



Planning and Development Department  
**LONG RANGE PLANNING DIVISION**

**2015-2023 HOUSING ELEMENT IMPLEMENTATION:  
DESIGN RESIDENTIAL (DR) ZONE MODIFICATIONS**

BOARD OF SUPERVISORS  
SEPTEMBER 20, 2016

# Background

2

- 2015-2023 Housing Element
- Program 1.16 - Modify DR zone standards to encourage:
  - Senior
  - Special care
  - Affordable housing developments



# Applicability

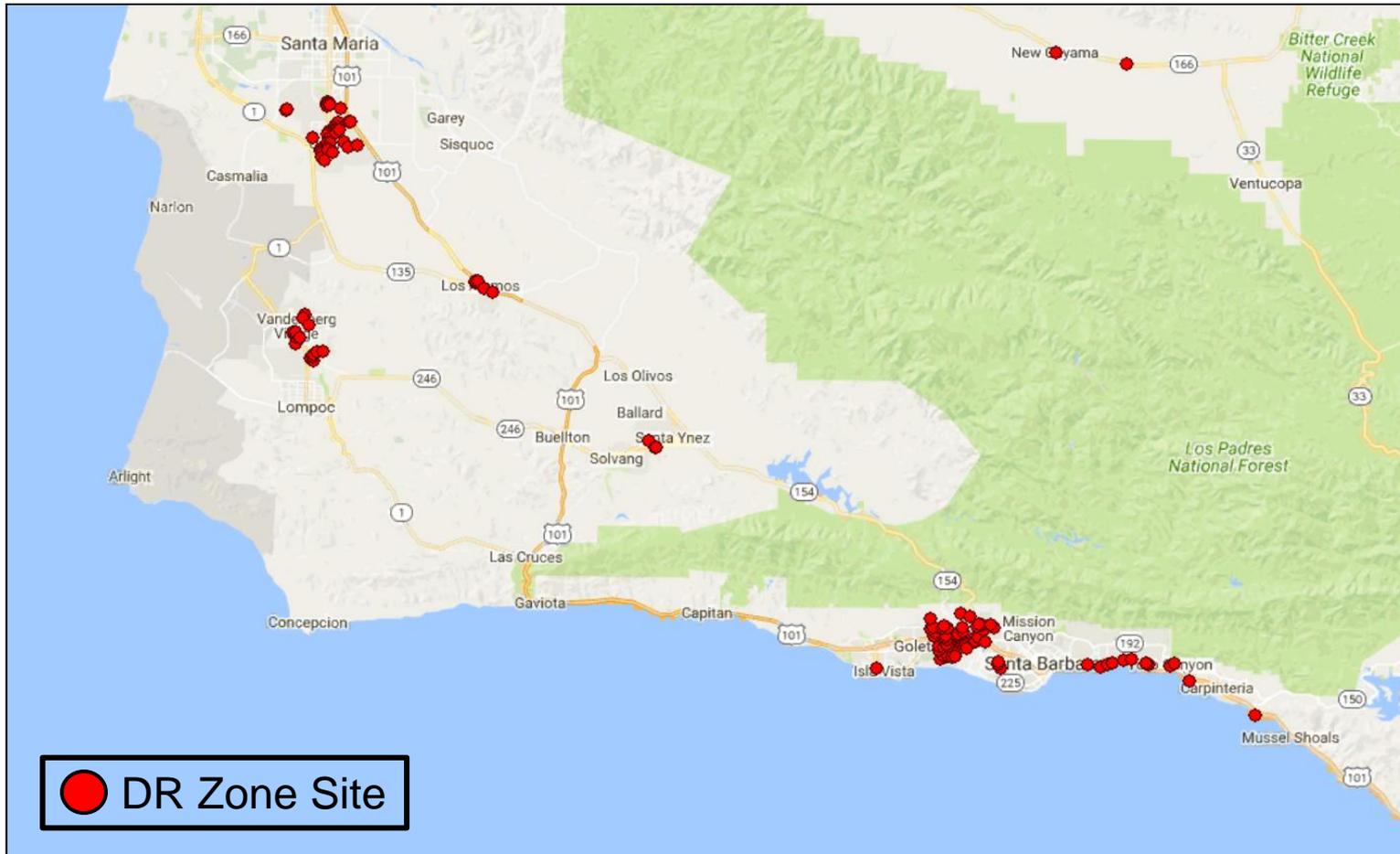
3

- Senior housing: persons 55+
- Special care housing: persons with mental and/or physical disabilities
- Affordable housing: low to extremely low income households



# DR Zone Sites - Countywide

4



# Outreach & Research

5

- Building Industry Advisory Group
- County Housing Authority
- County Community Services Department
- Cities/County Joint Affordable Housing Task Group



# Recommended Modifications

6

- Site coverage: 30% → 40%
- Open space: 40% → 30%
- Height limit: 35 ft. → to 40 ft.



# Recommended Modifications

7

## □ Parking

- Seniors and low-income households own fewer cars
- Senior and/or affordable housing projects subject to market-rate parking requirements
- Special needs populations often cannot drive



# Recommended Modifications

8

- Parking (cont.)
  - More accurately reflect parking demands
  - Parking contingency plan → ensure adequate parking
  - Avoid construction of unnecessary parking spaces



# CEQA

9

- LUDC & MLUDC exempt per CEQA § 15061(b)(3)
- CZO exempt per CEQA § 15061(b)(3) & § 15265



# Staff Recommendations

10

- Make the findings for approval;
- Determine the projects are exempt from CEQA;  
and
- Adopt three ordinances amending the CLUDC,  
MLUDC, and CZO.

