

GLENN COUNTY

Planning & Community Development Services Agency

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Mardy Thomas, Director

STAFF REPORT

MEETING DATE: March 20, 2024

TO: Glenn County Planning Commission

FROM: Planning Division Staff

SUBJECT: **Zone Change 2024-002, Housing Element Zoning Updates**

Attachments:

1. Planning Commission Resolution
 2. Proposed Zone Changes (Exhibits A, B, C, D)
 3. Notice of Exemption
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1. PROJECT SUMMARY:

The Planning & Community Development Services Agency has developed Zone Change 2024-002 (ZC2024-002) Housing Element Zoning Updates amending Glenn County Code 15.38 R-M - Multiple Residential Zone, adding 15.381 MU-R – Mixed Use Residential Zone, adding 15.801 Emergency Shelters and Low Barrier Navigation Centers, as well as, changing the zoning to certain properties to correspond with the adopted General Plan Designations.

These revisions to the codes and zoning map are required to be in compliance with California Housing and Community Development (HCD) regulations, as well as to conform with the General Plan. The summary of the proposed code amendments includes the following:

1. Amending Title 15, Chapter 15.38 R-M - Multiple Residential Zone, to further define single-family detached dwellings, add definitions for minimum and maximum densities, and add the requirement for a Site Plan Review process;
2. Adding Title 15, Chapter 15.381 MU-R – Mixed Use Residential Zone;
3. Adding Title 15, Chapter 15.801 Emergency Shelters and Low Barrier Navigation Centers;
4. Changing the zoning of certain properties to correspond with the adopted General Plan Land Use Designations of R-M - Multiple Residential Zone and MU-R – Mixed Use Residential Zone (APN: 046-010-002 from HVC to RM, APNs: 045-140-024 and 045-140-025 from SC to MU-R, APN: 045-140-027 from RE-1 to MU-R, APN: 032-230-022 from CC to MU-R, and APNs: 032-072-001 and 032-073-001 from SC to MU-R).

1.1 Considerations/Decisions:

That the Planning Commission:

- A. Conduct a Public Hearing in consideration and decision for Zone Change 2024-002.
- B. Recommend to the Glenn County Board of Supervisors that Zone Change 2024-002 is exempt from the California Environmental Quality Act and;
- C. Recommend the Glenn County Board of Supervisors adopt Zone Change 2024-002.

2. POLICY/PROCEDURE:

This proposal conforms to the procedures established under Glenn County Code and California State law. Government Code section 50022.2 authorizes local government to adopt or amend code. Glenn County Code Chapter 15.29 dictates the process for amending Title 15.

3. ANALYSIS:

3.1 Environment:

The adoption of the ordinance can be considered exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Public Resources Code section 15061(b) (3) (the "general rule" exemption). Therefore, pending the Glenn County Board of Supervisors adoption of the ordinance, staff has prepared a Notice of Exemption pursuant to CEQA.

A project is exempt from CEQA if the activity covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed project is a text change to the zoning ordinance, Title 15 of the Glenn County Code, and will not result in or otherwise compel any physical disturbance to the existing physical environment.

3.2 Zone Changes:

3.2.1 Title 15, Chapter 15.38 R-M Multiple Residential Zone

During the Housing Element portion of the update to the Glenn County General Plan, HCD required updates to Title 15, Chapter 15.38 R-M Multiple Residential Zone to further define single-family detached dwellings, add definitions for minimum and maximum densities, and add the requirement for a Site Plan Review process.

3.2.2 Adding Title 15, Chapter 15.381 MU-R – Mixed Use Residential Zone;

The MU-R – Mixed Use Residential Zone is being added in order to include updates to the adopted Glenn County General Plan as well as meet Housing and Community Development (HCD) housing regulations.

3.2.3 Adding Title 15, Chapter 15.801 Emergency Shelters and Low Barrier Navigation Centers;

The 15.801 Emergency Shelters and Low Barrier Navigation Centers code is also being added in order to meet Housing and Community Development (HCD) housing regulations.

3.2.4. Changing the zoning of certain properties to correspond with the adopted General Plan Land Use Designations of R-M - Multiple Residential Zone and MU-R – Mixed Use Residential Zone

As show in in Exhibits B, C, and D the zoning of the following properties is being updated in order to correspond with the land use designations of the Glenn County General Plan.

APN: 046-010-002 from HVC to RM,
APNs: 045-140-024 and 045-140-025 from SC to MU-R,

APN: 045-140-027 from RE-1 to MU-R,
APN: 032-230-022 from CC to MU-R, and
APNs: 032-072-001 and 032-073-001 from SC to MU-R.

4. PROPOSED AMENDMENTS:

Exhibit A (attached) contains the proposed amendments to Title 15 of the Glenn County Code. Additions to the code are denoted by the underlined format. Sections to be deleted are denoted by the ~~strikethrough font~~. Sections of the code included for reference have standard font. Only those chapters where changes were made in Title 15 of the Glenn County Code were included in the Exhibit.

5. ZONING:

The proposal is an amendment to the County Code Title 15 and an update to the zoning map. Below is a discussion of this proposal's consistency with the Unified Development Code:

5.1 Glenn County Code Section 15.01.020 A-C (Purpose of Title 15):

5.1.1 To promote and protect public health, safety, peace, morals, comfort, convenience, and general welfare.

The proposed text amendment to the Glenn County zoning ordinance and map is consistent with the purposes of Title 15 as it promotes the general welfare of the public.

5.1.2 To implement the County General Plan and to facilitate and guide growth in accordance with the General Plan.

The Glenn County General Plan lays out policies to preserve agriculture, and to guide development, the proposed change to the Glenn County Zoning Code and map regarding housing will help guide development to meet these policy objectives.

5.1.3 To protect the social and economic stability of residential, commercial, industrial, resource production and recreational activities within the County through the orderly, planned use of real property.

The Glenn County General Plan acknowledges the importance of agricultural preservation in the county; it also recognizes the importance of providing for a diversified economy. The proposed change to the Glenn County Code and zoning map will expand and clarify requirements to sections addressing multi-family housing and development and will assist in meeting HCD regulations.

