

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST DISTRICT
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VENTURA, CA 93001
(805) 585-1800



May 15, 2019

Bonnie Blue
Planning Director
City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265

*RE: City of Malibu Local Coastal Program Amendment No. LCP-4-MAL-13-0241-1
(Affordable Housing/Reasonable Accommodation)*

Dear Ms. Blue:

On May 9, 2019, the Coastal Commission approved LCP Amendment LCP-4-MAL-13-0241-1 with suggested modifications. The Commission's resolution of certification is contained in the staff report dated April 25, 2019. The suggested modifications, as approved by the Commission on May 9, 2019, are attached to this correspondence.

Section 13544 of the Commission's Administrative Regulations requires that after certification the Executive Director of the Commission shall transmit copies of the resolution of certification and any suggested modifications and findings to the governing authority, and any interested persons or agencies. Further, the certification shall not be deemed final and effective until all of the following occur:

- (a) The local government with jurisdiction over the area governed by the Local Coastal Program, by action of its governing body: (1) acknowledges receipt of the Commission's resolution of certification, including any terms or modifications suggested for final certification; (2) accepts and agrees to any such terms and modifications and takes whatever formal action is required to satisfy the terms and modifications; and (3) agrees to issue coastal development permits for the total area included in the certified Local Coastal Program. Unless the local government takes the action described above the Commission's certification with suggested modifications *shall expire six months* from the date of the Commission's action.
- (b) The Executive Director of the Commission determines in writing that the local government's action and the notification procedures for appealable development required pursuant to Article 17, Section 2 are legally adequate to satisfy any specific requirements set forth in the Commission's certification order.
- (c) The Executive Director reports the determination to the Commission at its next regularly scheduled public meeting and the Commission does not object to the Executive Director's determination. If a majority of the Commissioners present

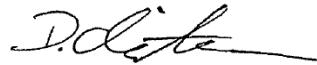
object to the Executive Director's determination and find that the local government action does not conform to the provisions of the Commission's action to certify the Local Coastal Program Amendment, the Commission shall review the local government's action and notification procedures pursuant to Articles 9-12 as if it were a resubmittal.

- (d) Notice of the certification of the Local Coastal Program Amendment shall be filed with the Secretary of Resources Agency for posting and inspection as provided in Public Resources Code Section 21080.5(d)(2)(v).

Should you have any questions regarding this matter, please contact Denise Venegas in our Ventura office. The Commission and staff greatly appreciate the City's cooperation and assistance in this matter.

Authorized on behalf of the California Coastal Commission by:

John Ainsworth
Executive Director

 for

By: Denise Venegas
Coastal Program Analyst

Enclosure: Suggested Modifications LCP-4-MAL-13-0241-1

SUGGESTED MODIFICATIONS TO THE LOCAL IMPLEMENTATION PLAN AMENDMENT

LCP Amendment LCP-4-MAL-13-0241-1 was approved with suggested modifications by the Coastal Commission on May 9, 2019. Following are the modifications suggested by the Commission to the City of Malibu for incorporation into LCP Amendment LCP-4-MAL-13-0241-1. The suggested modifications are numbered consecutively.

The existing language in the certified Local Implementation Plan is shown in straight type. Language proposed by the City of Malibu in this amendment to be inserted is shown underlined and language proposed to be deleted is shown in ~~striketrough~~. Language approved by the Commission to be inserted is shown in double underline and language approved by the Commission to be deleted is shown in ~~double striketrough~~. Other suggested modifications that do not directly change LCP text (e.g., revisions to figures, instructions) are shown in *italics*.

SUGGESTED MODIFICATION NO. 1

The following definition shall be added to LIP Section 2.1 (Definitions):

COMMERCIAL AGRICULTURE - the growing of crops for food or fiber, or grazing or raising of livestock with the intent to sell the products for profit. Commercial agriculture does not include crops or agriculture grown for personal consumption or equestrian uses.

The following definitions in LIP Section 2.1 (Definitions) shall be modified as follows:

AFFORDABLE HOUSING / AFFORDABLE RESIDENTIAL UNIT – a housing unit which is available for sale ~~to moderate income households~~ or for rent to moderate, low and/or very-low income households, as those terms are defined in this chapter.

