

Attachment 4

Attachment 2A
Low-Barrier Navigation Centers Code Amendments
(Additional text is underlined and deleted text is ~~struck-through~~)

Table 9.73.065 Mixed-Use Land Use Matrix

<u>Use</u>	<u>MU 32</u>	<u>MU 43</u>	<u>MUO</u>	<u>UI 25</u>	<u>UI 43</u>
<u>Low-Barrier Navigation Center</u>	<u>P²²</u>	<u>P²²</u>	<u>X</u>	<u>P²²</u>	<u>P²²</u>

Footnote:

22. In accordance with Section 9.146.170 (Low-Barrier Navigation Center).

9.04.030 Definitions.

Low-Barrier Navigation Center: As defined by California Government Code section 65660(a), “a Housing-First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. ‘Low barrier’ means best practices to reduce barriers to entry, and may include, but is not limited to, the following:

- (1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.
- (2) ~~Pets.~~
- (3) ~~The storage of possessions.~~
- (4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.”

Should this Code’s *Low-Barrier Navigation Center* definition conflict with Government Code section 65660(a), the Government Code definition prevails.

9.146.170 Low-Barrier Navigation Centers

- A. Purpose. The purpose of this section is to comply with California Government Code section 65660 et seq. regarding Low Barrier Navigation Centers (hereafter referred to as “LBNCs,” and each singularly an “LBNC”)

- B. Allowed Zones. As required by California Government Code section 65662, LBNCs that comply with this Section are permitted by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses. If this subsection (B) conflicts with any other provision of this Code, this subsection (B) prevails.
- C. LBNC Streamlined Administrative Permit Required. An LBNC Streamlined Administrative Permit issued by the City is required prior to establishment or construction of any LBNC.
- D. Operational and Development Standards. LBNCs must comply with all of the following:
1. Proximity to Another LBNC. No LBNC may be established or operated at any location that is less than 300 feet from another LBNC.
 2. Operational Services. As required by Government Code section 65662, each LBNC must satisfy all of the following:
 - a. It offers services to connect people to permanent housing through a services plan that identifies services staffing.
 - b. It is linked to a coordinated entry system, so that staff in the interim facility or staff who co-locate in the facility may conduct assessments and provide services to connect people to permanent housing. "Coordinated entry system" means a centralized or coordinated assessment system developed pursuant to section 576.400(d) or section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, as those sections read on January 1, 2020, and any related requirements, designed to coordinate program participant intake, assessment, and referrals.
 - c. It complies with Chapter 6.5 (commencing with section 8255) of Division 8 of the Welfare and Institutions Code.
 - d. It has a system for entering information regarding client stays, client demographics, client income, and exit Information System as defined by section 578.3 of Title 24 of the Code of Federal Regulations.
 3. On-Site Personnel. Each LBNC must provide both of the following:
 - a. At least one qualified on-site manager at all times for each 20 occupants; and
 - b. At least one qualified attendant at all times for each 20 occupants.
 4. Max Beds. The maximum number of beds per LBNC may not exceed one bed for every 50 square feet of floor area used for sleeping purposes.

5. Parking. Subject to Government Code section 65583(a)(4)(A)(ii), on-site parking shall be a minimum of one space per employee in the largest shift.
 6. Intake Areas. The LBNC shall have a separate intake area of a minimum of 250 square feet.
 7. Lighting. Outdoor lighting shall be provided in active pedestrian areas, including sidewalks, pathways, and driveways. All lighting must be stationary and permanent. Light trespass onto neighboring parcels is prohibited.
 8. Security. At least one security guard shall be provided during all hours when the LBNC is in operation.
- E. Streamlined Administrative Review Procedures. An application for an LBNC Streamlined Administrative Permit will be reviewed and processed ministerially, without discretionary review or a hearing. The Director of Community Development or the Director's designee will notify an applicant whether the application is complete within 30 days. Action shall be taken within 60 days of when the application is determined to be complete.
- F. Sunset.
1. Subject to subsection (F)(2) below, this section remains in effect until January 1, 2027, and as of that date is repealed.
 2. If the Legislature amends Government Code section 65668 to extend the effective date of Government Code section 65660 et seq., then this section remains in effect until the date on which Government Code section 65660 et seq. is repealed."