6. FINDINGS:

6.1 Environmental Document:

Finding A.

The adoption of the proposed zone change is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code section 15061(b)(3) (the "general rule" exemption). The proposed project is a text change to the zoning ordinance, Title 15 of the Glenn County Code, and will not result in or otherwise compel any physical disturbance to the existing physical environment.

6.2 Zone Change 2024-002:

Finding 1.

That the proposed zone change promotes and protects public health, safety, peace, morals, comfort, convenience and general welfare of Glenn County by providing amendments to the Glenn County zoning ordinance and map consistent with the purposes of Title 15.

Finding 2.

That the proposed zone change will implement the Glenn County General Plan, facilitate, and guide growth in accordance with the General Plan by clarifying the development process to meet objectives contained in the Glenn County General Plan and meet State statutes.

Finding 3.

That the proposed zone change will protect the social and economic stability of residential, commercial, industrial, resource production, and recreational activities within the County by clarifying requirements to sections addressing multi-family housing and development and will assist in meeting HCD regulations.

7. SAMPLE MOTIONS:

7.1 Notice of Exemption:

I move that the Planning Commission recommend that the Board of Supervisors find the adoption of Zone Change 2024-002 exempt from the California Environmental Quality Act (CEQA) pursuant to the findings listed in the Staff Report.

7.2 Zone Change 2024-002:

(Furthermore) I move that the Chairman execute the Planning Commission Resolution, recommending that the Board of Supervisors approve Zone Change 2024-002, including the introduction and subsequent adoption of the corresponding Ordinance.

**PLANNING COMMISSION
GLENN COUNTY, CALIFORNIA**

PC RESOLUTION NO. 2024-002

**RESOLUTION MAKING FINDINGS AND RECOMMENDING APPROVAL OF
ZONE CHANGE 2024-002 TO THE GLENN COUNTY BOARD OF
SUPERVISORS**

WHEREAS, on Wednesday, March 20, 2024, pursuant to the Glenn County Code 15.29, a public hearing was held to amend Title 15 of the Glenn County Code as described in Exhibit "A", Exhibit "B", Exhibit "C", and Exhibit "D" attached hereto and incorporated herein; and

WHEREAS, the Glenn County Planning & Public Works Agency has reviewed the proposed Zone Change 2024-002 for the County of Glenn and placed the matter as an item for review on the agenda of the Planning Commission on Wednesday, March 20, 2024; and

WHEREAS, pursuant to Section 65901 of the California Government Code, notice was given of a public hearing by publication in a newspaper of general circulation in the County of Glenn; and,

WHEREAS, the Planning Commission, after considering all the evidence both written and oral, presented at said public hearing, did find that there was sufficient information available to enable them to make a fair and impartial decision.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission as follows:

Environmental Document:

Finding A.

The adoption of the proposed zone change is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code section 15061(b)(3) (the "general rule" exemption). The proposed project is a text change to the zoning ordinance, Title 15 of the Glenn County Code, and will not result in or otherwise compel any physical disturbance to the existing physical environment.

Zone Change 2024-002:

Finding 1.

That the proposed zone change promotes and protects public health, safety, peace, morals, comfort, convenience, and general welfare of Glenn County by providing amendments to the Glenn County zoning ordinance and map consistent with the purposes of Title 15.

Finding 2.

That the proposed zone change will implement the Glenn County General Plan, facilitate, and guide growth in accordance with the General Plan by clarifying the development process to meet objectives contained in the Glenn County General Plan and meet State statutes.

Finding 3.

That the proposed zone change will protect the social and economic stability of residential, commercial, industrial, resource production, and recreational activities within the County by clarifying requirements to sections addressing multi-family housing and development and will assist in meeting HCD regulations.

This Resolution was adopted by the Planning Commission of Glenn County at a regular meeting thereof on Wednesday, March 20, 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chair, Planning Commission
Glenn County, California

ATTEST:

Mardy Thomas, Director
Glenn County Planning & Community Development Services Agency

EXHIBIT "A"

Proposed Amendments:

The following section is the proposed amendments to Title 15 of the Glenn County Code. Additions to the code are denoted by the underlined format. Sections to be deleted are denoted by the ~~strikethrough font~~. Sections of the code included for reference have standard font.

TITLE 15 UNIFIED DEVELOPMENT CODE

Division 15-3 Development Districts Division 15-3 Part 1 Standard Land Use Districts

15.38 R-M - Multiple Residential Zone

15.38.010 Purpose

15.38.020 Placement

15.38.030 Permitted Uses

15.38.040 Uses Permitted With A Conditional Use Permit

15.38.050 Site Area And Configuration

15.38.060 Minimum Building Site Area

15.38.070 Minimum and Maximum Densities

~~15.38.070~~080 Minimum Yard Requirements

~~15.38.080~~090 Maximum Building Height

~~15.38.090~~100 Minimum Distance Between Structures

~~15.38.100~~110 Walls And Fences

~~15.38.110~~120 Maximum Lot Coverage

15.38.130 Site Plan Review

15.38.010 Purpose

This zoning classification is established for the following purposes:

- A. To provide areas where all utilities are available for multiple residential development;
- B. To ensure adequate light, air, privacy and open space for each dwelling unit;
- C. To promote the most desirable use of land and direction of building development in accord with the general plan. (Ord. 1183 § 2, 2006)

15.38.020 Placement

The placement of the R-M zone is to be limited to the unincorporated areas of the county which have sanitary sewer systems and a piped water system, or which are located within an established service area of a governmental district or utility company which can offer such services.

15.38.030 Permitted Uses

The following uses and structures shall be permitted in the R-M zone:

- A. Single-family detached dwellings; limited to;

1. Single family dwelling that replaces an existing single-family unit on a one for one basis.
2. Single family dwelling on an existing lot of 6,000 square feet or less, or
3. Single family dwellings that are part of a housing development with the majority of units affordable to extremely low, very low, and/or low-income household; or
4. Single family dwellings in a project will provide housing for seniors, persons with a disability, agricultural workers, homeless persons, or persons at risk of homelessness.

