



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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April 2, 2015

## CHAIR AND PLANNING COMMISSIONERS

City of Long Beach  
California

### RECOMMENDATION:

Recommend that the City Council add the definitions of “supportive housing,” “target population,” “transitional planning,” and “single room occupancy”; and revise the definition of family to Chapter 21 (Zoning) of the Long Beach Municipal Code and accept Categorical Exemption CE 14-135. (Citywide)

APPLICANT: City of Long Beach  
333 W. Ocean Boulevard  
Long Beach, CA 90802

### DISCUSSION

On April 24, 2014, the California Department of Housing and Community Development – Division of Housing Policy Development sent a memorandum to municipalities on recent amendments to Housing Element Law (Government Code Section 65582) related to transitional and supportive housing zoning requirements. In 2007, SB 2 (Chapter 633, Statutes of 2007) revised Housing Element Law requiring that transitional and supportive housing be permitted as a residential use, subject only to restrictions that apply to other residential dwellings of the same type in the same zone. SB 745, which took effect on January 1, 2014, generally amends Section 65582 of the Government Code to replace prior Health and Safety Code definitions of “supportive housing,” “target population,” and “transitional housing” with definitions more specific to Housing Element Law.

Previously, definitions for “supportive housing,” “target population,” and “transitional housing” were found in subdivision (b) of Section 50675.2 of the Health and Safety code, respectively. SB 745 deletes reference to these sections and creates new definitions in Government Code Section 65582.

The intent for this change is to remove cross references in Government Code Section 65582 to the definitions of “supportive housing” and “transitional housing” that are used in the statutes governing the Multifamily Housing Program (MHP) and replace them with the current definitions that are used for the purposes of zoning applicable at the time SB 2 (Cedillo, Chapter 633, Statutes of 2007) passed. As such, the following definitions are recommended to be added to the zoning code:

**Supportive Housing** – Means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists 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.

**Target Population** – Means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

**Transitional Housing** – Means 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.

On January 7, 2014, the City Council adopted the 2013-2021 Housing Element, one of seven mandated elements in the City's General Plan. Housing Element Law [§65400] mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The California Department of Housing and Community Development certified the Housing Element on April 2, 2014.

The Housing Element describes programs that are designed to encourage the maintenance, improvement, development and conservation of housing in the City for the 2013-2021 planning period. Program 2.2 Zoning Code Update for Special Needs Housing proposes amending the Zoning Code by the end of 2014 to revise the definition of "family" and add the definition of "single room occupancy" (SRO). As such, the following definitions are recommended to be added to the zoning code:

**Family** – An individual or group of two or more persons occupying a dwelling and living together as a single housekeeping unit as evidenced by any combination of the following: each resident has access to all parts of the dwelling; where the adult residents share expenses for food or rent; the residents' household responsibilities and activities, which may include, sharing expenses, chores, eating evening meals together; the residents participate in recreational activities; the residents have close social, economic and psychological commitments to each other.

**Single Room Occupancy (SRO)** – Single Room Occupancy (SRO) Facility: Any building intended to be designed or be used, or which are used, rented, or hired out, to be occupied, or which are occupied, for sleeping purposes by a maximum of two persons per unit, which is also the primary residence of

those residents. The individual units shall be prohibited from containing cooking facilities and/or sanitary facilities but shall contain a sink and a bed. The SRO shall have on-site management. For purposes of this definition, a Single Room Occupancy Facility does not include residential care homes, senior housing projects, rooming and board houses, hotels and motels, bed and breakfast lodging, vacation rentals, extended care facilities or hospitals. For classification purposes, a Single Room Occupancy Facility shall be considered a Special Group Residence.

Staff recommends that the Planning Commission recommend that the City Council add the definitions of "supportive housing," "target population," "transitional planning," and "single room occupancy"; and revise the definition of family to Chapter 21 (Zoning) of the Long Beach Municipal Code.

### **PUBLIC HEARING NOTICE**

A public hearing notice was published in the Long Beach Press-Telegram on March 18, 2015, as required by the Long Beach Municipal Code. No responses have been received as of the date of preparation of this report.

### **ENVIRONMENTAL REVIEW**

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, a Categorical Exemption (CE 14-135) was issued for the proposed project (Exhibit C – Categorical Exemption).

Respectfully submitted,



JEFF WINKLEPLECK  
CURRENT PLANNING OFFICER



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PLANNING BUREAU MANAGER



AMY J. BODEK, AICP  
DIRECTOR OF DEVELOPMENT SERVICES

AJB:LFT:JW:BD

P:Planning/PC Staff Reports (Pending)/2015/2015-04-02/HE Definitions