



CHAPTER 13.10 ZONING REGULATIONS

PART III. DISTRICTS

ARTICLE VI. PUBLIC AND COMMUNITY FACILITIES PF DISTRICT

Changes to SCCC 13.10.361 – 366 include modifications to follow the form and language of other zone districts, as well as several substantive changes to allowed uses. Several development standards have been updated to align with standards for commercial zone districts. Standards have been added for hospitals and mixed-use medical developments regarding lot coverage, building height, allowed land uses, and residential density. Also, the requirement for master site plans has been removed to provide for additional flexibility on PF projects.

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SCCC 13.10.361 has been updated to clarify that the PF district is intended for land uses providing essential public services, and to remove the master plan review requirement.

13.10.361 Purposes of the Public and Community Facilities PF District.

In addition to the general objectives of this chapter, the Public and Community Facilities PF District is included in the zoning ordinance to achieve the following purposes:

(A) To provide areas for public and quasi-public community facilities, including public and private institutions providing an essential public service ~~and public services and or facilities~~ facility.

(B) To regulate the use of land for public and community facilities with regard to their locations, design, service areas, and range of uses, so that they will be compatible with adjacent development,



will maintain high standards of urban design, and will be compatible with and will protect the natural resources and environmental quality of the County.

~~(C) To provide a master plan review and approval process for public and community facility projects and, where appropriate, service areas, in order to implement the adopted County General Plan and Local Coastal Program Land Use Plan and ordinances and to facilitate subsequent processing and issuance of permits for development projects for these uses.~~

The PF use chart and code text has been updated to reference the new permit processing as identified in ~~Chapter SCCC18.10-SCCC~~. Language regarding principally permitted uses in the coastal zone was removed as this language has been consolidated into one section in SCCC 13.20.121. Reference to timber harvesting was removed; since this use is not in the PF Uses Chart, it is not allowed in this zone district. Use conditions have been added, consistent with other zone district code sections.

Allowed uses in the PF district include the following substantive changes:

Animal shelters, day worker centers, community gardens/urban agriculture, mixed-use medical, public restrooms, and open space uses have been added as allowed PF uses. Instructional studios and art galleries have been removed as stand-alone uses; these uses are allowed within community centers. Fitness centers must now be ancillary to a primary PF use. Energy cogeneration has replaced "community energy systems" as an allowed use. Large family day care is now permitted by right due to state law SB 234.

For residential uses, clarification has been added, consistent with the General Plan, that residential uses must be ancillary to public facilities uses, except for affordable rental housing, school employee housing, mixed-use medical housing, and institutional housing. Up to two permanent managers housing units are now allowed (current code allows only temporary housing for managers). Master use permits are no longer required for residential uses in the PF district.

13.10.362 Uses in the Public and Community Facilities P)F District. ~~Public and community facility uses.~~

~~(A) Principal Permitted Uses:~~

- ~~(1) In the Coastal Zone, the principal permitted uses in the Public and Community Facilities District shall be public and private institutional uses and public facilities, such as day-care centers, churches, hospitals, libraries, community centers, schools, fire stations, private clubs and lodges, and public administrative buildings, including appurtenant uses and structures.~~
- ~~(2) Principal permitted uses are all denoted as uses requiring a Level V or lower approval or in the PF uses chart, subsection (B) of this section. In the Coastal Zone, actions to~~



~~approve principal permitted uses are not appealable to the Coastal Commission in accordance with the provisions of Chapter 13.20 SCCC relating to Coastal Zone permits, and in some cases, pursuant to Chapter 13.20 SCCC, any development is appealable.~~

(BA) Allowed Uses.