B. Multifamily dwellings and apartments; including owner- and renter-occupied units;

C. Accessory buildings such as garages, carports, lath houses, greenhouses, gardening sheds, recreation rooms and similar structures which are customarily used in conjunction with and incidental to a principal use of structure;

D. Home occupation if a permit is secured pursuant to Chapter 15.78;

E. Storage of materials used for the construction of a building, including the contractor's temporary office; provided, that such use is on the building site or immediately adjacent thereto; and provided further, that such use shall be permitted only during the construction period and the thirty days thereafter;

F. One second dwelling subject to Chapter 15.175.

15.38.040 Uses Permitted With A Conditional Use Permit

The following uses and structures may be permitted only if a conditional use permit has first been secured:

A. Boardinghouses and rooming-houses;

B. Planned mobilehome parks;

C. Convalescent hospitals;

D. Rest homes;

E. Public and private nonprofit nursery schools, elementary schools, junior high schools, high schools and colleges;

F. Churches and religious institutions, private clubs and lodges, public playgrounds and parks, private or public golf courses;

G. Government buildings and properties;

H. Public utility buildings and public service or utility uses (transmission and distribution lines excepted), including but not limited to reservoirs, storage tanks, pumping stations, telephone exchanges, power stations, transformer stations, service yards and parking lots.

15.38.050 Site Area And Configuration

A. The minimum area of any lot or parcel of land shall be five thousand square feet net if served by public sewer and public water facilities except in a planned unit development project.

B. The minimum area of any lot or parcel of land shall be twenty thousand square feet net if served by either a public sewer or a public water facility except in a planned unit development project.

C. The minimum area of any lot or parcel of land shall be forty thousand square feet net if served with a septic tank and a well except in a planned unit development project.

- D. The minimum lot width and public street frontage of any lot or parcel of land shall be fifty feet provided the lot width ratio is met, except in a planned unit development project.
- E. Lots which are less than ten acres in size shall conform to a 3:1 length to width ratio.

15.38.060 Minimum Building Site Area

No lot or parcel of land shall be improved or developed to have more than one dwelling unit per the square footage shown below:

- A. Two thousand square feet if served by public sewer and water facilities or as specified by the county health department;
- B. One thousand five hundred square feet within a planned unit development project.

15.38.070 Minimum and Maximum Densities

1. Minimum density. A minimum density of 10 units per acre is required.
2. Maximum density. A maximum density of up to 22 units per acre is allowed.

~~15.38.070~~080 Minimum Yard Requirements

- A. Front Yard. The minimum front yard shall be twenty feet.
- B. Side Yard, Corner Lot. On corner lots, the side yard which is contiguous to the street shall not be less than ten feet in width, except that a garage or carport having an entrance fronting on the street shall be set back at least twenty feet from the street property line.
- C. Side Yard, Interior. The minimum side yard shall be five feet.
- D. Side Yard, Accessory Buildings. The side yard of any accessory building shall be the same as that required for the main building.
- E. Rear Yard. The minimum rear yard shall be twenty feet.
- F. Rear Yard, Accessory Buildings. An accessory building shall be located not less than five feet from the rear property line.

~~15.38.080~~090 Maximum Building Height

The maximum building height in the R-M zone shall be:

- A. Fifty-five feet for any structures;
- B. Fifteen feet for any accessory structures.

~~15.38.090~~100 Minimum Distance Between Structures

The distance between any accessory building and a dwelling unit shall conform to Uniform Building and Fire Codes.

~~15.38.100~~110 Walls And Fences

- A. Walls or fences shall be required for all conditional uses. The size and materials shall be determined by the planning commission in conformance with the character of the neighborhood in which the use is to be situated.
- B. A solid wall or fence not less than six feet in height shall be built and maintained on the side of property which abuts a low density residential zone, commercial zone or industrial zone; provided, that such a fence has not already been provided by the adjacent property. This provision shall be met before a certificate of occupancy permit may be issued for such use by the building official.

C. Within a required front yard, or side yard on a corner lot, a fence, wall or hedge shall not exceed three feet in height. A fence or wall within said area may be allowed to a height of four feet provided that the additional one foot height is not of a solid material.

15.38.110 ~~120~~ Maximum Lot Coverage

The maximum lot coverage shall be 40% of the total lot area for a single story structure, 35% for a two story structure, and 30% for a three story structure.

15.38.130 Site Plan Review

Prior to or concurrent with the application for a building permit, the applicant shall submit to the agency a complete site plan and all necessary supporting documentation for review by the agency to ensure compliance with all the requirements of the Glenn County Code.

TITLE 15

UNIFIED DEVELOPMENT CODE

Division 15-3 Development Districts

Division 15-3 Part 1 Standard Land Use Districts

Division 15-3 Part 1 Standard Land Use Districts

15.31 RZ - Recreation Zone

15.32 FA - Foothill Agricultural/Forestry Zone

15.33 AE - Exclusive Agricultural Zone

15.34 AT - Agricultural Transitional Zone

15.35 RE - Rural Residential Estate Zone

15.36 RE-NW - Rural Residential Estate Zone - North Willows

15.37 R-1 - Single Family Residential Zone

15.38 R-M - Multiple Residential Zone

15.381 MU-R – Mixed Use Residential Zone

15.39 LC - Local Commercial District

15.40 CC - Community Commercial District

15.41 C - Commercial Zone

15.42 SC - Service Commercial District

15.43 HVC - Highway And Visitor Commercial District

15.44 M - Industrial Zone

15.381 MU-R – Mixed Use Residential Zone

15.381.010 Purpose

15.381.020 Placement

15.381.030 Permitted Uses

15.381.040 Uses Permitted With A Conditional Use Permit

15.381.050 Site Area And Configuration

15.381.060 Minimum Building Site Area

15.381.070 Minimum Yard Requirements

- 15.381.080 Minimum Density
- 15.381.090 Maximum Building Height
- 15.381.100 Minimum Distance Between Structures
- 15.381.110 Walls And Fences
- 15.381.120 Maximum Lot Coverage

15.381.010 Purpose

This zoning classification is established for the following purposes:

1. To provide areas where all utilities are available for multiple family residential development, commercial, and service uses;
2. To promote the most desirable use of land and direction of building development in accord with the general plan.
3. To accommodate the County's housing allocation on opportunity sites identified in the Housing Element.

