 34. Section 22.186.020 is hereby amended to read as follows:

22.186.020 Application and Review Procedures.

...

C. Projects subject to Section 22.140.180 (Domestic Violence Shelters, Emergency Shelters, and Accessory Shelters).

1. The applicant shall be notified within 30 days of receipt of the application if the application is incomplete.

2. A decision shall be made within 60 days after the application is deemed complete.

SECTION 35. Section 22.250.020 is hereby amended to read as follows:

22.250.020 Fee Waivers, Exemptions, and Reductions.

...

B. Fee Exemption and Reduction for Affordable Housing. An applicant for a Housing Permit (Chapter 22.166) may request an exemption from or a reduction in the payment of any planning and zoning fees or deposits if a housing development provides ~~an affordable housing set aside pursuant to Section 22.120.050 (Affordable Housing)~~ income-restricted units, subject to the following:

...

3. For the purpose of this Subsection B, "planning and zoning fees or deposits" are the fees or deposits provided in Section 22.250.010 (Filing Fees and Deposits) incurred by the Department of Regional Planning. This Subsection B does not authorize any exemption from or reduction in the payment of fees or deposits incurred by other County departments or agencies.

C. Fee Exemption for Shelters and Accessory Overnight Safe Parking. An applicant may request an exemption from the payment of planning and zoning fees for a Ministerial Site Plan Review to develop a domestic violence shelter, emergency shelter, or accessory shelter, or accessory overnight safe parking. For the purpose of this Subsection C, "planning and zoning fees" are the fees provided in Section 22.250.010 (Filing Fees and Deposits) incurred by the Department. This Subsection C does not authorize any exemption from the payment of fees or deposits incurred by other County departments or agencies.

SECTION 36. Section 22.332.070 is hereby amended to read as follows:

22.332.070 Zone Specific Development Standards.

...

F. Recreational Vehicle Parking—Residential and Agricultural Zones.

1. Except as specified otherwise in this Title 22, Aa recreational vehicle may be kept, stored, parked, maintained, or otherwise permitted on a lot in Zones A-1, A-2, R-1, R-2, R-3, R-4, R-A, and RPD subject to the following restrictions:

...

SECTION 37. Section 22.352.070 is hereby amended to read as follows:

22.352.070 Zone Specific Development Standards.

A. Zone R-1.

...

5. Except as specified otherwise in this Title 22, Temporary
mobilehomes and trailers are prohibited.

...

B. Zone R-2.

...

4. Except as specified otherwise in this Title 22, Temporary
mobilehomes and trailers are prohibited.

...

C. Zone R-3.

...

7. Except as specified otherwise in this Title 22, Temporary
mobilehomes and trailers are prohibited.

...

[2214040SCCC]