Attachment 2B

Transitional and Supportive Housing Code Amendments

(Additional text is underlined and deleted text is ~~struck-through~~)

9.04.030 Definitions.

Supportive Housing: As defined by California Government Code section 65650(a), “housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community.” Should this Code’s *Supportive Housing* definition conflict with the California Government Code definition of this term, the Government Code definition prevails. As defined by California Health and Safety Code Section 50675.14(a) and (b)(2), it is a multifamily housing project funded with funds appropriated by the State for supportive housing projects where the project provides “housing with no limit on length of stay, that is occupied by the target [homeless] population, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.” Supportive housing may take various forms. See “Single Housekeeping Unit” and “Transitory Lodging.”

Target Population: As defined by California Health and Safety Code section 50675.14(b)(3)(A)-(B), “persons, including persons with disabilities, and families who are ‘homeless,’ as that term is defined by Section 11302 of Title 42 of the United States Code, or who are ‘homeless youth,’ as that term is defined by paragraph (2) of subdivision (e) of Section 12957 of the Government Code. Individuals and families currently residing in supportive housing meet the definition of ‘target population’ if the individual or family was ‘homeless,’ as that term is defined by Section 11302 of Title 42 of the United States Code, when approved for tenancy in the supportive housing project in which they currently reside.” Should this Code’s *Target Population* definition conflict with the California Health and Safety Code definition for this term, the California Health and Safety Code definition prevails.

Transitional Housing: As defined by California Government Code section 65582(j), “buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the

assistance.” Should this Code’s *Transitional Housing* definition conflict with the California Government Code definition of this term, the Government Code definition prevails. As defined by California Health and Safety Code Section 50675.2(h), “Transitional housing” and “transitional housing development” means buildings configured as rental housing developments, but operated under [multifamily housing] program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months. Transitional housing may take various forms. See “Single Housekeeping Unit” and “Transitory Lodging.”

Table 9.72.090(A) Land Use Matrix

Use	C	I	PA	UA	CAN	A1	OS
Transitional Housing	X ⁷	X ⁷	X ⁷	X ⁷	X ⁷	X ⁷	X ⁷

Footnote:

7: Transitional Housing allowed in residential zones.

9.170.180 Transitional and Supportive Housing

- A. Transitional Housing. In accordance with Government Code section 65583(c)(3), transitional housing is considered a residential use of property and is subject to those restrictions that apply to other residential dwellings of the same type in the same zone.
- B. Supportive Housing.
1. Generally. In accordance with Government Code section 65583(c)(3), supportive housing is considered a residential use of property and is subject to those restrictions that apply to other residential dwellings of the same type in the same zone.
 2. In Zones Allowing Multifamily. Supportive housing that complies with the requirements of California Government Code section 65650 et seq. is considered a use by right in all zones where multifamily uses are permitted, including mixed use zones. In accordance with Government Code section 65651(b)(1), a supportive housing development must comply with all objective development standards and policies that apply to other multifamily developments within the same zone.

Attachment 2C

Employee Housing Code Amendments

(Additional text is underlined and deleted text is ~~struck-through~~)

Employee Housing

9.04.030 Definitions.

~~Agriculture Employee Quarters: Housing quarters for agricultural employees located upon the same land occupied by their employer. Housing quarters shall not exceed twelve (12) units or thirty-six (36) beds.~~

~~Quarters for Employee Temporary Use: Quarters for the temporary (no longer than thirty (30) days) housing of agricultural and domestic employees when such quarters are located upon the same land occupied by their employer.~~

Employee Housing: has the same meaning as in California Health and Safety Code section 17008(a) as that section is amended from time to time.

Table 9.72.090(A) Land Use Matrix

Use	C	I	PA	UA	CAN	A1	OS
Agriculture Employee Quarters Housing	X	X	X	X	X	P ²⁴	P ²⁴
Quarters for employee temporary use	X	X	X	X	X	S	X

Footnote:

24: In accordance with California Health and Safety Code section 17021.6 et seq.