15.381.020 Placement

The placement of the MU-R zone is to be limited to the unincorporated areas of the county which have sanitary sewer systems and a piped water system, or which are located within an established service area of a governmental district or utility company which can offer such services. (Ord. 1183 § 2, 2006)

15.381.030 Permitted Uses

The following uses and structures shall be permitted in the MU-R zone:

- A. Single-family detached dwellings limited to:
 1. Single family dwelling that replaces an existing single family unit on a one for one basis,
 2. Single family dwelling on an existing lot of 4,000 square feet or less, or
 3. Single family dwellings that are part of a housing development with the majority of units affordable to extremely low, very low, and/or low income household; or
 4. Single family dwellings in a project will provide housing for seniors, persons with a disability, agricultural workers, homeless persons, or persons at risk of homelessness.
- B. Multifamily dwellings and apartments, including owner- and renter-occupied units;
- C. Emergency shelters, including low barrier navigation centers;
- D. Residential care facilities;
- E. Accessory buildings and uses such as garages, greenhouses, gardening sheds, recreation rooms, and similar structures which are customarily used in conjunction with and incidental to a principal use of structure;
- F. Home occupation if a permit is secured pursuant to Chapter 15.78;

- G. Storage of materials used for the construction of a building, including the contractor's temporary office; provided, that such use is on the building site or immediately adjacent thereto; and provided further, that such use shall be permitted only during the construction period and the thirty days thereafter;
- H. One second dwelling subject to Chapter 15.175. and
- I. Commercial and services uses on up to 50 percent of the site, provided that such uses are in conjunction with a multifamily residential use or multi-unit residential use on at least 50 percent of the site at the minimum permitted density. Commercial and service uses include:
 - 1. Retail sales of food, dry good, pharmaceuticals, flowers, bait and tackle, art and craft supplies and studios, books and magazines;
 - 2. Personal services such as barber and beauty shops, laundromats and cleaners, health clubs or dance studios;
 - 3. Minor repair services such as jewelry, shoe and small appliance repair shops;
 - 4. Food services such as cafes, coffee shops, and delicatessens, including outdoor dining areas subject to Chapter 15.745;
 - 5. Professional services such as tax consultants, real estate sales and law offices;
 - 6. Medical services such as nurse practitioner, general practitioner and dentist offices;
 - 7. Other local commercial uses when of similar character to those uses listed above;
 - 8. Commercial and residential accessory uses and accessory structures; and
 - 9. Public buildings, public service, and public utility uses, except reservoirs, pumping stations, power stations, service yards, and transformer stations.

15.381.040 Uses Permitted With A Conditional Use Permit

The following uses and structures may be permitted only if a conditional use permit has first been secured:

- A. Planned mobilehome parks;
- B. Commercial and services uses on up to 50 percent of the site, provided that such uses are in conjunction with a multifamily residential use or multi-unit residential use on at least 50 percent of the site at the minimum permitted density. Commercial and service uses include:
 - 1. Convalescent hospitals;
 - 2. Boardinghouses and rooming-houses;
 - 3. Uses permitted in Section 15.381.030 when operating other than between the hours of six a.m. to ten p.m., or with outdoor storage, sales or display;
 - 4. Public and private nonprofit nursery schools, elementary schools, junior high schools, high schools and colleges;

5. Churches and religious institutions, private clubs and lodges, public playgrounds and parks, private or public golf courses;
6. Government buildings and properties;
7. Public utility buildings and public service or utility uses, including but not limited to reservoirs, storage tanks, pumping stations, power stations, transformer stations, and service yards. (Ord. 1183 § 2, 2006)

15.381.050 Site Area And Configuration

1. The minimum area of any lot or parcel of land shall be four thousand square feet net and shall be served by public sewer and public water facilities except in a planned unit development project.
2. The minimum lot width and public street frontage of any lot or parcel of land shall be fifty feet provided the lot width ratio is met, except in a planned unit development project.

15.381.060 Minimum Building Site Area

No lot or parcel of land shall be improved or developed to have more than one dwelling unit per the square footage shown below:

1. One thousand seven hundred forty square feet if served by public sewer and water facilities or as specified by the county health department;
2. One thousand five hundred square feet within a planned unit development project.

15.381.070 Required Minimum Densities, Maximum Densities, and Minimum Residential Uses

1. Minimum density. A minimum density of 14 units per acre is required.
2. Maximum density. Maximum density shall not exceed 25 units per acre.
3. Minimum residential uses. Residential uses shall occupy at least fifty percent of the total floor area of a mixed use project.

15.381.080 Minimum Yard Requirements

1. Front Yard. The minimum front yard shall be fifteen feet.
2. Side Yard, Corner Lot. On corner lots, the side yard which is contiguous to the street shall not be less than ten feet in width, except that a garage or carport having an entrance fronting on the street shall be set back at least twenty feet from the street property line.
3. Side Yard, Interior. The minimum side yard shall be five feet.
4. Side Yard, Accessory Buildings. The side yard of any accessory building shall be the same as that required for the main building.
5. Rear Yard. The minimum rear yard shall be twenty feet.

6. Rear Yard, Accessory Buildings. An accessory building shall be located not less than five feet from the rear property line.

15.381.090 Maximum Building Height

The maximum building height in the M-U zone shall be:

1. Fifty-five feet for any structures;
2. Fifteen feet for any accessory structures.

15.381.100 Minimum Distance Between Structures

The distance between any accessory building and a dwelling unit shall conform to Uniform Building and Fire Codes.

