

Before the Board of Supervisors County of Placer, State of California

In the matter of:

Ordinance No.: _____

**An amendment to the Placer County Code
Chapter 17, Sections 17.04.030, 17.06.050,
17.20.010 and adding Section 17.56.295
related to Emergency Shelters,
Transitional Housing, Supportive
Housing.**

The following Ordinance was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Chairman Signature

Attest:
Clerk of said Board

Clerk of the Board Signature

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Section 17.04.030 of Chapter 17 of the Placer County Code is hereby amended as follows:

17.04.030 Definitions of land uses, specialized terms and phrases

"Houses of Worship" (land use) means religious organization facilities operated for worship or promotion of religious activities, including churches, synagogues, temples, etc. and also includes religious accessory uses on the same site, including, but not limited to living quarters for staff, temporary resident shelters to provide humanitarian assistance, and child day care facilities where authorized by the same type of land use permit required for the house of worship itself. Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals and other potentially related operations (such as a recreational camp) are classified according to their respective activities.

"Temporary Resident Shelter" means a facility or use, which provides temporary housing (six months or less) for homeless individuals or families and may involve supplemental services. Supplemental services may include, but are not limited to, meal preparation, an activities center, day care for homeless person's children, vocational rehabilitation and other similar activities. This definition does not include such temporary residential shelters as may be provided for relief following a natural disaster or during a state of emergency. (See Section 17.56.295)

"Supportive Housing" means a facility or use that provides housing with no limit on length of stay, that is occupied by the target population, as defined by Section 53260(d) of the California Health and Safety Code, and that is linked to onsite or offsite services that assist the tenant to retain the housing, improve his or her health status, maximize their ability to live and, when possible, to work in the community. Supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

"Transitional Housing" means a facility or use that provides housing accommodations and support services for persons and families, but restricts occupancy to no more than 24 months. Support services may include meals, counseling, and other services, as well as common areas for residents of the facility. Transitional housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

"Residential care homes" means any family home, group care facility, or similar facility as determined by the Planning Director, providing for twenty-four-hour non-medical care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual.

A residential care home serving six or fewer persons shall be considered a single family dwelling for all zoning purposes.

~~“Residential care homes” (land use) means a facilities providing residential social and personal care for children, the elderly, and people with some limits on their ability to self-care, but where medical care is not a major element. Includes: children’s homes; halfway houses; orphanages; rehabilitation center; self-help group homes. (SIC: Group 836)~~

Section 2. Section 17.06.050 of Chapter 17 of the Placer County Code is hereby amended as follows:

LAND USE TYPES	RESIDENTIAL				COMMERCIAL							INDUSTRIAL				AGRICULTURAL, RESOURCE, OPEN SPACE					
	RS	RM	RA	RF	C1	C2	C3	CPD	HS	OP	RES	AP	BP	IN	INP	AE	F	FOR	O	TPZ	W
Residential Uses																					
Caretaker and employee housing (Section 17.56.090)					C	C	MUP	C	C	C	MUP	C	MUP	C	C	MUP	MUP	MUP		MUP	
<u>Emergency Shelter, 20 or less (Section 17.56.295)</u>		C			MUP	CUP		CUP	MUP		MUP										
<u>Emergency Shelter, 21 or more (Section 17.56.295)</u>		CUP			CUP	CUP		CUP	CUP												
Farm labor housing (Section 17.56.090)			MUP													MUP	MUP				

Single-family dwellings (Section 17.56.230)	C	C	C	C							C					C	C				
Storage, Accessory (Section 17.56.250)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
<u>Supportive Housing 20 or fewer units</u>		C			MUP	CUP		CUP	MUP		MUP										
<u>Supportive Housing 21 or more units</u>		MUP			MUP	CUP		CUP	MUP		MUP										
Temporary dwelling (Section 17.56.280)			C	C							C			C		C	C			C	
Temporary dwelling - hardship/disaster (Section 17.56.290)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
<u>Transitional Housing 20 or fewer units</u>		C			MUP	CUP		CUP	MUP		MUP										
<u>Transitional Housing 21 or more units</u>		MUP			MUP	CUP		CUP	MUP		MUP										