~~(1) The uses allowed in the Public and Community Facilities District shall be as provided in the public-Public and community-Community facilities-Facilities use-Use chart-Chart below. Certain disallowed uses that are preexisting on a parcel may be considered legal nonconforming uses. See SCCC 13.10.260 and 13.10.261 for regulations regarding legal nonconforming uses.~~

~~(B) Use permits. A discretionary approval for an allowed use is known as a “use permitapproval” and is given as part of a development permit for a particular use. Certain allowed uses are permitted by right and other allowed uses require a use permit as indicated in the Public and Community Facilities Uses Chart. The type of permit processing review, or “approval level,” required for each use in the zone district is indicated in the chart. The processing procedures and findings for development use permits and for the various approval levels are detailed in Chapter SCCC 18.10 SCCG, Discretionary Permit and Approval Procedures. The approval levels given in this chart for structures incorporate the approval levels necessary for processing a building permit for the structure. Higher approval levels than those listed in this chart for a particular use may be required if a project requires other concurrent approvals, according to SCCC 18.10.123.~~

~~(2) Timber harvesting and associated operations, requiring approval of a timber harvesting plan by the California Department of Forestry, are not allowed uses in the Public and Community Facility Zone District.~~

~~(C) Other discretionary permits. Physical site development may require a site development permit pursuant to SCCC 13.11.035, a Coastal Development Permit pursuant to SCCC 13.20.050, or other discretionary review.~~

~~(D) Public and Community Facilities Uses Chart. Allowed uses and permit requirements in the PF zone district are identified in the following chart. Uses that are not specifically identified in the chart but are determined by the Planning Director to be of the same general character as an identified use, may be permitted subject to the same permit requirements as the identified use.~~



Table 13.10.362-1: Public and Community Facilities Uses Chart

KEY:

P Permitted by right: Use is allowed without a use permit

ZC Zoning Clearance: Ministerial review for conformance with Zoning Ordinance, no use permit required

MUP Minor Use Permit: Discretionary permit, no public notice

AUP Administrative Use Permit: Discretionary permit with public notice

CUP Conditional Use Permit: Discretionary permit with public notice and a public hearing. Hearing is before the Zoning Administrator except where the Planning Commission (PC) is specified.

A Use must be ancillary or complementary to another allowed use. A primary allowed use must first be in place or must be proposed concurrently on a site to allow an ancillary or complimentary use.

Use	Permit Required ¹	References & Notes
Animal Services		
Animal Shelter	CUP-PC	13.10.641-643
Animal keeping and animal enclosures such as stables	AUP ^A	13.10.643
Community Services and Facilities		
ATM (outdoor)	AUP	No use permit required for indoor ATM.
Community center or service organization (spaces and programs open to the public)	AUP/CUP-PC	CUP-PC required for structures over 10,000 square feet
Community garden/urban agriculture	P	Does not include cannabis cultivation.
Conference facility/auditorium/event hall	CUP/CUP-PC	No overnight accommodation. CUP-PC required for structures over 10,000 square feet
Day care center (not including family day care)	AUP/CUP-PC	See SCCC 13.10.700-D. See "Dwellings – Commercial Uses" section of this chart for family day care use. CUP-PC required for structures over 10,000 square feet
Employment training and services, day worker center	AUP/CUP-PC	CUP-PC required for structures over 10,000 square feet
Emergency shelters	P	See SCCC 13.10.364(A), 13.10.700-E
Farmer's market or other regular community event	AUP	
Fire or police station, ambulance service	AUP	
Funeral/burial services (funeral home, columbarium, crematory, cemetery)	CUP	
Hospital, medical clinic or medical laboratory	CUP-PC	AUP for medical clinics and dry laboratories with no ambulance service or overnight stay. See SCCC 13.10.3645(B), 13.10.700-L.
Medical mixed-use	CUP-PC	See SCCC 13.10.365(B)



