City Council Meeting

Joint Study Session:
Zoning Code Update—Safe Parking and Assisted Living

September 4, 2019

City of
Santa Clara
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Zoning Code Update
Study Session Topics

- **August 21:** Overview, single-family design standards and special uses

- **September 4:** Safe Parking and Assisted Living

- **October 8:** Short Term Rentals and Criteria for Occupancy Limits in Single-Family Residential Districts

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POST MEETING MATERIAL

Zoning Code Update
Safe Parking Programs

- Overnight parking areas, typically large parking lots, that allow program participants who live in vehicles to safely park overnight

- The goal of safe parking programs is to provide a temporary living situation until individuals and families regain permanent housing

- Safe parking programs are often operated on lots owned by churches, public entities, or non-profit organizations

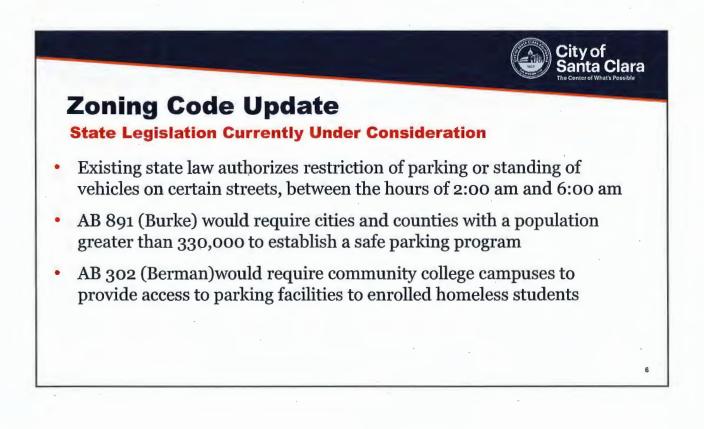- Typical program budgets range from $55,000 to $360,000 per year

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Zoning Code Update
Santa Clara County Point-in-Time Homeless Census

JURISDICTION	UNSHELTERED		SHELTERED		TOTAL		'17-'19 % CHANGE
	2017	2019	2017	2019	2017	2019	
City of Cupertino	127	159	0	0	127	159	25%
City of Gilroy	295	345	427	359	722	704	-2%
City of Morgan Hill	388	114	0	0	388	114	-71%
City of Mountain View	411	574	5	32	416	606	46%
City of Palo Alto	256	299	20	14	276	313	13%
City of San José	3,231	5,117	1,119	980	4,350	6,097	41%
City of Santa Clara	199	264	73	62	272	326	20%
City of Sunnyvale	122	477	131	147	253	624	147%
County Total	5,448	7,922	1,946	1,784	7,394	9,706	31%

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Zoning Code Update
Typical Features of Parking Programs

- Application process that may include a background check requirement
- Rules and regulations for the program
- Coordination with local nonprofits and/or city and county agencies to provide resources and access to social services, plus security and/or onsite staff
- Bathroom facilities / Waste Management
- Water and Trash Services

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Zoning Code Update
State Legislation Currently Under Consideration

- Existing state law authorizes restriction of parking or standing of vehicles on certain streets, between the hours of 2:00 am and 6:00 am
- AB 891 (Burke) would require cities and counties with a population greater than 330,000 to establish a safe parking program
- AB 302 (Berman)would require community college campuses to provide access to parking facilities to enrolled homeless students

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Zoning Code Update
Overnight Vehicle Parking Bans

Recreational vehicles parking in Santa Clara

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Zoning Code Update
Overnight Vehicle Parking Bans

- Regulations to allow safe parking programs are often proposed in combination with overnight vehicle parking bans

- On June 11, the Mountain View City Council adopted a resolution for a City Safe Parking Program at two City-controlled lots

- On June 11, the City Council also directed staff to return in Fall 2019 with a draft ordinance to address safety concerns related to oversized vehicles

- A full ban of overnight parking of oversized vehicles is expected by the end of next year
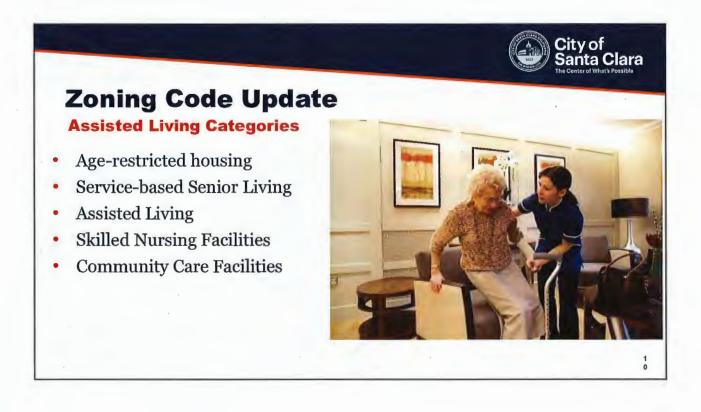
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Zoning Code Update
Possible Council Actions

- Maintain/expand current Conditional Use Permit process for Safe Parking facilities

- Add administrative process for Safe Parking facilities with standard performance conditions

- Maintain current parking regulations and/or add restrictions for specific areas

- Add restriction on overnight parking of oversized vehicles

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Zoning Code Update
Assisted Living Categories

- Age-restricted housing
- Service-based Senior Living
- Assisted Living
- Skilled Nursing Facilities
- Community Care Facilities

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Zoning Code Update
Activities of Daily Living (ADLs)

- Bathing
- Dressing
- Taking medications
- Being mobile
- Eating

Zoning Code Update
Age-Restricted Housing

- No ancillary services
- Same form and function as housing for the general population
- Restricted to individuals over the age of 55 (or 62)
- Not licensed by the State

Zoning Code Update
Service-based Senior Living

- Most residential of the types of senior housing with services
- Includes commercial kitchen and provision of meals
- Residents are typically able to perform all ADLs
- Not licensed by the State

Zoning Code Update
Assisted Living

- A combination of housing, personalized supportive services, & health-related care
- Meant for those who require help with activities of daily living
- Licensed through the California Department of Social Services

Zoning Code Update
Skilled Nursing

- Provide 24-hr medical & nursing care for chronic & short-term conditions

- Patients generally rely on assistance for most activities of daily living

- Licensed through the Department of Public Health

Zoning Code Update
Community Care Facilities

- Combines multiple uses (Service Based Senior Living, Assisted Living, and Skilled Nursing Facilities) on single campus

- Residents can remain in one facility over the course of their lives

Zoning Code Update
Current Zoning Regulations

- Nursing Homes are the only enumerated use in current Zoning Code (Allowed by right in the OA Administrative Office district)

- Less than 50 parcels zoned OA within the City of Santa Clara

- The OA district is located mostly along arterials such as Scott Boulevard, Winchester Boulevard and Saratoga Avenue

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Zoning Code Update
Proposed Zoning Regulations

- Align with State Licensing
- State-licensed facilities to be considered as institutional uses for determination of land use compatibility
- Treat age-restricted housing exactly same as non age-restricted housing
- Allow Service-based Senior Living by right in medium-density residential and in stand-alone commercial districts
- Allow Assisted Living and Skilled Nursing subject to a Conditional Use Permit in PQP and stand-alone commercial districts
- Treat Continuing Care Communities the same as Assisted Living Facilities

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Zoning Code Update
Overnight Vehicle Parking Bans

Recreational vehicles are lined up along Rengstorff Park in Mountain View

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