15.381.110 Walls And Fences

1. Walls or fences shall be required for all conditional uses. The size and materials shall be determined by the planning commission in conformance with the character of the neighborhood in which the use is to be situated.
2. A solid wall or fence not less than six feet in height shall be built and maintained on the side of property which abuts a residential zone, commercial zone, or industrial zone; provided, that such a fence has not already been provided by the adjacent property. This provision shall be met before a certificate of occupancy permit may be issued for such use by the building official.
3. Within a required front yard, or side yard on a corner lot, a fence, wall, or hedge shall not exceed three feet in height. A fence or wall within said area may be allowed to a height of four feet provided that the additional one foot height is not of a solid material.

15.381.120 Maximum Lot Coverage

The maximum lot coverage shall be 60% of the total lot area.

15.381.130 Site Plan Review

Prior to or concurrent with the application for a building permit, the applicant shall submit to the agency a complete site plan and all necessary supporting documentation for review by the agency to ensure compliance with all the requirements of the Glenn County Code.

TITLE 15

UNIFIED DEVELOPMENT CODE

Division 15-5 Special Use Standards

15.73 Adult Entertainment Business

15.74 Agricultural Processing Facility

15.745 Alcoholic Beverage Sales

15.75 Automobile Wrecking Yards And Junkyards

15.76 Bed And Breakfast Establishment
15.77 Collector
15.78 Home Occupation
15.79 Livestock Operations
15.795 Major Electrical Transmission And Distribution Projects
15.797 Cannabis
15.798 Industrial Hemp
15.80 Seasonal Farmworker Housing
15.801 Emergency Shelters and Low Barrier Navigation Centers
15.81 Surface Mining And Reclamation
15.82 Vendor Permits
15.83 Well, Class II Injection
15.84 Wells, Natural Gas
15.85 Wireless Communication Facilities, Collocation Of
15.86 Power Generation Facilities

15.801 Emergency Shelters and Low Barrier Navigation Centers

15.801.010 Purpose

15.801.020 Definitions

15.801.030 Allowed Use

15.801.040 Standards

15.801.050 Process

15.801.0100 Purpose

This section is intended to accommodate emergency shelters and low barrier navigation centers consistent with the Housing Element of the General Plan and as required by State law.

15.801.020 Definitions

“Emergency shelter” has the same meaning as defined in subdivision (e) of Section 50801 of the Health and Safety Code, as may be amended from time to time. Emergency shelter means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. Emergency shelter shall include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care.

“Low Barrier Navigation Center” means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. “Low Barrier” means best practices to reduce barriers to entry, and may include, but is not limited to, the following:

1. The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.
2. Pets.

3. The storage of possessions.

4. Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private room

15.801.030 Emergency shelter and low barrier navigation center – allowed use.

1. Emergency shelters are a permitted use in the MU zone.
2. Emergency shelters are allowed as an accessory use ancillary to churches.
3. Low barrier navigation centers are a permitted use (i.e., a use by right) in areas zoned for mixed use and in nonresidential zones permitting multifamily uses, if the low barrier navigation center meets the requirements of this chapter.

15.801.040 Emergency shelter standards

Where allowed, emergency shelters are subject to the standards that apply to residential or mixed use development in the same zone and are also subject to the following requirements:

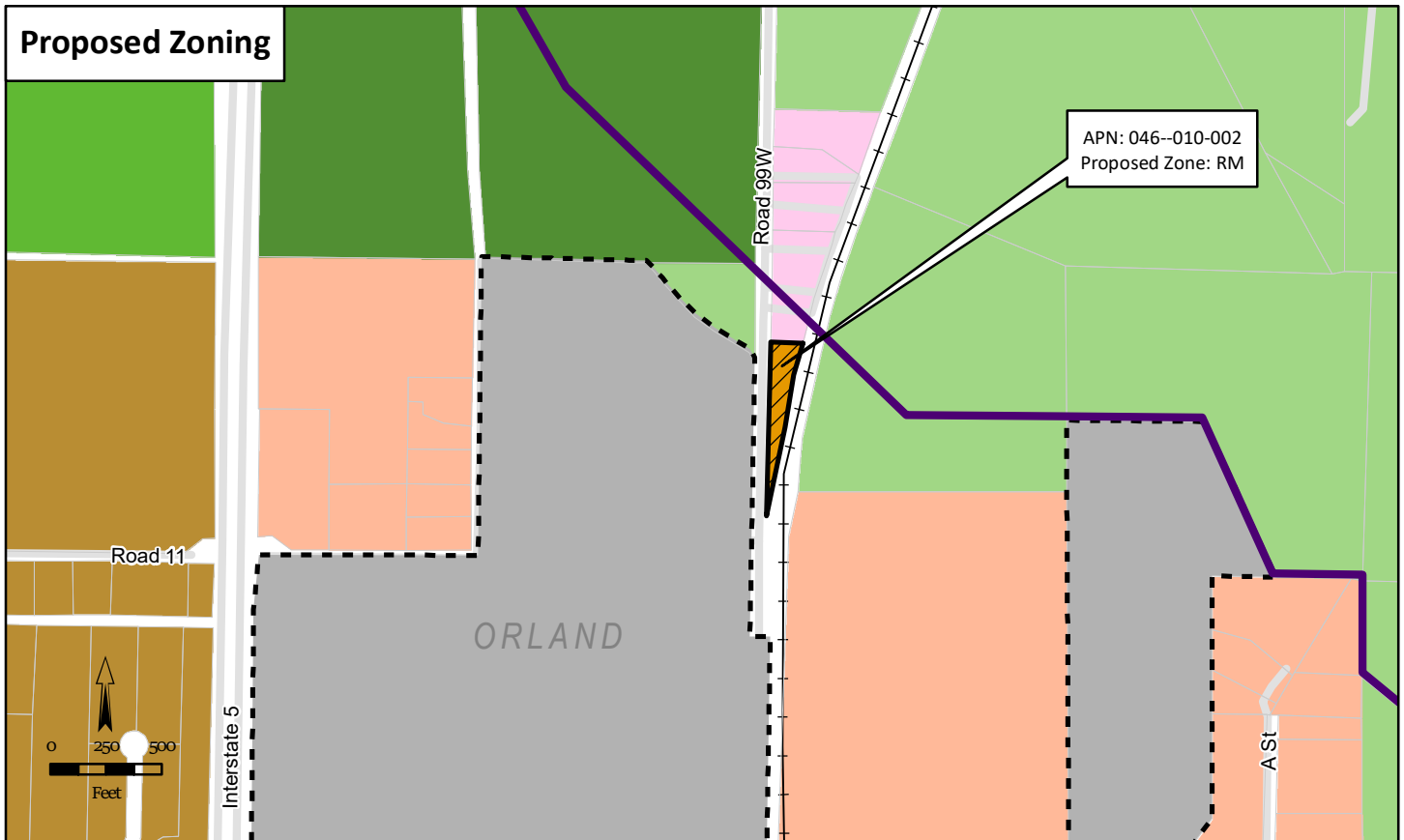
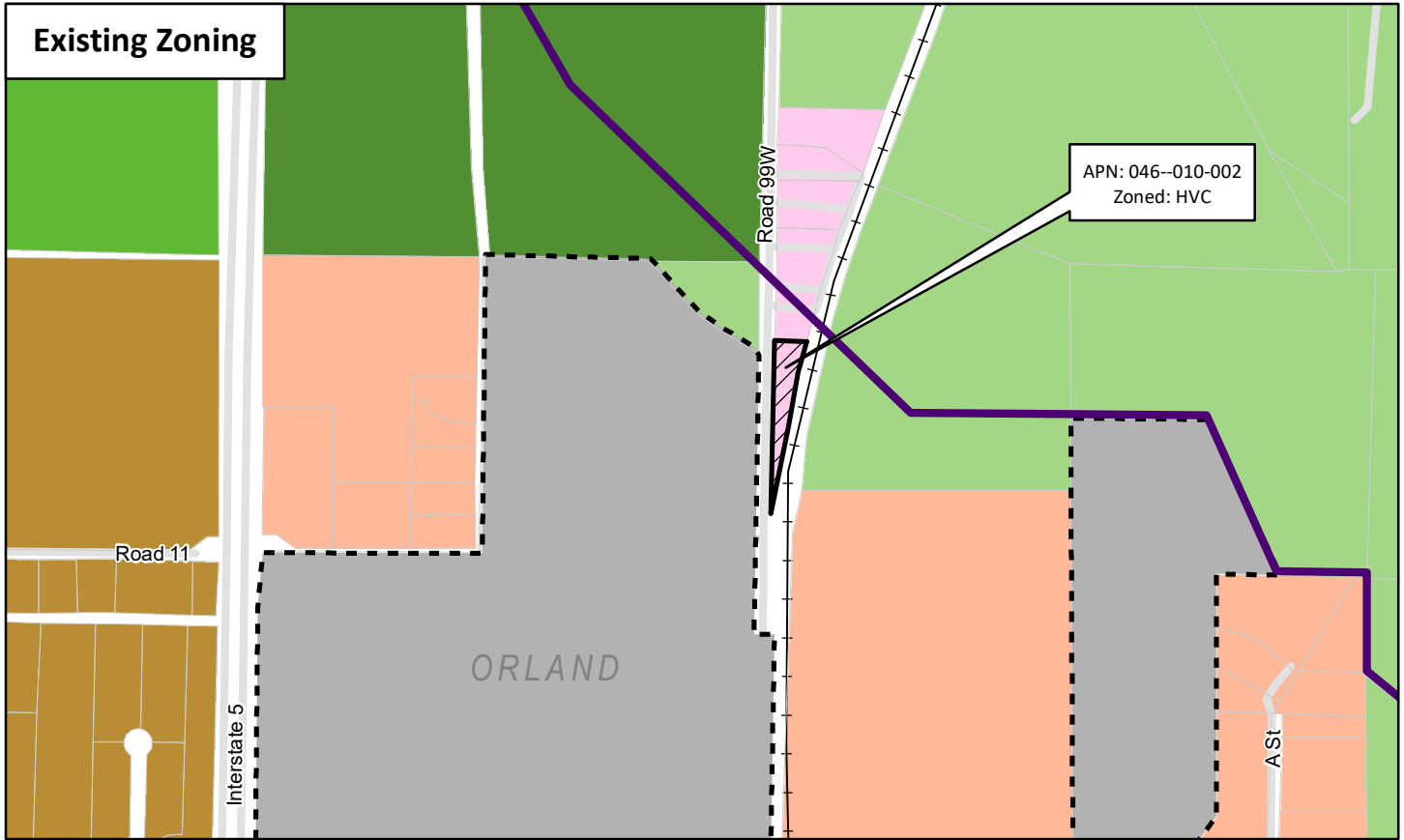
1. Capacity. The facility shall not exceed a maximum of 40 persons served nightly.
2. Parking. Parking shall be provided on-site to accommodate all staff working in the emergency shelter, provided that the parking requirement does not exceed the parking requirement for other residential or commercial uses within the same zone. Bike rack parking shall also be provided on-site.
3. Size and Location of Exterior and Interior Onsite Waiting Areas. The facility shall provide exterior client waiting areas at a ratio of not less than twenty-five (25) square feet per client and shall provide interior client waiting areas at a ratio of not less than twenty-five (25) square feet per client. The exterior waiting area shall not be located adjacent to the public right-of-way, shall be located behind a minimum six-foot-tall mature landscaping or a minimum six-foot-tall decorative masonry wall that separates the waiting area from public view, and shall be located in an area with provisions for shade protection and rain protection.
4. Size of Intake Areas. The facility shall provide an intake area of a minimum of 250 square feet.
5. Onsite management and security. The facility shall provide on-site management 24 hours a day and shall provide on-site security for all hours that the emergency shelter is in operation, including all times that staff is present. A management plan shall be submitted detailing how the shelter will provide onsite management and security and the hours of shelter operation.
6. Proximity. The emergency shelter shall be at least 300 feet from any other emergency shelter.
7. Length of stay. The maximum length of stay at the facility shall not exceed one hundred twenty days in a three-hundred-sixty-five-day period.

