

SINGLE ROOM OCCUPANCY HOTEL ZONING TEXT AMENDMENT

Exhibit A

17.04.030 Definitions of land uses, specialized terms and phrases

“Single-Room Occupancy (SRO) Residential Hotels” means any building containing five or more guestrooms or units intended or designed to be used, or which are used, rented, or hired out, to be occupied, or which are occupied, for sleeping purposes by residents, which is also the primary residence of those residents. The individual units shall lack either cooking facilities or individual sanitary facilities, or both. However, for purposes of this definition, a Single Room Occupancy Residential Hotel does not include residential care homes, senior housing projects, rooming and boarding houses, hotels and motels, bed and breakfast lodging, extended care facilities or hospitals.

Chapter 17, Section 17.06.050, Allowable Uses and Permit Requirements

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	
Emergency Shelter, 30 or less (Section 17.56.295)		C			MUP	CUP		CUP	MUP		MUP										
Emergency Shelter, 31 or more (Section 17.56.295)		MUP			MUP	CUP		CUP	MUP		MUP										
Farm labor housing (Section 17.56.090)			MUP													MUP	MUP				
Home occupations (Section 17.56.120)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			C	
Mobile home parks (Section 17.56.140)		CUP			CUP	CUP															
Mobile homes (Section 17.56.150)	C	C	C	C							C					C	C				
Multifamily dwellings, 20 or fewer units		C			MUP	CUP		CUP	MUP		MUP										
Multifamily dwellings, 21 or more units		MUP			MUP	CUP		CUP	MUP		MUP										
Residential accessory uses (Section 17.56.180)	C	C	C	C	C	C		CUP			C	C	MUP			C	C				
Residential care homes, 6 or fewer clients	C	C	C	C							C						C				
Residential care homes, 7 or more clients		MUP	MUP														MUP				
Secondary dwellings (Section 17.56.200) (Ord. 5126-B required ARP)	C	C	C	C							C					C	C				
Senior housing projects (Section 17.56.210)		CUP			CUP	CUP		CUP	CUP												
Single-family dwellings (Section 17.56.230)	C	C	C	C							C					C	C				
<u>Single-Room Occupancy Residential Hotels (30 or fewer units)</u>		<u>C</u>							<u>MUP</u>		<u>MUP</u>										
<u>Single-Room Occupancy Residential Hotels (30 or more units)</u>		<u>MUP</u>							<u>MUP</u>		<u>MUP</u>										
Storage, Accessory (Section 17.56.250)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Supportive Housing 30 or fewer units		C			MUP	CUP		CUP	MUP		MUP										
Supportive Housing 31 or more units		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)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Transitional Housing 30 or fewer units		C			MUP	CUP		CUP	MUP		MUP										
Transitional Housing 31 or more units		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	

Chapter 17, Section 17.56.235, Single-Room Occupancy Residential Hotels

When allowed by Sections 17.06.030 et seq., (Allowable land uses and permit requirements) in the zone applicable to a site, a Single-Room Occupancy Residential Hotel (SRO) at a fixed location is subject to the requirements of this section. The provisions of this Chapter are intended to provide opportunities for the development of permanent, affordable housing for small households and for people with special needs in proximity to transit and services, and to establish standards for these small units.

- A. Location. A single-room occupancy residential hotel shall not be located within three hundred (300) feet of any other single-room occupancy residential hotel, emergency shelter, or other similar program, unless such program is located within the same building or on the same lot.
- B. Development Standards.
1. Units shall have a minimum size of 150 square feet and a maximum of 400 square feet.
 2. Each unit shall accommodate a maximum of two persons.
 3. Adequate exterior security lighting.
 4. Laundry facilities must be provided in a separate room at the ratio of one washer and one dryer for every twenty units of fractional number thereof, with at least one washer and dryer per floor.
 5. Cleaning Supply Room. A cleaning supply room or utility closet with a wash tub with hot and cold running water shall be provided on each floor of the SRO facility.
 6. Bathroom. An SRO unit is not required to but may contain partial or full bathroom facilities. A partial bathroom facility shall have at least a toilet and sink; a full facility shall have a toilet, sink and bathtub, shower or bathtub/shower combination. If a full bathroom facility is not provided, common bathroom facilities shall be provided in accordance with the California Building Code for congregate residences with at least one full bathroom per floor.
 7. Kitchen. An SRO unit is not required to but may contain partial or full kitchen facilities. A full kitchen includes a sink, a refrigerator and stove, range top or oven. A partial kitchen is missing at least one of these appliances. If a full kitchen is not provided, common kitchen facilities shall be provided with at least one full kitchen per floor.
 8. Closet. Each SRO unit shall have a separate closet.
 9. Code Compliance. SRO units shall comply with all requirements of the California Building Code. All units shall comply with all applicable

accessibility and adaptability requirements. All common areas shall be fully accessible.

C. Business Practices.

1. Facility Management. An SRO Facility with 10 or more units shall provide on-site management. An SRO Facility with less than 10 units may provide a management office 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, an SRO building shall provide at a minimum 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.

E. Tenancy. Tenancy of SRO units shall not be for less than 30 days.

F. Existing Structure. An existing structure may be converted to an SRO facility, consistent with the provisions of this Section. Any such conversion must bring the entire structure up to current building code standards, including accessibility and adaptability standards, unless otherwise exempted by the Chief Building Official.

Chapter 17, Section 17.26.010, 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
Emergency Shelter, 30 or less	MUP	17.56.295
Emergency Shelter, 31 or more	MUP	17.56.295
Home occupations	C	17.56.120
Multifamily dwellings, any size	MUP	17.20.010
Senior housing projects	CUP	17.56.210
<u>Single-Room Occupancy Residential Hotels, 30 or less units</u>	<u>MUP</u>	<u>17.56.235</u>
<u>Single-Room Occupancy Residential Hotels, 31 or more units</u>	<u>MUP</u>	<u>17.56.235</u>
Supportive Housing 30 or fewer units	MUP	
Supportive housing, 31 or more units	MUP	
Transitional Housing 30 or fewer units	MUP	
Transitional Housing 31 or more units	MUP	

Chapter 17, Section 17.34.010, 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
Emergency Shelter, 30 or less	MUP	17.56.295
Emergency Shelter, 31 or more	MUP	17.56.295
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
<u>Single-Room Occupancy Residential Hotels, 30 or less units</u>	<u>MUP</u>	<u>17.56.235</u>
<u>Single-Room Occupancy Residential Hotels, 31 or more units</u>	<u>MUP</u>	<u>17.56.235</u>
Temporary dwelling	C	17.56.280
Supportive Housing 30 or fewer units	MUP	
Supportive housing, 31 or more units	MUP	
Transitional Housing 30 or fewer units	MUP	
Transitional Housing 31 or more units	MUP	

Chapter 17, Section 17.48.010, 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
Emergency Shelter, 30 or less	C	17.56.295
Emergency Shelter, 31 or more	MUP	17.56.295
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>Single-Room Occupancy Residential Hotels, 30 or less units</u>	<u>C</u>	<u>17.56.235</u>
<u>Single-Room Occupancy Residential Hotels, 31 or more units</u>	<u>MUP</u>	<u>17.56.235</u>
Supportive Housing 30 or fewer units	C	
Supportive housing, 31 or more units	MUP	
Transitional Housing 30 or fewer units	C	
Transitional Housing 31 or more units	MUP	