Use	Permit Required ¹	References & Notes
Library or Museum	AUP/ <u>CUP-PC</u>	<u>CUP-PC required for structures over 10,000 square feet</u>
Religious Institution	AUP/ <u>CUP-PC</u>	<u>CUP-PC required for structures over 10,000 square feet</u>
Park	<u>CUP/CUP-PC</u>	<u>CUP-PC required for park over 10,000 square feet</u>
Public administration office (County government and other public agencies)	MUP	
Public restrooms	MUP	
School	AUP	
Entertainment, Fitness and Recreation		
Fitness center (gym, club, exercise studio)	<u>CUP^A/CUP-PC</u>	For bath, sauna, non-medical massage, see SCCC Chapter 5.08 and section 13.10.623. <u>CUP-PC required for structures over 10,000 square feet</u>
Open space uses (picnic facilities, playgrounds, trails, open space)	AUP	No permanent structures allowed for open space uses.
Private club or lodge	AUP/ <u>CUP-PC</u>	<u>CUP-PC required for structures over 10,000 square feet</u>
Recreational facility – outdoor (structures are allowed; use occurs primarily outdoors. Example: fairgrounds, sports courts and fields, golf course, flea market, mini-golf, amusement park, pool)	<u>CUP/CUP-PC</u>	See SCCC 13.10.652; 13.10.654. Bath, sauna, non-medical massage allowed as accessory uses. See Chapter 5.08 and section 13.10.623. <u>CUP-PC required for structures over 10,000 square feet</u>
Tourist services (information, tickets)	MUP	13.10.700-T
Infrastructure and Utilities		
Energy Cogeneration	MUP	13.10.700-C
Parking for offsite uses	AUP	13.10.550 et seq.
Transit station	<u>CUP</u>	
Utility facility	AUP	Includes private and public utilities and microgrids (see 13.10.700-M).
Waste disposal facility, including refuse processing, recycling, transfer and disposal	<u>CUP-PC</u>	
Wireless communication facility	<u>ZCP/CUP</u>	Subject to SCCC 13.10.660 through 13.10.664, inclusive Certain types of wireless facilities are permitted by right with a ZC. See 13.10.660 et seq.

HOUSING



Use	Permit Required ¹	References & Notes
Institutional Housing and Care Facilities		
<p>Skilled nursing facility, residential care facility for the elderly, continuing care retirement community with less than 100 occupants, health care facility</p> <p>Continuing care retirement community with over 100 occupants</p>	<p>AUP</p> <p>CUP-PC</p>	<p>13.10.700-C, -R, -S</p> <p>CUP-PC required for structures over 10,000 square feet</p>
Residential care home serving 6 or fewer residents	P	13.10.700-R
Group quarters	CUP	Does not include emergency shelters.
Residential Units		
Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs)	P ^A	See SCCC 13.10.681 Must be ancillary to primary dwelling(s). JADUs only allowed with single-family dwellings.
Affordable rental housing	CUP-PC	See SCCC 13.10.364(D) CUP for fewer than 5 units.
School employee housing	CUP-PC	See SCCC 13.10.364(D), 13.10.700 CUP for fewer than 5 units.
Manager's unit (caretaker unit, parsonage)	MUP ^A	Limit of two units
Medical mixed-use housing	CUP	See SCCC 13.10.364(B)
Other residential uses	MUP ^A /CUP ^A	<p>Must be ancillary to public facilities uses.</p> <p>MUP for one single-family home, CUP for more than one unit.</p> <p>Maximum residential density</p> <p>Inside the USL/RSL: Urban Medium General Plan designation</p> <p>Outside the USL/RSL: 2.5-20 acres/unit (per SCCC 13.14)</p>
Residential Units – Commercial Uses (ancillary to residential use)		
Family (child) day care home	P ^A	Serving up to 14 children 13.10.700-D, 13.10.613.
Home occupations	P ^A /CUP ^A	See 13.10.613 to determine when a CUP is required.
Hosted Rentals	ZC ^A	Hosted rental permit required per 13.10.690. Vacation rentals (13.10.694) are not allowed.

1. Table indicates use permits only. Other discretionary permits may be required.

KEY:



- A** = Use must be ancillary and incidental to a principal permitted use on the site
- P** = Principal permitted use (see subsection (A) of this section); no use approval necessary if P appears alone
- 1** = Approval Level I (administrative, no plans required)
- 2** = Approval Level II (administrative, plans required)
- 3** = Approval Level III (administrative, field visit required)
- 4** = Approval Level IV (administrative, public notice required)
- 5** = Approval Level V (public hearing by Zoning Administrator required)
- 6** = Approval Level VI (public hearing by Planning Commission required)
- 7** = Approval Level VII (public hearing by Planning Commission and Board of Supervisors required)
- = Use not allowed in this zone district
- *** = Level IV for projects of less than 2,000 square feet
 Level V for projects of 2,000 to 20,000 square feet
 Level VI for projects of 20,000 square feet and larger
- BP** = Building permit

