

## Housing and Community Development Department's Requested Changes

### Emergency Shelters (page 86)

In compliance with SB2, the Zoning Code will be amended to allow emergency shelters as a permitted use within C2 and C3 Zoning Districts (Regional/Community Commercial Land Use Designations).

The C2 and C3 commercial zones were specifically chosen to meet the potential needs for emergency shelters due to its commercial zoning, and proximity to transit and other core social services. In the C2 and C3 commercial zones, there are a total of 154 parcels with an average parcel size of 0.79 acres that would allow emergency shelters as a permitted use. The commercial buildings on these parcels have an average square footage of 15,746 square feet and since 2008 the commercial vacancy rate for the City of San Mateo has been between 15-21%. Using a ratio of 200 square feet per homeless person, an average vacant commercial building converted to an emergency shelter would house approximately 78 homeless people. This converted average commercial vacant building would exceed the identified need of 62 unsheltered homeless people in the City of San Mateo.

FurthermoreAdditionally to meet City Council concerns regarding potential impacts to existing neighborhoods, staff is recommending a 300 foot buffer limitation around single family neighborhoods (Single Family Zoning Districts), parks and schools. While this would preclude some of the 330 C2 and C3 zoned parcels, there would still be 154 parcels where an emergency shelter would be allowed as a permitted use. This would allow emergency shelters to be located on 154 of the 330 C2 and C3 zoned parcels. This 300 foot limitation is consistent with limitations currently applied to new Community Care facilities per California Health and Safety Code Section 1520.5(b).

### Permit Procedures (page 96)

During the discretionary review process, the final approval body determines the action on development proposals by making the appropriate findings. These findings are based primarily on conformance to the City's General Plan and Municipal Code, and environmental review is based on the California Environmental Quality Act (CEQA). Typical City of San Mateo findings by permit type for residential uses are listed below. If a development proposal meets the required findings for approval, the City's Municipal Code directs that the project shall be approved. It should be noted that all projects need to meet the outlined findings below. Projects that include affordable units, whether the project has just one unit or is a 100% affordable units, are treated the same as projects that have no affordable units.

H 2.3: Public Funding of Low- and Moderate-Income Housing. (page 130)

Continue to use available funds to increase the supply of extremely low, very low, low- and moderate-income housing through land purchases and other financial assistance by partnering with nonprofit sponsors and applying for other subsidized financing from federal and state sources, tax credits, and the like.

Program H 2.3: Public Funding of Low- and Moderate-Income Housing.

1. Give funding for new low- and moderate-income housing priority for use of HOME, Redevelopment Housing Set-Aside, and other available funds, with the highest priority of public funds for extremely low and very low income family housing. Goals for number of units assisted by 2014 based on estimated City resources are:

- 61 Extremely Low Income Units
- 126 Very Low Income Units

Lead: Improvement and Housing Division

Implementation Goal: ~~July, 2014~~

- Completion of 53 units by July 2010.
- Commitment of funds for 54 new units by June 2010
- Site identified for 45 units by July 2013
- Site identified for 35 units by July 2014