Table 9.73.065 Mixed-Use Land Use Matrix

Use	MU 32	MU 43	MUO	UI 25	UI 43
Agriculture Employee quarters Housing	X	X	X	X	X
Quarters for employee temporary use	X	X	X	X	X

Section 9.146.190 Employee Housing

A. Employee Housing. In accordance with California Health and Safety Code section 17021.5, subdivision (b):

1. Employee housing with a permit from the statutory enforcement agency to serve six or fewer employees is considered a single-family residential structure.
2. No use permit, site development permit, variance, or other zoning clearance is required for employee housing serving six or fewer employees unless the same is required for a family dwelling of the same type in the same zone.
3. In accordance with California Health and Safety Code section 17007, for purposes of this subsection (A), “statutory enforcement agency” refers to the Department of Housing and Community Development unless and until the City of Lake Forest or the County of Orange assume responsibility for enforcing the Employee Housing Act under Health and Safety Code Section 17050.

Attachment B

Attachment 2D
Streamlined and Ministerial review for Eligible
Affordable Housing Projects Code Amendments
(Additional text is underlined and deleted text is ~~struck-through~~)

9.73.010 Mixed-use districts.

- A. The types of mixed-use districts include the following: mixed-use 32 (MU 32), mixed-use 43 (MU 43), mixed-use office (MUO), urban industrial 25 (UI 25), and urban industrial 43 (UI 43).
- B. SB 35. Projects that qualify for streamlined approval in accordance with Senate Bill 35 (as codified in California Government Code Section 65913.4) may, upon applicant request and demonstration of eligibility, qualify for streamlined and ministerial processing. Projects subject to SB 35 streamlining must comply with this chapter's objective design standards and with objective development standards of the zoning ordinance.

Attachment 2E
Emergency Shelters Code Amendments
(Additional text is underlined and deleted text is ~~struck-through~~)

9.146.120 Emergency shelters.

D. Parking Ratio. ~~One (1) space per three (3) beds.~~ Subject to Government Code section 65583(a)(4)(A)(ii), on-site parking shall be a minimum of one space per employee in the largest shift.

Attachment 4

Attachment 2F

Residential Care Facilities Code Amendments

(Additional text is underlined and deleted text is ~~struck-through~~)

9.04.030 Definitions.

~~Alcoholism or Drug Abuse Recovery or Treatment (AOD) Facility: As defined by California Health and Safety Code Section 11834.02, “any premises, place, or building that provides 24-hour residential nonmedical services to adults who are recovering from problems related to alcohol, drug, or alcohol and drug misuse or abuse, and who need alcohol, drug, or alcohol and drug recovery treatment or detoxification services.”~~

~~Community Care Facility: As defined by California Health and Safety Code Section 1502(a), “any facility, place, or building that is maintained and operated to provide nonmedical residential care, day treatment, adult day care, or foster family agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children.” (See California Health and Safety Code Section 1502(a)(1)–(18) for types of community care facilities; Section 1505 for uses that are not community care facilities.)~~

Residential Care Facility: An intermediate care facility/developmentally disabled-habilitative or an intermediate care facility/developmentally disabled–nursing, as defined by California Health and Safety Code section 1250; a congregate living health facility, as defined by California Health and Safety Code section 1250; a community care facility, as defined by California Health and Safety Code section 1502; a residential care facility for the elderly, as defined by California Health and Safety Code section 1569.2; a residential care facility for persons with chronic life-threatening illness, as defined by California Health and Safety Code section 1568.01; an alcoholism or drug abuse recovery or treatment facility, as defined by California Health and Safety Code section 11834.02; a pediatric day health and respite care facility, as defined by California Health and Safety Code section 1760.2; or a family care home, foster home, or group home serving persons with mental health disorders or other disabilities or dependent and neglected children under California Welfare and Institutions Code section 5116.

R1 Single-Family Residential District

Section 9.44.020 Principal uses permitted

- C. ~~Alcoholism or drug abuse recovery or treatment facilities that are each licensed by the State to serve six (6) or fewer persons;~~
- D. ~~Community Residential care facilities, in accordance with Chapter 5.44 (Residential Care Facilities), that are each licensed by the State to serve six (6) or fewer persons, as long as they are not within three hundred (300) feet of another community care facility(as required by [Government Code](#) Section 1520.5);~~
- ED. Small and large family day care homes;
- FE. Limited home rentals.