AGRICULTURAL EMPLOYEE – a person who works full or part-time (twenty-four (24) hours or more per week) in the service of a commercial agricultural operation ~~employed for the purpose of engaging in agriculture, including: farming in all its branches, and, among other things, includes the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any agricultural or horticultural commodities (including commodities defined as agricultural commodities in Section 1141j(g) of Title 12 of the United States Code), the raising of livestock, bees, furbearing animals, or poultry, and any practices performed by a farmer or on a farm as an incident or in conjunction with such farming operations, including preparation for market and delivery to storage or to market or to carriers for transportation to market.~~

~~DWELLING~~, SUPPORTIVE HOUSING – a building or buildings configured as rental housing development with no limit on length of stay, that is occupied by a “target population”, and that is linked to on- 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 is a residential use subject only to the same regulations and procedures that apply to other residential uses of the same type in the same zone.

~~DWELLING-TRANSITIONAL HOUSING – a building or buildings configured as rental housing development occupied by the “target population”, but operated under programs requirements that call for 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 months. Transitional housing is a residential use subject only to the same regulations and procedures that apply to other residential uses of the same type in the same zone.~~

SUGGESTED MODIFICATION NO. 2

LIP Section 3.4 (Overlay Zones) shall be modified as follows:

Overlay zone regulations provide for the establishment of certain overlay zones in areas where, by reason of location, topography, existing development conditions, or other circumstances, development impacts may be greater or circumstances may necessitate additional site-specific regulation to further the purpose of this ordinance. ~~Overlay zones may also be used to increase density and uses in underlying zones in order to facilitate affordable housing. Unless otherwise specified, a~~ All uses within the boundaries of an overlay zone shall comply with the provisions of the overlay zone in addition to applicable standards in the underlying zone (~~unless otherwise specified~~), other provisions of this ordinance, and other provisions of law.

SUGGESTED MODIFICATION NO. 3

Subsections A, C, D and E of LIP Section 3.4.4 (Affordable Housing Overlay District) shall be modified as follows:

3.4.4 5 Affordable Housing Overlay District

A. Purpose and Applicability.

~~The Affordable Housing Overlay (AHO) District is intended to identify sites within the City where affordable housing developments may be established and maintained in compliance with this Section. The AHO implements General Plan Housing Element Implementation Plan Program 2.2 by designating adequate sites to accommodate the City’s assigned lower income housing need as identified in the Regional Housing Needs Assessment (RHINA). The Zoning Map shall designate sufficient sites within the AHO to accommodate the Adjusted RHINA for the current Housing Element planning period. In addition to (and not as a limitation of) uses allowed within the underlying zoning district and any other applicable overlay, each property within the AHO District may be developed with an Affordable Housing Development, wholly independent of and not constrained by the underlying zoning district, subject to the provisions set forth below. All requirements for the Malibu LIP that are not inconsistent with the criteria listed below shall remain in effect for those parcels in the Affordable Housing Overlay.~~

...

C. Permitted Uses.

1. Affordable housing development is permitted in the AHO subject to the development standards set forth in this Section. Specifically, on AHO Site Number 3 (2.3 acre portion of 3700 La Paz Lane), an affordable housing development is only permitted if the affordable housing development is either directly developed/constructed by the City, or if the City partners with an affordable housing developer; and 80 percent of the units are affordable for lower and moderate households, to serve as a public benefit to the City.

D. Standards.

The Residential Development Standards contained in Section 3.6 of the Malibu LIP, as well as all other applicable LCP provisions, shall apply, unless specifically modified by standards detailed in this Section (3.4.45). The following special specific regulations shall apply to the AHO sites identified in Table 1 above.

1. Density. Affordable housing developments in the AHO shall:

a. Have a minimum density of twenty (20) units per net acre.

b. Have a maximum density of one dwelling unit per 1,613 square feet of lot area including the additional density bonus pursuant to Section 3.7.1 of the Malibu LIP.

c. Have a minimum of sixteen (16) dwelling units.

d. For Sites 1 and 2, ~~a~~All units in excess of the permitted base density of six (6) dwelling units per acre, shall be affordable to lower and moderate income households as set forth in Subsection E below. A minimum of 50 percent of all units in excess of the six (6) dwellings units per acre shall be deed restricted (“restricted units”) as very-low or low-income multi-family dwelling units. For Site 3, 80 percent of the units within an affordable housing development, exclusive of a manager’s unit or units, shall be affordable to lower and moderate income households as set forth in Subsection E below. A minimum of 50 percent of the affordable units shall be deed restricted as very-low or low-income multi-family dwelling units.