8. Lighting. Adequate exterior lighting shall be provided for security purposes. The lighting shall be stationary and shielded/downlit away from adjacent properties and public rights-of-way.
9. Security. On-site security by a security guard licensed by the State of California shall be provided during the hours that the emergency shelter is in operation and at all times that the emergency shelter is in use by staff, clients, guests, volunteers, or any combination of staff, clients, guests, and volunteers.




15.801.050 Emergency Shelters, Low Barrier Navigation Centers Process

1. Within 30 days of receipt of an application for a Low Barrier Navigation Center development, the County shall notify the applicant whether the application is complete pursuant to California Government Code Section 65943. Within 60 days of receipt of a completed application for a Low Barrier Navigation Center development, the County shall approve or deny the application.
2. The County shall approve a Low Barrier Navigation Center development that meets the requirements of California Government Code Section 65662:
 - A. It offers services to connect people to permanent housing through a services plan that identifies services staffing.
 - B. It is linked to a coordinated entry system, which means a centralized or coordinated assessment system developed pursuant to Section 576.400(d) or Section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, as those sections read on January 1, 2020, and any related requirements, designed to coordinate program participant intake, assessment, and referrals, so that staff in the interim facility or staff who collocate in the facility may conduct assessments and provide services to connect people to permanent housing.
 - C. It complies with Chapter 6.5 (commencing with Section 8255) of Division 8 of the California Welfare and Institutions Code.
 - D. It has a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System as defined by Section 578.3 of Title 24 of the Code of Federal Regulations.








EXHIBIT "B"



Legend

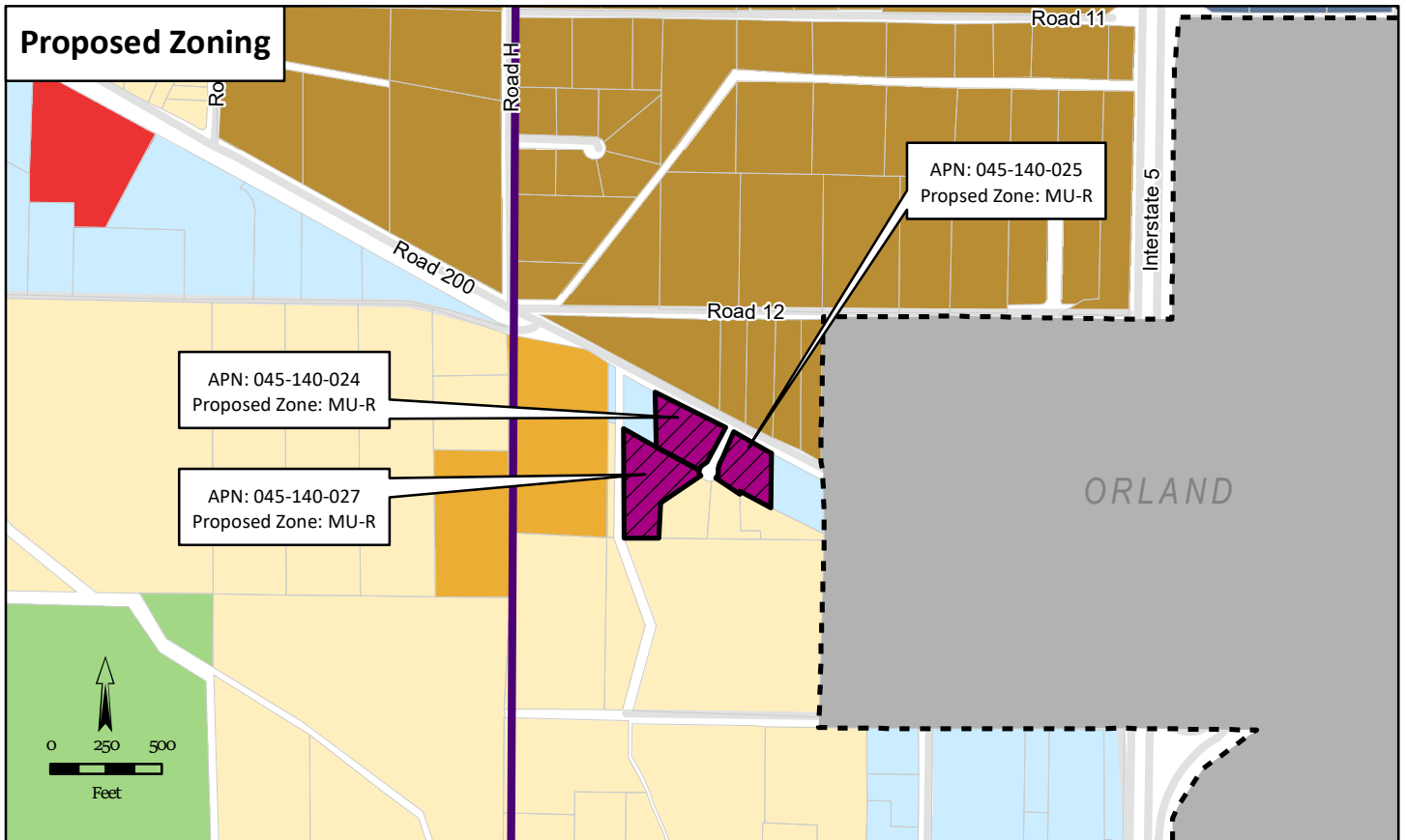
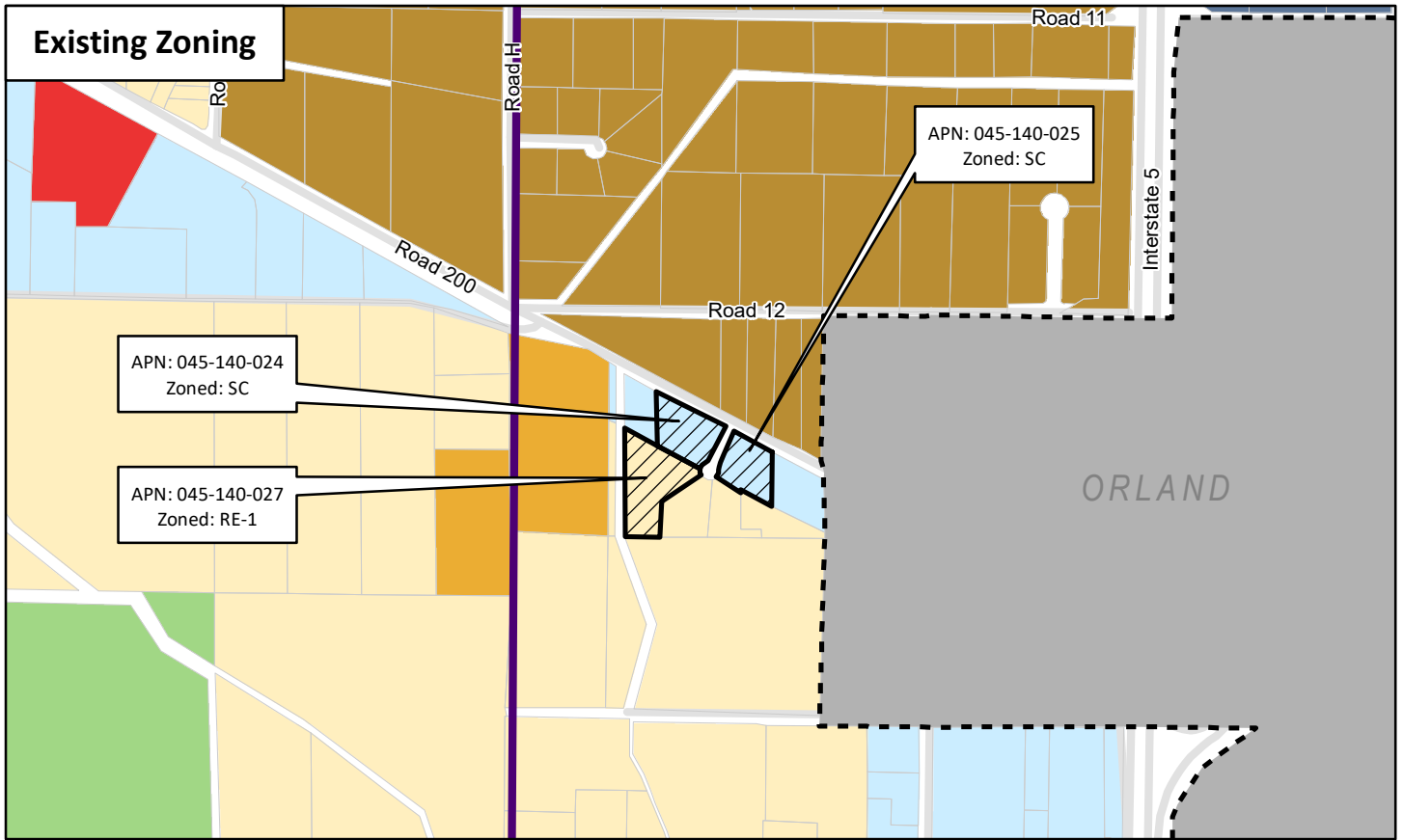
-  Opportunity Site
-  Orland City Limits
-  Orland Sphere of Influence