RS Residential Single-Family District

Section 9.48.020 Principal uses permitted

- C. ~~Alcoholism or drug abuse recovery or treatment facilities that are each licensed by the State to serve six (6) or fewer persons;~~
- D. ~~Community Residential care facilities, in accordance with Chapter 5.44 (Residential Care Facilities), that are each licensed by the State to serve six (6) or fewer persons, as long as they are not within three hundred (300) feet of another community care facility(as required by [Government Code](#) Section 1520.5);~~
- ED. Small and large family day care homes;
- FE. Limited home rentals.

R2 Multifamily Dwellings District

Section 9.56.020 Principal uses permitted

- D. ~~Alcoholism or drug abuse recovery or treatment facilities that are each licensed by the State to serve six (6) or fewer persons;~~
- E. ~~Community Residential care facilities, in accordance with Chapter 5.44 (Residential Care Facilities), that are each licensed by the State to serve six (6) or fewer persons, as long as they are not within three hundred (300) feet of another community care facility(as required by [Government Code](#) Section 1520.5);~~
- FE. Small and large family day care homes;
- GF. Limited home rentals.

R4 Suburban Multifamily Residential District

Section 9.64.020 Principal uses permitted

- ~~D. Alcoholism or drug abuse recovery or treatment facilities that are each licensed by the State to serve six (6) or fewer persons;~~
- ~~E. Community Residential care facilities, in accordance with Chapter 5.44 (Residential Care Facilities), that are each licensed by the State to serve six (6) or fewer persons, as long as they are not within three hundred (300) feet of another community care facility(as required by [Government Code](#) Section 1520.5);~~
- ~~FE. Small and large family day care homes;~~
- ~~GE. Limited home rentals.~~

RP Residential- Professional District

Section 9.68.020 Principal uses permitted

- ~~C. Alcoholism or drug abuse recovery or treatment facilities that are each licensed by the State to serve six (6) or fewer persons;~~
- ~~D. Community Residential care facilities, in accordance with Chapter 5.44 (Residential Care Facilities), that are each licensed by the State to serve six (6) or fewer persons, as long as they are not within three hundred (300) feet of another community care facility(as required by [Government Code](#) Section 1520.5);~~
- ~~ED. Small and large family day care homes;~~
- ~~FE. Limited home rentals.~~

Table 9.72.090(A) Land Use Matrix

Use	C	I	PA	UA	CAN	A1	OS
<u>Community Residential Care Facilities serving 6 or fewer</u>	X	X	X	X	X	P ²⁵	X

Footnote:

25. In accordance with Chapter 5.44 (Residential Care Facilities)

Table 9.73.065 Mixed-Use Land Use Matrix

Use	MU 32	MU 43	MUO	UI 25	UI 43
<u>Residential Care Facilities</u>	<u>P²³</u>	<u>P²³</u>	<u>X</u>	<u>P²³</u>	<u>P²³</u>

Footnote:

23. In accordance with Chapter 5.44 (Residential Care Facilities)

PC Planned Community District

Section 9.112.020 (C)(1) General provisions and regulations

1. Single-Family Dwellings. In any district or area where single-family dwellings are a permitted use, the permitted use shall be deemed to include the following:
 - a. Single-family detached dwellings;
 - b. ~~Alcoholism or drug abuse recovery or treatment facilities that are each licensed by the State to serve six (6) or fewer persons;~~
 - c. ~~Community Residential care facilities, in accordance with Chapter 5.44 (Residential Care Facilities), that are each licensed by the State to serve six (6) or fewer persons, as long as they are not within three hundred (300) feet of another community care facility(as required by Government Code Section 1520.5);~~
 - d. Small and large family day care homes;
 - e. Limited home rentals.