~~e. Notwithstanding, a mixed-use development consisting of an affordable housing development and commercial development may be allowed in the CC zoning district, provided that the residential portion of the project complies with the requirements of this Section, in addition to all other applicable requirements of the Malibu LIP, and the commercial portion of the project complies with the applicable requirements of Section 3.8 of the Malibu LIP.~~

E. Development Standards.

...

~~2. Hillside Development. Affordable housing development is exempt from the hillside development standards of 17.40.040(A)(20) of the Malibu Municipal Code.~~

SUGGESTED MODIFICATION NO. 4

Subsections H and I.2 of LIP Section 3.6 (Residential Development Standards) shall be modified as follows:

- ...
- H. Development Area. Except for an affordable housing development within the AHO Overlay, every ~~single-family~~ residential development shall be contained within a convex-shaped enclosure that shall not exceed 2 acres, except where otherwise restricted by provisions of the ESHA Overlay Chapter (Chapter 4), Scenic and Visual Resources Chapter (Chapter 6), or Grading Chapter (Chapter 8) of the Malibu LIP.
- ...
- I.2 Multi-family. Twenty-five (25) percent of the lot area (excluding slopes equal to or greater than 1:1 and street easements) shall be devoted to landscaping. "Green or living walls" shall not be considered landscaping for the purpose of this paragraph. The required five (5) foot landscape buffer around the perimeter of parking areas pursuant to Section 3.12.5(E)(1) of the Malibu LIP shall count toward the twenty-five (25) percent requirement. An additional five (5) percent of the lot area (excluding slopes equal to or greater than 1:1 and street easements) shall be devoted to permeable surfaces.

SUGGESTED MODIFICATION NO. 5

The following section shall be added to LIP Section 3.6.N (Accessory Structures):

LIP Section 3.6.N.3 (Agricultural Employee Housing Standards)

- A. The purpose of this section is to establish standards to ensure that the development of agricultural employee housing does not adversely impact adjacent parcels or the surrounding neighborhood and that they are developed in a manner which protects the health, safety, and general welfare of the nearby residents and businesses, and the character of the City of Malibu.
- B. The provisions of this section shall apply to Commercial Recreational (CR) and Rural Residential (RR) zones where agricultural uses are allowed. Agricultural employee housing is allowed as an accessory use in conjunction with a commercial agricultural use.
- C. Agricultural employee housing shall be occupied only by farm employees (and their families) engaged in agricultural labor on the same parcel as the commercial agriculture use and shall not be otherwise occupied or rented.
- D. No more than thirty-six (36) beds in a group quarters or up to twelve (12) units are allowed on an individual parcel.
- E. At least one parking space per unit or one space per three beds, whichever is more, shall be provided.

F. Agricultural employee housing shall meet the applicable policies and provisions of the LCP, including the setback, lot coverage, height, and other development standards applicable to the zone in which it is located. Additionally, agricultural housing shall be located not less than seventy-five feet from barns, pens, or other structures that house livestock or poultry, and not less than fifty feet from any other agricultural and non-agricultural use.

G. Agricultural employee housing shall be sited on the flattest area of the project site, except where there is an alternative location that would be more protective of visual resources or ESHA, and shall be located as close to existing roads as feasible. Additionally, agricultural housing shall be clustered with existing development to the maximum extent feasible and minimize grading, landform alteration, and the need for construction of new roads.

H. The property owner shall obtain all permits and/or approvals from the City of Malibu, as applicable, and the State Department of Housing and Community Development (HCD) pursuant to Title 25 of the California Code of Regulations. Agricultural housing shall also require a coastal development permit pursuant to the provisions of Chapter 13 of this LCP.

I. Prior to submittal of the permit application for agricultural employee housing, the property owner shall provide appropriate evidence to the satisfaction of the Planning Director of an active commercial agricultural operation. An equestrian related use is not considered evidence of commercial agriculture for agricultural employee housing.

J. Agricultural employee housing shall be removed from the property or converted to another permitted use that is approved through a CDP within 90 days of termination of the property's use from agricultural production.

K. Within thirty days after approval from the City of Malibu for agricultural employee housing, the applicant shall record in the office of the County Registrar-Recorder/County Clerk a covenant running with the land for the benefit of the City of Malibu, declaring that the agricultural employee housing will continuously be maintained as such in accordance with the LCP and that:

1. The applicant will obtain and maintain, for as long as the agricultural employee housing is operated, the appropriate permit(s) from State Department of Housing and Community Development (HCD) pursuant to the Employee Housing Act and the regulations promulgated thereunder;
2. The improvements required by the City of Malibu related to agricultural employee housing shall be constructed and/or installed, and continuously maintained by the applicant; and
3. The applicant will submit the annual verification form as required by LIP 3.6(N)(3)(M) to the Planning Director.