Key To Permit Requirements	
Allowed use, zoning compliance required (Section 17.06.050)	A
Zoning Clearance required (Section 17.06.050)	C
Administrative Review Permit required (Section 17.06.050)	ARP
Minor Use Permit required (Section 17.06.050)	MUP
Conditional Use Permit required (Section 17.06.050)	CUP
Permit requirements set by Article 17.56	*
Use not allowed	

Section 3. Section 17.20.010 of Chapter 17 of the Placer County Code is hereby amended as follows:

Commercial Planned Development (CPD)

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the CPD zone district as provided by Sections 17.06.050 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter. See also subsection C of this section for permit requirements where a proposed site is to be subdivided.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
<i>Residential Uses</i>		
Caretaker and employee housing	C	17.56.090
Home occupations	C	17.56.120
Multifamily dwellings, any size	CUP	17.20.010
Residential accessory uses	CUP	17.56.180
Senior housing projects	CUP	17.56.210
<u>Supportive Housing 20 or fewer units</u>	<u>CUP</u>	
<u>Supportive housing, 21 or more units</u>	<u>CUP</u>	
<u>Temporary Residential Shelter, 20 or less</u>	<u>CUP</u>	<u>17.56.295</u>
<u>Temporary Residential Shelter, 21 or more</u>	<u>CUP</u>	<u>17.56.295</u>
<u>Transitional Housing 20 or fewer units</u>	<u>CUP</u>	
<u>Transitional Housing 21 or more units</u>	<u>CUP</u>	

General Commercial (C2)

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the C2 zone district as provided by Sections 17.06.050 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
---------------------	-----------------	-------------------------------

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
<i>Residential Uses</i>		
Caretaker and employee housing	C	17.56.090
Home occupations	C	17.56.120
Mobile home parks	CUP	17.56.140
Multifamily dwellings, any size	CUP	17.20.010
Residential accessory uses	C	17.56.180
Senior housing projects	CUP	17.56.210
<u>Supportive Housing 20 or fewer units</u>	<u>CUP</u>	
<u>Supportive housing, 21 or more units</u>	<u>CUP</u>	
<u>Temporary Residential Shelter, 20 or less</u>	<u>CUP</u>	<u>17.56.295</u>
<u>Temporary Residential Shelter, 21 or more</u>	<u>CUP</u>	<u>17.56.295</u>
<u>Transitional Housing 20 or fewer units</u>	<u>CUP</u>	
<u>Transitional Housing 21 or more units</u>	<u>CUP</u>	

Highway Service (HS)

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the HS zone district as provided by Sections 17.06.050 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
<i>Residential Uses</i>		
Caretaker and employee housing	C	17.56.090
Home occupations	C	17.56.120
Multifamily dwellings, any size	MUP	17.20.010
Senior housing projects	CUP	17.56.210
<u>Supportive Housing 20 or fewer units</u>	<u>MUP</u>	
<u>Supportive housing, 21 or more units</u>	<u>MUP</u>	
<u>Temporary Residential Shelter, 20 or less</u>	<u>MUP</u>	<u>17.56.295</u>
<u>Temporary Residential Shelter, 21 or more</u>	<u>CUP</u>	<u>17.56.295</u>
<u>Transitional Housing 20 or fewer units</u>	<u>MUP</u>	
<u>Transitional Housing 21 or more units</u>	<u>MUP</u>	

Neighborhood Commercial (C1)

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the C1 zone district as provided by Sections 17.06.050 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
<i>Residential Uses</i>		
Caretaker and employee housing	C	17.56.090
Home occupations	C	17.56.120
Mobile home parks	CUP	17.56.140
Multifamily dwellings, any size	MUP	17.30.010(D)
Residential accessory uses	C	17.56.180
Senior housing projects	CUP	17.56.210
<u>Supportive Housing 20 or fewer units</u>	<u>MUP</u>	
<u>Supportive housing, 21 or more units</u>	<u>MUP</u>	
<u>Temporary Residential Shelter, 20 or less</u>	<u>MUP</u>	<u>17.56.295</u>
<u>Temporary Residential Shelter, 21 or more</u>	<u>CUP</u>	<u>17.56.295</u>
<u>Transitional Housing 20 or fewer units</u>	<u>MUP</u>	
<u>Transitional Housing 21 or more units</u>	<u>MUP</u>	