~~9.146.160 Community care facilities and alcoholism or drug abuse recovery or treatment facilities.~~

~~9.146.160 Community care facilities and alcoholism or drug abuse recovery or treatment facilities.~~

~~—— A. Small. Community care facilities and AOD facilities that are licensed to serve six (6) or fewer persons shall be permitted in any district, planned community, or specific plan area zoned for single-family dwellings and shall be regarded as a single-family dwelling for purposes of zoning and land use regulations to the extent that state or federal law requires it.~~

~~—— B. Large. Community care facilities and AOD facilities that are licensed to serve more than six (6) persons shall be permitted in the A1 Agriculture district, subject to the approval of a use permit by the Planning Commission per Section [9.184.010](#).~~

~~—— C. A community care facility may not locate within three hundred (300) feet of another community care facility (as required by [Government Code](#) Section 1520.5).~~

Portola Bluff Residential District

9.232.015 Principal uses permitted

The following principal uses are permitted:

- A. Residential care facilities, in accordance with Chapter 5.44 (Residential Care Facilities).

9.232.020 Principal uses permitted subject to a site development permit.

The following principal uses are permitted subject to the approval of a site development permit under Chapter [9.184](#):

- A. Single-Family Dwelling;
- B. Open Space uses;
- ~~C. Alcoholism or drug abuse recovery or treatment facilities that are each licensed by the State to serve six (6) or fewer persons;~~
- ~~D. Community care facilities that are each licensed by the State to serve six (6) or fewer persons, but no community care facility may be located within three hundred (300) feet of another community care facility (as required by [Government Code](#) Section 1520.5);~~
- ~~E. C. Small and large family day care homes;~~
- ~~F. D. Limited home rentals;~~
- ~~G. E. Public or private utility buildings and structures;~~

- H. E. Any other use that the Planning Commission finds is consistent with the purpose and intent of this district.

Chapter 5.44 – Residential Care Facilities

Section 5.44.010 - License Required; Streamlined Administrative Approval

- A. Exemptions. When required by state or federal law, a Residential Care Facility (hereafter “RCF”) serving six or fewer persons is:
1. Exempt from this chapter; and
 2. Considered a residential use of property and a single family for purposes of Title 9 of this Code.
- B. License Required. Unless exempt under subsection (A) above, an RCF License issued by the City is required to operate.
- C. Operational and Development Standards. An application for an RCF License is subject to administrative review and will be approved if it satisfies each of the following:
1. Separation. No RCF may be established or operated in any location that is less than 300 feet from another RCF.
 2. Maximum Occupancy. No more than two residents reside in each bedroom, not including the room or apartment designated for an onsite house manager.
 3. The operator provides an onsite house manager that resides full-time (year-round) in a room or apartment on the property.
 4. Management Plan. The City has approved a property management plan for the facility that addresses each of the following: onsite management, maximum occupancy, quiet hours and permitted guest visitation hours, loitering, littering, and disturbing the peace, nuisance reduction, trash collection, smoking, resident pick-up and drop-off procedures, and discharge. City approval is required for any modifications to the plan.

5. Emergency and Security Plan. The City has approved an emergency and security plan that addresses each of the following: security and management contact information, authority and responsibility of security staff, a map of the property, and overview of the property's security features, security feature testing schedule, overnight parking policies and vehicle violation abatement procedures, emergency medical response protocols, emergency law enforcement response protocols, and daytime and nighttime security monitoring procedures. City approval is required for any modifications to the plan.
- D. Streamlined Administrative Application Review. The Director of Community Development or the Director's designee will review and process RCF License applications ministerially, without discretionary review or a hearing. The Director will notify an applicant whether the application is complete within 30 days. The Director will render a decision on the application within 60 days of when the application was determined to be complete.
- E. Modifications or Revocation.
1. An RCF License may be revoked when the application contained incorrect, false or misleading information, or the operator violates the management plan or the emergency and security plan, or if three or more nuisance citations are issued at the property within a 30-day period.
 2. Before revoking an RCF license, a good faith effort to meet and confer with the operator will be made to resolve any of the issues identified in subsection (E)(1) above.
 3. The operator will be notified of any revocation by first-class mail with return receipt requested. The operator may appeal the revocation to a hearing officer in accordance with Chapter 1.12 of this Code.
- F. Conflict. If this chapter conflicts with any other provision of this Code, this chapter prevails.