L. Agricultural housing for five or more employees is subject to the permitting requirements of the California Housing Employee Act. The property owner shall obtain and maintain a permit(s) with the State Department of Housing and Community Development (HCD), pursuant to the Employee Housing Act and the California Code of Regulations, Title 25, Division 1,

Chapter 1, Sections 600 through 940, prior to occupancy of the housing units. A copy of the HCD permit shall be provided to the planning director within fourteen (14) days of issuance or at the time of building permit application submittal, whichever is earlier.

M. On an annual basis, the property owner must file a verification form with the Director of the Planning Department stating that the commercial agricultural operation is still taking place on the property and that the tenants are employed as farm employees and thereby renew the agricultural certificate for the farm employee housing. Failure to file the verification form will be interpreted as indicating the commercial agriculture has ceased operation and may be the basis for building permit revocation.

The verification form shall be submitted annually by May 15th of each year to the Planning Director, or designee, in a form acceptable to the Planning Director, that all the dwelling units or sleeping quarters are being rented to and occupied by persons who meet the definition of an agricultural employee established in LIP 2.1 (“Agricultural employee”).

SUGGESTED MODIFICATION NO. 6

Subsections A, B, and D of LIP Section 3.7.1 (Residential Density Bonus Ordinance), LIP Section 3.7.2 (Affordable Housing Agreement), and Subsection A of LIP Section 3.7.3 (Affordable Housing Fund) shall be modified as follows:

3.7.1 Residential Density Bonus

A. Purpose and Intent.

The purpose of this section is to implement the incentive program provided in the State density bonus regulations (Government Code Sections 65915 through 65918) in order to provide additional opportunities for the provision of affordable housing within the City of Malibu in compliance with the policies set forth in the General Plan Housing Element. ~~Within the Coastal Zone, any housing development approved pursuant to Government Code Section 65915 shall be consistent with all applicable of the Local Coastal Program policies and development standards.~~ The intent of the following regulations is to ensure that, to the maximum extent feasible, the provisions of Government Code Sections 65915 through 65918 Government Code that allows developers of certain types of residential projects that comply with all standards set forth in Government Code Section 65915, to build no more than 25 percent more units than a property’s zoning would ordinarily allow. In exchange for this density bonus, the owners must make the units affordable for 30 years if an incentive is utilized in addition to the density bonus specified in Government Code Section 65915(b) or for 10 years if an incentive or concession (identified in 65915(h)) is not utilized in addition to the density bonus. This section insures that, to the maximum extent feasible, the provisions of Government Code section 65915 are implemented in a manner that is consistent with the policies of Chapter 3 of the Coastal Act and is most protective of coastal resources. In the event that any provision of this section conflicts with State law, State law shall control.

B. Eligibility.

A density bonus may be granted to an eligible housing development in any residential district through approval of a use permit by the city council (after recommendation from the planning commission) of a CDP. In order to qualify for a density bonus or other financial incentives of equivalent value as specified in Government Code Section 65915 the developer of a Housing Development project shall agree to construct one of the following:

...

D. Procedures for Approval.

...

2. (a) The number of units permitted by the use permits is compatible with the existing and planned infrastructure and service facilities serving the site;

...

(d) If located within the coastal zone, the project is found to be in conformity with the coastal resource protection standards in the Local Coastal Program (including but not limited to sensitive habitat, agriculture, public viewshed, public services, public recreational access and open space protections), with the exception of the density provisions; and

(e) The proposed project is compatible with the goals and coastal resource protection policies of the general plan LCP and purpose and intent of this code section.

3. In accordance with Government Code Section 65915(f), the density bonus shall be calculated based on the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the general plan LCP. The “otherwise maximum allowable residential density” shall mean the maximum density determined by applying all site-specific environmental development constraints applicable under the coastal zoning ordinances and land use plan certified by the Coastal Commission LCP.

4. Any housing development approved pursuant to Government Code Section 65915 shall be consistent, to the maximum extent feasible and in a manner most protective of coastal resources, with all otherwise applicable certified local coastal program coastal resource protection policies and development standards, with the exception of the density provisions. If, however, the City determines that the means for accommodating the density increase proposed by the applicant will have an adverse effect on coastal resources, before approving a density increase, the City shall identify all feasible means of accommodating the density increase and consider the effects of such means on coastal resources. The City shall require implementation of the means that are most protective of avoid impacts to significant coastal resources, as required by relevant LCP policies, while still providing the density increase permitted by law.