PF USES CHART

USE	APPROVAL LEVEL
Accessory structures, nonhabitable	4
Administrative offices, public	4/5/6*
Animal related uses, indicating: animal keeping subject to <u>SCCC 13.10.643</u> (see also animal enclosures, <u>SCCC 13.10.641</u>)	4/5/6A
Art galleries	4/5/6*
Cemeteries, crematories, columbariums, pet cemeteries, and accompanying facilities	4/5/6*
Churches and religious institutions, not including schools	4/5/6*
Clubs and lodges, private fraternal	4/5/6*
Community centers	4/5/6*
Day care centers (see definitions, <u>SCCC 13.10.700 D</u>)	4/5/6*
Energy systems, community (subject to <u>SCCC 13.10.661</u> and <u>13.10.700 E</u> definitions)	4/5/6*
Emergency shelters, as defined in <u>SCCC 13.10.700 E</u>	P/5
Fairgrounds and related facilities	4/5/6*
Fire stations	4/5/6*
Hospitals	4/5/6*
Institutional housing and group quarters	4/5/6*
Libraries	4/5/6*



Medical clinics and laboratories	4/5/6*
Meeting halls; auditoriums	4/5/6*
Museums	4/5/6*
Nursing homes; convalescent hospitals (see definition, <u>SCCC 13.10.700 N</u>)	4/5/6*
Parking areas, for off site uses, subject to <u>SCCC 13.10.550</u> et seq.	5
Parking areas, for on site uses, subject to <u>SCCC 13.10.550</u> et seq.	4
Parks, local public	4/5/6*
Police stations	4/5/6*
Recreational facilities and accessory uses, including:	4/5/6*
County clubs	-
Fitness centers	-
Golf driving ranges	-
Gymnasiums	-
Racquet clubs	-
Spas	-
Swim facilities	-
Tennis clubs	-
Residential Uses	-
One single family dwelling	3
Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs), subject to <u>SCCC 13.10.681</u>	BP
Affordable rental housing (see <u>SCCC 13.10.365</u>)	-
2—4 units	5
5 or more units	6
Child care homes, large family (must be in conjunction with residential use) (see <u>SCCC 13.10.686</u> and <u>13.10.700 C</u> definition)	5
Child care homes, small family (must be in conjunction with residential use) (see <u>SCCC 13.10.700 C</u> definition)	P
School employee housing (see <u>SCCC 13.10.365</u>)	-
2—4 units	5
5 or more units	6
Temporary mobile home or manufactured housing for watchman, caretaker, manager or staff, for a period of not more than 3 years	5A
Other residential uses pursuant to a master use permit	5/6/7A
Schools and colleges, not including business or trade schools	4/5/6
Signs, subject to <u>SCCC 13.10.580</u> et seq.	4
Utilities, public; energy facilities (see <u>SCCC 13.10.700 E</u> definitions)	4/5/6*
Waste disposal facilities, including refuse processing, recycling, transfer and disposal	4/5/6*



~~Wireless communication facilities, subject to SCCC 13.10.660 through 13.10.668, inclusive~~

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(E) Use conditions.

- (1) Amplified entertainment. A CUP is required for outdoor amplified entertainment, subject to noise regulations as specified in SCCC 8.30 and 13.15.
- (2) Hours of Operation. No business or service establishment shall be open between the hours of 10:00 p.m. and 6:00 a.m. except pursuant to a CUP. Within 150 feet of any residentially zoned property, no non-emergency outdoor activity, including loading, sweeping, landscaping or maintenance shall occur between the hours of 10:00 p.m. and 6:00 a.m. except pursuant to a CUP, and no business or service shall be open between the hours of 8 p.m. to 10:00 p.m. or between the hours of 6:00 a.m. and 8 a.m., except pursuant to a MUP.
 - (a) 24-hour outdoor ATMs attached to banks, credit unions or grocery stores shall not be subject to a CUP if the following criteria are met:
 - (i) Safety lighting is screened so as not to cast direct light on any dwelling unit, and
 - (ii) Physical maintenance of the ATM is limited to the hours of 8 a.m. to 5 p.m., Monday through Saturday.
- (3) Signage. Signage may be required or allowed per SCCC 13.10.581, subject to a MSP per 13.11.037.
- (4) Temporary/seasonal use, including temporary outdoor seating: may be allowed pursuant to a temporary use permit (TUP), subject to SCCC 13.10.616.
- (5) Additional conditions for specific uses are found in other code sections as referenced in the Public and Community Facilities District uses chart.