Resort (RES)

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the RES zone district as provided by Sections 17.06.050 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
<i>Residential Uses</i>		
Caretaker and employee housing	MUP	17.56.090
Home occupations	C	17.56.120
Mobile homes	C	17.56.150
Multifamily dwellings	MUP	
Residential accessory uses		17.56.180
Residential care homes, 6 or fewer clients	C	
Secondary dwellings	C	17.56.200
Single-family dwellings	C	17.56.230
Temporary dwelling	C	17.56.280

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
<u>Supportive Housing 20 or fewer units</u>	<u>MUP</u>	
<u>Supportive housing, 21 or more units</u>	<u>MUP</u>	
<u>Temporary Residential Shelter, 20 or less</u>	<u>MUP</u>	<u>17.56.295</u>
<u>Temporary Residential Shelter, 21 or more</u>	<u>CUP</u>	<u>17.56.295</u>
<u>Transitional Housing 20 or fewer units</u>	<u>MUP</u>	
<u>Transitional Housing 21 or more units</u>	<u>MUP</u>	

Residential Multi-Family (RM)

B. **Allowable Land Uses and Permit Requirements.** The following land uses are allowed in the RM zone district as provided by Section 17.06.050 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
<i>Residential Uses</i>		
Home occupations	C	17.56.120
Mobile home parks	CUP	17.56.140
Mobile homes	C	17.56.150
Multifamily dwellings, 20 or fewer units	C	
Multifamily dwellings, 21 or more units	MUP	
Residential accessory uses	C	17.56.180
Residential care homes, 6 or fewer clients	C	
Residential care homes, 7 or more clients	MUP	
Secondary dwellings	C	17.56.200
Senior housing projects	CUP	17.56.210
Single-family dwellings	C	17.56.230
<u>Supportive Housing 20 or fewer units</u>	<u>C</u>	
<u>Supportive housing, 21 or more units</u>	<u>MUP</u>	
<u>Temporary Residential Shelter, 20 or less</u>	<u>C</u>	<u>17.56.295</u>
<u>Temporary Residential Shelter, 21 or more</u>	<u>CUP</u>	<u>17.56.295</u>
<u>Transitional Housing 20 or fewer units</u>	<u>MUP</u>	
<u>Transitional Housing 21 or more units</u>	<u>MUP</u>	

Section 4. Article 17.56 of Chapter 17 of the Placer County Code is hereby amended to add Section 17.56.295, which shall read as follows:

When allowed by Sections 17.06.030 et seq., (Allowable land uses and permit requirements) in the zone applicable to a site, a Temporary Resident Shelter in a fixed location is subject to the requirements of this section.

- A. Location. Temporary resident shelter programs shall not be located within three hundred (300) feet of any other temporary resident shelter, or other similar program, unless such program is located within the same building or on the same lot. A Minor Use Permit shall be required for any temporary resident shelter to be located within five hundred (500) feet from any elementary school, secondary school, or any zone district where temporary resident shelters are not permitted.
- B. Development Standards. Comply with Development Standards for the Residential Multi-family zoning district and applicable Design Guidelines.
- C. Business Practices. The temporary residential shelter must comply with the following business practices:
 - 1. The temporary residential shelter shall be in compliance with all building codes and fire standards.
 - 2. There shall be at least one staff member of the temporary resident shelter on-site at all times while temporary residents are present.
 - 3. Adequate security lighting shall be provided on-site.
- D. Parking. Off-street parking shall be provided based upon a demonstrated need; however, the parking standard shall not require more parking than for other residential or commercial uses within the same zone. As a guideline, a temporary resident shelter should provide one space for every ten adult beds, one space designated exclusively for the manager and one space for each employee on the site. All parking is required to be off-street and on-site.

Temporary resident shelters are encouraged to be located no more than one-half mile from an existing bus route or, provide transportation between the facility and a transit corridor or bus line.

Section 5. This ordinance shall take effect and be in full force sixty (60) days after the date of its passage. The Clerk is directed to publish this ordinance, or a summary thereof, within fifteen (15) days in accordance with government code section 25124.