3.7.2 Applicability Affordable Housing Agreement

...

An applicant that chooses any option for satisfying the affordability requirements of this chapter shall enter into an Affordable Housing Agreement (“Agreement”) with the City. The Agreement

shall be executed in a recordable form prior to the issuance of a CDP and building permit for any portion of a project including affordable units, subject to the requirements of this chapter.

...

3.7.3 Filling Requirements Affordable Housing Fund

A. Fund Revenues. The fund shall receive all in-lieu fees paid under Section 3.7.1(1E)(2) and may also receive moneys from other sources.

SUGGESTED MODIFICATION NO. 7

Subsections C and D of LIP Section 3.11.5 (Emergency Shelter Requirements) shall be modified as follows:

...

C. Regulations. An emergency shelter is a principal use allowed, subject to the issuance of an administrative plan review (per Section 17.62.030 of the Malibu Municipal Code) if the facility already exists or subject to a coastal development permit, unless determined to be exempt pursuant to Section 13.4, (per Section 13.6 of the Local Implementation Plan) if a new facility is proposed, consistent with the LCP and subject to the following standards in each case:

...

D. Reviewing Authority.

1. Coastal Development Permit Applications for emergency shelters shall be reviewed by the appropriate decision making authority in accordance with Section 13.7 Director or his/her designee, if no approval is sought other than the request for the use of an existing facility. An administrative plan review shall be required for a shelter use pursuant to Section 17.60.030 of the Municipal Code. If the proposed use meets the requirements of this Section and is consistent with Chapter 17.40, the Director shall issue a permit.

~~2. Applications for the emergency shelter use submitted for concurrent review with another discretionary land use application (e.g. a coastal development permit to construct the facility) shall be reviewed by the authority reviewing the discretionary land use application.~~

SUGGESTED MODIFICATION NO. 8

The following sections of LIP Section 3.11.6 (Single-Room Occupancy Facility Requirements) shall be modified as follows:

3.11.6 Single-Room Occupancy Facility Requirements

The following standards shall apply to any single-room occupancy (SRO) facility development proposal in addition to all other commercial development standards set forth in this Chapter. The provisions of this Section are applicable in the Commercial General (CG) zoning district.

...

F. Management. The SRO facility must provide 24-hour onsite management. The applicant shall provide a copy of the proposed rules governing the SRO facility to the City. The management

will be solely responsible for the enforcement of all rules that are reviewed and approved by the Planning Commission as part of a conditional use permit.

SUGGESTED MODIFICATION NO. 9

The following sections of LIP Section 3.14.3 (Specific Parking Requirements) shall be modified as follows:

Residential Units

...

Large Residential Care Facility One space for every two beds and one space for every employee ~~For each unit, 2 enclosed and 2 unenclosed spaces~~

...

Small Residential Care Facility ~~For each unit, 2 enclosed and 2 unenclosed spaces~~

SUGGESTED MODIFICATION NO. 10

Subsection B, C, D, E and G of LIP Section 13.30 (Housing Accessibility – Request for Reasonable Accommodation) shall be modified as follows:

...

B. Applicability.

1. A request for reasonable accommodation may be made by any person with a disability, his/her representative or any property owner, when the application of a zoning law or other land use regulation, policy or practice acts as a barrier to fair housing opportunities. Requests related to deviation from the Building Code shall apply directly to the Environmental Sustainability Department.

...

C. Application Submittal.

1.(e) The specific code provision, regulation, procedure or policy of the LCP City from which reasonable accommodation is being requested including an explanation of how application of the existing code provision, regulation, procedure or policy precludes reasonable accommodation;

...

(h) A determination of whether or not the request would result in adverse impacts to wetlands, environmentally sensitive habitat area, public access, and/or public views and/or other coastal resources;

2. A request for reasonable accommodation may be filed at any time that the accommodation may be necessary to ensure equal access to housing. If the project for which the request for reasonable accommodation is being made also requires a CDP discretionary approval (including but not limited to: conditional use permit, site plan review, etc.), then the applicant shall file the application submittal information together with the application for the CDP discretionary approval for concurrent review.

...

D. Reviewing Authority.

2. Applications for reasonable accommodation submitted for concurrent review with a CDP ~~another discretionary land use~~ application shall be reviewed by the authority reviewing the CDP ~~discretionary land use~~ application.