SCCC 13.10.363 has been updated to reference site development permit requirements, and the site development permit chart has been updated to match the format of other zone district code sections. Emergency shelters standards, currently 13.10.363(B)(3), and reference to ADU standards, currently 13.10.363(B)(4), have been moved to SCCC 13.10.364: Special standards. Reference to other regulations applicable to PF projects, currently 13.10.363(C), has been moved to SCCC 13.10.366, consistent with other zone district code sections.

Development standards have been updated to align with commercial zone district standards. In particular, maximum building height has been increased from 35 to 40 feet to accommodate taller first floors, third floor setbacks have been added, and side and rear setbacks have been decreased from 10 to 5 feet, except for parcels abutting residential or non-commercial agriculture, where setbacks have been decreased from 20 feet to 10-15 feet. Open space standards have also been added for the PF district, consistent with open space standards for mixed-use developments in commercial districts. Fire-safe setback information has been provided for projects located in state responsibility areas. Reference to exceptions to development standards has been added, consistent with commercial zone district code language.

13.10.363 Development standards in the Public and Community Facilities PF district.

(A) Site development permit. A discretionary permit for physical site development such as an addition, exterior remodel or new construction associated with an allowed use is known as a “Site Development Permit.” SCCC 13.11.035 identifies the types of site development projects which require a Site Development Permit. The processing procedures and findings for site development permits are detailed in SCCC 18.10, Permit and Approval Procedures.

(1) Design review is required for some site development permits pursuant to SCCC 13.11.040-080.

(2) Modification of a site or structure with a valid site development permit may be processed as an amendment to the existing site development permit in accordance with SCCC 18.10.134. For modifications to a legal nonconforming structure, or modifications to a structure accommodating a legal nonconforming use, see 13.10.260 et. seq.

(BA) Site and Structural Dimensions Chart. The following minimum parcel size, frontage, yard dimensions, and building height limit development standards shall apply within the Public and Community Facilities PF Zone District, except as noted elsewhere in this section and in the general exceptions as noted in SCCC 13.10.510, et seq.

PF SITE AND STRUCTURAL DIMENSIONS CHART



Minimum Site Area (net developable square feet)	Minimum Parcel Frontage (feet)	Minimum Yards (feet)			Maximum Building Height (feet)
		Front	Side	Rear	
As necessary to accommodate use	60	10	10	10	3 stories, but not to exceed 35 feet

Table 13.10.363-1: PF Site and Structural Dimensions Chart	
Parcel Size and Shape (new parcels)	
Minimum gross site area per parcel	As necessary to accommodate use
Minimum parcel frontage	60 feet
Building Massing	
Maximum building height	3 stories (40 feet)
Lot coverage	40 – 95% of gross parcel area
Building Setback Distance from Property line^{1,2,3}	
Front yard setback (feet)	10 feet
Side yard setback (feet)	5 feet
Side yard setback, corner lot street side (feet)	10 feet
Rear yard setback (feet)	5 feet
Residential Open Space	
Minimum 50 square feet open space per dwelling, including any combination of private/common open space.	Private: Minimum dimensions 6 feet x 6 feet Common: Minimum dimensions 15 feet x 10 feet

1. Special setbacks apply for certain parcel locations, per subsection (C) and (D) of this section, and exceptions to site development standards may be considered per subsection (E) of this section. Certain land uses may have special development standards per SCCC 13.10.364.

2. Sidewalks and other amenities for pedestrians, bicyclists and transit riders are required based on street typology and roadway classification. Space for these amenities may lead to larger front and street side setback requirements. See SCCC 15.10.050 and Department of Public Works Design Criteria.

