



BOARD OF SUPERVISORS  
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**Department Name:** Planning and Development  
**Department No.:** 053  
**For Agenda Of:** June 6, 2017  
**Placement:** Set Hearing  
**Estimated Time:** 30 minutes on 6/20/2017  
**Continued Item:** No  
**If Yes, date from:** N/A  
**Vote Required:** Majority

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**TO:** Board of Supervisors  
**FROM:** Department Glenn S. Russell, PhD, Director, Planning and Development,  
Director(s) (805) 568-2085  
Contact Info: Dan Klemann, Deputy Director, Long Range Planning Division,  
(805) 568-2072  
**SUBJECT:** Transitional and Supportive Housing Ordinance Amendments

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**County Counsel Concurrence**

As to form: Yes

**Other Concurrence:** N/A

As to form: No

**Recommended Actions:**

Staff recommends that your Board take the following actions:

On June 6, 2017, set a hearing for June 20, 2017, to consider the recommendations of the Montecito and County Planning Commissions to approve Case Nos. 17ORD-00000-00001, 17ORD-00000-00002, and 17ORD-00000-00003, which would amend, respectively, the Montecito Land Use and Development Code (MLUDC), the County Land Use and Development Code (LUDC), and the Coastal Zoning Ordinance (CZO) to implement Program 2.8 of the Santa Barbara County 2015-2023 Housing Element Update.

On June 20, 2017, your Board's action should include the following:

**a) Case No. 17ORD-00000-00001 (MLUDC Amendments):**

- i) Make the required findings for approval of the project specified in Attachment 1 of this board letter, including California Environmental Quality Act (CEQA) findings.
- ii) Determine that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), included as Attachment 2.

**Auditor-Controller Concurrence**

As to form: N/A

- iii) Adopt an ordinance (Case No. 17ORD-00000-00001) amending Division 35.2, Montecito Zones and Allowable Land Uses, Division 35.4, Montecito Standards for Specific Land Uses, and Division 35.10, Glossary, of Section 35-2, the MLUDC, of Chapter 35, Zoning, of the Santa Barbara County Code, as set forth in Attachment 3.

**b) Case No. 17ORD-00000-00002 (LUDC Amendments):**

- i) Make the required findings for approval of the project specified in Attachment 4 of this board letter, including CEQA findings.
- ii) Determine that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), included as Attachment 2.
- iii) Adopt an ordinance (Case No. 17ORD-00000-00002) amending Article 35.2, Zones and Allowable Land Uses, Article 35.4, Standards for Specific Land Uses, and Article 35.10, Glossary, of Section 35-1, the LUDC, of Chapter 35, Zoning, of the Santa Barbara County Code, as set forth in Attachment 5.

**c) Case No. 17ORD-00000-00003 (CZO Amendments):**

- i) Make the required findings for approval of the project specified in Attachment 6 of this board letter, including CEQA findings.
- ii) Determine that the project is exempt from CEQA pursuant to CEQA Guidelines Sections 15061(b)(3) and 15265, included as Attachment 2.
- iii) Adopt an ordinance (Case No. 17ORD-00000-00003) amending Division 2, Definitions, Division 4, Zoning Districts, and Division 7, General Regulations, of Article II, the CZO, of Chapter 35, Zoning, of the Santa Barbara County Code, as set forth in Attachment 7.

**Summary Text:**

Transitional and supportive housing provide temporary and permanent rental housing, respectively, and supportive (social) services to formerly homeless persons with low incomes and one or more disabilities. A critical local need exists for these housing types. For example, the California Department of Developmental Services reported that only 14 percent of adults with developmental disabilities in Santa Barbara County are living independently.

Program 2.8 of the Santa Barbara County 2015-2023 Housing Element Update directs the County to amend its zoning ordinances to be consistent with state law regarding the permitting of transitional and supportive housing. Government Code Section 65583(a)(5) requires that local governments consider these types of housing to be residential uses, subject only to those restrictions that apply to other residential uses of the same type in the same zone.

This project would amend the MLUDC, the LUDC, and the CZO. The proposed ordinance amendments add definitions of transitional and supportive housing and explicitly allow these as residential uses in all zones where other residential uses are allowed, subject only to those restrictions that apply to other

dwellings of the same type in the same zone. The Montecito and County Planning Commissions reviewed and recommended that the Board of Supervisors approve the proposed amendments.

