



City Council Meeting

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

September 4, 2019



Zoning Code Update

Safe Parking Programs

- Safe parking programs are overnight parking areas, typically large parking lots, that allow program participants who live in their vehicles to safely park their vehicle 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 out of lots owned by churches, public entities, or non-profit organizations.
- Program budgets range from \$55,000 to \$360,000 per year.



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 Security or Onsite Staff**
- **Bathroom facilities / Waste Management**
- **Water and Trash Services**



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), which is pending in the Senate Judiciary Committee, would require community college campuses to provide access to parking facilities to enrolled homeless students for the purpose of sleeping in a vehicle until December 31, 2022



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
- At the same meeting, the City Council directed staff to return in Fall 2019 with a draft ordinance and plan for a phased approach 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



Zoning Code Update

Assisted Living Categories

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





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 a commercial kitchen and the provision of meals
- Residents are typically able to perform all ADLs
- Not licensed by the State





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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.





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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 Dept of Public Health.





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Community Care Facilities

- **Service Based Senior Living, Assisted Living, and Skilled Nursing Facilities** are sometimes offered together on a single campus, so that senior citizens can remain in one facility over the course of their lives.





Zoning Code Update

Current Zoning Regulations

- **Nursing Homes are the only enumerated uses in the 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 Road**



Zoning Code Update

Proposed Zoning Regulations

- **One key differentiator: State Licensing**
 - **State-licensed facilities to be considered as institutional uses for determination of land use compatibility**
- **Treat age-restricted housing exactly the 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**



Zoning Code Update

Future Study Session Topics

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



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