3. See SCCC 13.16.093 Sight Distance for areas in which no structure, fence, or retaining wall shall exceed 3 feet in height. In some cases sight distance requirements may require a structure to be setback farther than the zone district requirements.

(CB) Yards—ExceptionsSetbacks abutting residential and agricultural parcels.

- (1) Parcels abutting agricultural uses: see Chapter SCCC 16.50 SCCC regarding setback/buffer requirements. Adjacent to or Across the Street from an A, CA, or P District. On parcels adjacent to or across the street from an agricultural district, all minimum yards shall be 20 feet. Also, see Chapter 16.50 SCCC, Agricultural Land Preservation and Protection, regarding setback/buffer requirements for parcels abutting agricultural uses.
- (2) Parcels abutting or across the street from residential or non-commercial agricultural zone districts. Adjacent to or Across the Street from an R District. On parcels adjacent to or across the street from any residential district, all minimum yards shall be 20 feet.



(a) The minimum side or rear yard abutting or across the street from an RM or RF district shall be 10 feet.

(b) The minimum side or rear yard abutting an R-1 or A district shall be 15 feet.

(c) Third floor setbacks. Minimum 50% of third floor exterior walls must be set back an additional 10 feet from the front, side and rear yard setback lines.

(D) Fire safe setbacks in State Responsibility Areas. Greater setbacks may apply for parcels in State Responsibility Areas (SRAs). See the County GIS system to determine if a parcel is in a SRA, and the State Fire Code and Title 14, Chapter 7, section 1270.00 et. seq. of the California Code of Regulations for State SRA Fire Safe Regulations.

(E) Exceptions to development standards. Applicants may apply to exceed development standards with a minor exception (SCCC 13.10.235) or variance (SCCC 13.10.230).

SCCC 13.10.364 (Design criteria) has been removed. Updated information about design review is provided as part of SCCC 13.10.363(A).

~~13.10.364 – Design criteria for the Public and Community Facilities PF District.~~

~~(A) Applicability:~~

- ~~(1) The design criteria found in Chapter 13.11 SCCC shall apply to all projects in the PF District.~~
- ~~(2) All required site development standards of SCCC 13.10.363 and all required special standards and conditions of SCCC 13.10.365 shall be met.~~

SCCC 13.10.365 has been updated to remove the master site plan requirements, as these requirements present a barrier to development, reduce flexibility for future projects, and have not added value over time. Standards for emergency shelters are moved to this section from SCCC 13.10.363.

New medical mixed-use standards have been added, consistent with new General Plan Policy BE-3.2.3 and Implementation Strategy BE-3.2c. Medical mixed-use projects should be located on large sites in areas where a concentration of medical services and commercial activity is planned, and should combine the development of hospitals, medical offices, and clinics along with complementary land uses such as retail, restaurants, and commercial services, as well as various types of high density housing.

~~13.10.365~~364. Special standards and conditions for the Public and Community Facilities PF District.

~~(A) Master Site Plan Requirements:~~





- ~~(1) Master Site Plans. Prior to or concurrently with the approval of any new or expanded use for which a Level V approval is required in the Public and Community Facilities PF Zone District, a development permit for a master site plan shall be subject to approval by the Zoning Administrator or Planning Commission. Master site plans for public agency facilities, including special districts and public utilities, shall be approved by the Planning Commission. Such approval shall be accompanied by a finding of General Plan consistency pursuant to Section 65402 of the California Government Code.~~
- ~~(2) Master Site Plan Elements. The master site plan shall include all proposed immediate and future phases of construction and shall include provisions for adequate access and public services for each phase. Applications for new or expanded public utility facilities shall include present and future service area boundaries related to the facility. Service needs projections related to the General Plan land use allocations and the urban services line, and the phases of facility construction necessary to serve each phase of service area expansion shall be included in the application. Within the Coastal Zone, utility and special district master site plans shall include system capacity reserved for priority coastal uses pursuant to SCCC 17.02.070.~~
- ~~(3) Environmental Review. The adoption or amendment of a master site plan is a "project" within the meaning of the County environmental impact guidelines and is subject to environmental review.~~
- ~~(4) Development Permit Approval. Site and facility development permits, when applied for pursuant to an approved master site plan development permit, may be processed as a Level IV approval or according to an over-the-counter staff review specified by the conditions of the master site plan approval.~~
- (3A) Emergency Shelters. Emergency shelters shall be permitted without additional discretionary review, subject to the following conditions:
 - (1) The maximum number of clients that may be served on a nightly basis shall be that number which can be accommodated in the facility while meeting the requirements of the California Fire Code, and in no case shall this number exceed 75.
 - (2) No individual or household may be denied emergency shelter because of an inability to pay for accommodation.
 - (3) Parking shall be provided at a rate of one space per seven beds, plus one space for each awake overnight staff person.
 - (a) A lower parking requirement may be approved under the provisions of SCCC 13.16.
 - (4) The client intake area must provide a minimum of two square feet of space per client based on the number of clients expected on a nightly basis. Intake areas shall be oriented toward the interior of the site whenever possible, so as to minimize spillover of waiting clients to