**Background:**

Government Code Section 65582 (Senate Bill 745, adopted August 2013) contains formal definitions of “supportive housing,” “transitional housing,” and “target population.” In short, supportive housing is permanent rental housing linked to supportive services that helps residents maintain stable housing and lead fuller lives. Examples of services include case management, medical and mental health care, employment services, and benefits advocacy. Transitional housing is temporary housing that facilitates the movement of homeless individuals into stable housing. Transitional and supportive housing serve target populations, or individuals with low incomes and at least one disability.

Government Code Section 65583(a)(5) states: “Transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.” The zoning ordinances currently allow transitional and supportive housing as special care homes and in one-, two-, and multiple family dwellings. However, these uses are implicit and, therefore, must be made explicit to fully comply with state law. Accordingly, staff proposes to amend the MLUDC, the LUDC, and the CZO as follows:

- Add definitions of “supportive housing,” “target population,” and “transitional housing” as they appear in Government Code Section 65582.
- Update the land use tables (MLUDC and LUDC) and lists of allowed land uses (CZO) to include transitional and supportive housing pursuant to Government Code Section 65583(a)(5).
- Add a new subsection under “Community Care Facilities” to include provisions for allowing transitional and supportive housing as residential uses pursuant to Government Code Section 65583(a)(5).

The proposed amendments would allow transitional and supportive housing as residential uses in all zones where other residential uses are allowed. Such uses would be permitted and regulated identically to other dwellings of the same type in the same zone with no additional restrictions. Therefore, the proposed amendments would not allow new dwelling types or change zoning regulations in any zone. Rather, the proposed amendments clarify that transitional and supportive housing are allowable uses that may occupy dwelling types already allowed in specific zones.

As public outreach for Program 2.8, staff created a new webpage, placed display advertisements in regional newspapers, and sent notices to community organizations and groups such as the Eastern Goleta Valley Coalition and the Old Orcutt Merchants Association. Staff also gave a presentation at the Joint Cities-County Affordable Housing Task Group meeting of April 27, 2017.

The Montecito Planning Commission held a public hearing on April 12, 2017, and voted 4 to 0 (Commissioner Overall absent) to recommend approval of the proposed MLUDC and CZO amendments to the Board of Supervisors and County Planning Commission, respectively. Please see the staff report (Attachment 8) and action letter 2017 (Attachment 9) for additional information.

The County Planning Commission considered the proposed amendments to the LUDC and CZO at a public hearing on May 3, 2017, and voted 4 to 0 (Commissioner Cooney absent) to recommend approval of the proposed amendments to the Board of Supervisors. Attachments 10 and 11, respectively, include the staff report and action letter for the County Planning Commission hearing.

**Environmental Review:**

The County and Montecito Planning Commissions recommended that your Board determine that the proposed MLUDC and LUDC amendments are exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3), and that the proposed CZO amendments are exempt pursuant to CEQA Guidelines Sections 15061(b)(3) and 15265. Section 15061(b)(3) states that an activity is not subject to CEQA if there is no possibility of a significant effect on the environment. Section 15265 exempts local government activities involving the preparation and adoption of local coastal program amendments from CEQA. Please see the Notice of Exemption (Attachment 2) for additional details.

**Fiscal and Facilities Impacts:**

Budgeted: Yes

**Fiscal Analysis:**

Housing Element Implementation, including implementation of Program 2.8, is budgeted in the Long Range Planning Division of the Planning and Development Department budget on page D-280 of the *Santa Barbara County Recommended Operational Plan, Fiscal Years 2016-17 and 2017-18*. Staff salaries and other costs for the project totaled approximately 495 hours and \$31,400.

**Special Instructions:**

The Planning and Development Department will fulfill all noticing requirements and provide a copy of the notice and proof of publication to the Clerk of the Board.

**Attachments:**

1. 17ORD-00000-00001, MLUDC Findings
2. 17ORD-00000-00001, 17ORD-00000-00002, and 17ORD-00000-00003, Notice of Exemption
3. 17ORD-00000-00001, MLUDC Ordinance Amendments
4. 17ORD-00000-00002, LUDC Findings
5. 17ORD-00000-00002, LUDC Ordinance Amendments
6. 17ORD-00000-00003, CZO Findings
7. 17ORD-00000-00003, CZO Ordinance Amendments
8. Montecito Planning Commission Staff Report (dated April 4, 2017)
9. Montecito Planning Commission Action Letter (dated April 18, 2017)
10. County Planning Commission Staff Report (dated April 25, 2017)
11. County Planning Commission Action Letter (dated May 3, 2017)

Transitional and Supportive Housing Ordinance Amendments  
Case Nos. 17ORD-00000-00001, 17ORD-00000-00002, and 17ORD-00000-00003  
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**Authored by:**

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