...

E. Findings.

A written decision to grant, grant with conditions, or deny a request for reasonable accommodation shall ~~make consider~~ all of the following ~~findings factors~~:

1. ~~Whether t~~The housing, which is the subject of the request, will be occupied by a person with a disability as defined in subsection 1 above.

2. ~~Whether t~~The approved ~~request for~~ reasonable accommodation is necessary to make housing available to a person with a disability as defined in subsection 1 above.

3. ~~Whether t~~The approved ~~requested~~ reasonable accommodation would not impose an undue financial or administrative burden on the City.

4. ~~Whether t~~The approved ~~requested~~ reasonable accommodation would not require a fundamental alteration in the nature of a ~~City program or law, including but not limited to land use and zoning~~ the LCP.

5. ~~Whether t~~The approved ~~requested~~ reasonable accommodation would not adversely impact ~~wetlands, environmentally sensitive habitat area, public access and/or public views, and, if it does have such an impact, whether the request can be accomplished under a feasible alternative approach that eliminates or minimizes those impacts. Mitigation shall be included to address significant impacts~~ coastal resources.

6. ~~Whether the feasible alternative to be implemented is the feasible alternative resulting in the least adverse impact on wetlands, environmentally sensitive habitat area, public access and/or public views.~~ The project that is the subject of the approved reasonable accommodation conforms to the applicable provisions of the LCP and the applicable provisions of this section, with the exception of the provision(s) for which the reasonable accommodation is granted.

...

G. Conditions of Approval.

In granting a request for reasonable accommodation, the reviewing authority may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation would comply with the findings required by subsection ~~4~~ E of this Section.

SUGGESTED MODIFICATION NO. 11

Appendix 1 Table B PERMITTED USES shall be modified as follows:

KEY TO TABLE (In addition to a coastal development permit, the following <u>MCUP, CUP, LFDC, & WTF</u> permits are required pursuant to the Malibu Municipal Code where shown in this table.)	
P	Permitted use
MCUP	Requires the approval of a minor Conditional Use Permit by the Director
CUP	Requires the approval of a Conditional Use Permit
A	Permitted only as an accessory use to an otherwise permitted use
LFDC	Requires the approval of a Large Family Day Care permit
WTF	Requires the approval of a Wireless Telecommunications Facility
•	Not permitted (Prohibited)

RESIDENTIAL

USE	RR	SF	MF	MFBF	MHR	CR	BPO	CN	CC	CV-1	CV-2	CG	OS	I	PRF	RVP
Single family residential ¹⁷⁵	P	P	P	P	•	•	•	•	•	•	•	•	•	•	•	•
Multi-family residential (including duplexes, condominiums, stock cooperatives, apartments, and similar development ¹⁶⁸)	•	•	CUP ¹⁷⁹	CUP ¹⁷⁹	•	•	•	•	P ¹⁸²⁰	•	•	•	•	•	•	•
Large residential care facilities (serving 7 or more persons)	•	•	•	•	•	•	•	•	•	•	•	CUP	•	•	•	•
Small R residential care facilities (serving 6 or fewer persons)	P	P	P	P	•	•	•	•	•	•	•	•	•	•	•	•
Single Room Occupancy Facility	•	•	•	•	•	•	•	•	•	•	•	P	•	•	•	•

AGRICULTURAL/ANIMAL-RELATED

USE	RR	SF	MF	MFBF	MHR	CR	BPO	CN	CC	CV-1	CV-2	CG	OS	I	PRF	RVP
<u>Agricultural employee housing, as an accessory use, animal related</u>	<u>PA</u>	•	•	•	•	CUP	•	•	•	•	•	•	•	•	•	•
<u>Agricultural employee housing, as an accessory use, crop related</u>	A	A	CUP	•	•	•	•	•	•	•	•	•	•	•	•	•

Notes:

- ~~1517.~~ Transitional and supportive housing is permitted in the same manner as one single family residence and is subject to all the restrictions that apply to single family residential uses.
- ~~1618.~~ Transitional and supportive housing is permitted in the same manner as a multi-family residential use and is subject to all the restrictions that apply to multi-family residential uses.
- ~~1719.~~ Multi-family development associated with an affordable housing development project is permitted by right.
- ~~1820.~~ Multi-family development is only permitted in the CC zone if it is associated with an affordable housing development project within the Affordable Housing Overlay (APNs 4458-022-023 and 4458-022-024 only), in compliance with Section 3.4.5.