neighboring properties or the public street, and may include a combination of both indoor and outdoor space.

- (5) On-site management shall be provided during all hours of operation as described below, and all operators must ensure that an operations manual that includes, at a minimum, the following components is available to staff at all times:
 - (a) Awake overnight supervision procedures and practices. A minimum of one awake overnight staff person for every 45 clients shall remain on site during operation hours. If shelters serve fewer than 45 clients on a given night, a minimum of one awake overnight staff person shall be required. Additionally, all supervision staff shall be trained in first aid and CPR.
 - (b) Emergency evacuation procedures.
 - (c) Client intake procedures.
 - (d) Process for providing referrals to other agencies or organizations serving the client population including drug treatment, mental health, hygiene and healthcare services not otherwise provided on site.
 - (e) Facility maintenance and site management.
- (6) Interior and exterior lighting shall provide for the safety of staff and clients, while minimizing impacts on neighboring properties:
 - (a) All exterior lighting shall include cut-offs that prevent light from extending beyond the boundaries of the property.
 - (b) Interior lighting shall include exit-path lighting in sleeping and living areas, and full lighting of all bathroom and washroom areas.
- (7) Emergency shelter facilities shall maintain a safe and secure environment, ensuring the safety of all staff and clients, as well as a secure location for valuables, such as a locker for each client or a locked room for storing valuables and medication during sleeping hours, including a location for medications that must be refrigerated.
- (8) New emergency shelters with proposed building envelopes within 50 feet of a mapped scenic resource or a slope exceeding 30 percent will require a CUP approval. Existing structures converted to use as emergency shelters will not be subject to this requirement.
- (9) Exceptions to the above standards for emergency shelters may be considered with a CUP approval.

(B) Hospitals, medical office buildings and mixed-use medical developments. Within the urban services line on properties greater than or equal to 5 acres, hospitals, medical office buildings,



and mixed-use medical developments shall be subject to the following special development standards:

(1) Lot coverage 50 – 95%

(2) Maximum building height of 60 feet (not to exceed 4 stories)

Mixed-use medical developments must have a medical facility as the primary use, constituting at least 50 percent of gross building square footage. The remaining square footage may be commercial and/or residential land use. Commercial uses may include offices, neighborhood/community sales and services, and eating and drinking establishments listed in SCCC 13.10.332(D): Commercial Uses Chart. Maximum residential density shall be per the Urban High Flex General Plan designation.

(C) Accessory Dwelling Units (ADUs). ADUs shall be subject to the use and development standards in SCCC 13.10.681. Where there are conflicts between this section and SCCC 13.10.681, SCCC 13.10.681 shall take precedence.

(B)(D) School Employee Housing and Affordable Rental Housing.

(1) Definitions. As used in this Article VI, Public and Community Facilities PF District, the following phrases are defined as follows:

(a) “Affordable rental housing” means a multi-family rental housing project in which all the units, except for a manager’s unit, are affordable to and restricted to occupancy by lower-income households as defined in Title 25 of the California Code of Regulations, § 6928. Affordable rental housing projects may be located on a site in the PF District within the USL or RSL. The housing shall be developed and operated by a qualified 501(c)(3) non-profit organization and restricted for lower-income housing use for a term of at least 55 years, pursuant to a recorded rent regulatory agreement with the County. The project may not be subdivided into individual condominium units for sale.

(b) “School employee housing” means multi-family rental housing for employees of the school district or private school (“school entity”) that owns the housing project. The rental units may be designed for occupancy by an individual employee of the school entity, or by an employee and their family or household, or a combination of unit types. School employee housing shall be located on sites that are owned by a school entity; and located in the PF District. The project may not be subdivided into individual condominium units for sale.

(2) Residential Density. The density ~~range~~ allowed for school employee housing and affordable rental housing shall be ~~up to~~ to the density range for the Urban High Density General Plan land use designation. The appropriate number of units shall be determined for each project, based upon an analysis of the adequacy of services and infrastructure that exists or that will be provided concurrent with development to support the proposed number of residential



units and protection of environmental resources pursuant to SCCC Title 16. As a public/quasi-public use, school employee housing proposed on PF District sites located outside the URL and RSL is not subject to residential density determinations in Chapter SCCC 13.14-SCCC, Rural Residential Density Determinations.

(a) If necessary, in order to finance the development of school employee rental housing, allow the creation of a new parcel boundary encompassing the development envelope of the proposed school employee rental housing to create a new legal parcel separate from the larger school property. A condominium map or subdivision map proposed to create a separate condominium or single family parcel for each school employee housing unit will be subject to the Rural Density Matrix, where applicable, and to minimum parcel size requirements in the General Plan.

(3) Application Requirements. Applications for school employee housing and affordable rental housing require discretionary approval as provided in the PF Uses Chart and are subject to environmental review under State law. As required pursuant to the General Plan, Chapters 7.38, 7.70, 7.71, 7.73 SCCC, SCCC Title 16, and other applicable laws and regulations,

SCCC 13.10.365 has been added to match the format of other zone district code sections.

applications shall include information to demonstrate that adequate services and infrastructure, such as water supply, sewage disposal, fire protection, and roads, are available or will be provided concurrently with development. The County or applicable special district may require additional supplemental material and reports such as traffic studies, environmental reports, evaluation of potential impacts to water systems, and certification by the Environmental Health Services Division of the County Health Services Agency and the fire protection agency as needed to demonstrate compliance with laws and regulations requiring protection of public health and safety and environmental resources including riparian areas and other sensitive habitats, water quality, and provision of appropriate drainage and erosion control.

13.10.3665 Public facilities requirements for Public and Community Facilities district.

(A) All regulations of the local fire department or County Fire Marshal shall be met to ensure adequate road access and water availability for fire protection.

(B) All requirements of the local sanitation district and water district shall be met, or requirements for on-site sanitation and water systems if applicable to the site location.

(C) All improvement requirements and impact fees for community facilities shall be met where required by district or section regulations (SCCC Title 15).



Other standards and conditions text has been moved from SCCC 13.10.363(C) to SCCC 13.10.366 match the format of other zone district code sections.

13.10.3676 Other standards and conditions for the Public and Community Facilities PF district.

(CA) Other Regulations: Other use and development standards applicable to the Public and Community Facilities Zone District include but are not limited to the following provisions of the SCCC are contained in the following sections of this code:

Table 13.10.366-1: Other use and development standards applicable to the PF District	
Topic	SCCC Section
Accessory Dwelling Units	13.10.681
Agricultural buffers/setbacks	16.50.095
Nonconforming uses and structures	13.10.260, et seq.
General site standards	13.10.500-600
Use of nondevelopable land	13.10.671
Use of urban open space land	13.10.672
Design review and site development	13.11.010, et seq.
Fences	13.10.525
General site standards	13.10.510, et seq.
Minimum parcel sizes	13.10.510(G)
Parking and circulation	13.10.550, et seq. 16
Signs	13.10.580, et seq.
Trip reduction requirements (development projects for 50 or more employees)	5.52
Coastal zone regulations	13.20
Roadway and roadside improvements	15.10
Environmental and resource protection restrictions	Title 16