Zoning Designations




- | | | |
|---|---|--|
|  AE-20 |  AP-80 |  RE-2 |
|  AE-40 |  HVC |  RE-5 |
| | |  RM |

Opportunity Site Rezoning Orland North





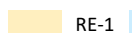




EXHIBIT "C"



Legend

-  Opportunity Site
-  Orlando City Limits
-  Orlando Sphere of Influence

Zoning Designations




- | | | |
|---|--|--|
|  AE-20 |  R-M |  RE-5 |
|  C |  RE-1 |  SC |
|  R-1 |  RE-2 |  MU-R |

Opportunity Site Rezoning Orlando West










EXHIBIT "D"



Legend

-  Opportunity Site
-  Hamilton City Sphere of Influence
-  Urban Limit Line

Zoning Designations

- | | | |
|---|---|--|
|  AE-40 |  HVC |  R-M |
|  AP-80 |  M |  SC |
|  CC |  R-1 |  MU-R |

Opportunity Site Rezoning Hamilton City

NOTICE OF EXEMPTION

To: County Clerk, County of Glenn,
516 W. Sycamore Street, 2nd Floor, Willows, CA 95988
From: Glenn County Planning & Community Development Services Agency
225 North Tehama Street, Willows, CA

Project Title: Zone Change 2024-002 Housing Element Zoning Updates

Project Location: The unincorporated areas of Glenn County

Description of Project: The Planning & Community Development Services Agency has developed Zone Change 2024-002 (ZC2024-002) Housing Element Zoning Updates amending Glenn County Code 15.38 R-M - Multiple Residential Zone, adding 15.381 MU-R – Mixed Use Residential Zone, adding 15.801 Emergency Shelters and Low Barrier Navigation Centers, as well as, changing the zoning to certain properties to correspond with the adopted General Plan Designations.

Summary of Proposed Glenn County Code Amendments:

1. Amending Title 15, Chapter 15.38 R-M - Multiple Residential Zone, to further define single-family detached dwellings, add definitions for minimum and maximum densities, and add the requirement for a Site Plan Review process; 2. Adding Title 15, Chapter 15.381 MU-R – Mixed Use Residential Zone; 3. Adding Title 15, Chapter 15.801 Emergency Shelters and Low Barrier Navigation Centers; 4. Changing the zoning of certain properties to correspond with the adopted General Plan Land Use Designations of R-M - Multiple Residential Zone and MU-R – Mixed Use Residential Zone (APN: 046-010-002 from HVC to RM, APNs: 045-140-024 and 045-140-025 from SC to MU-R, APN: 045-140-027 from RE-1 to MU-R, APN: 032-230-022 from CC to MU-R, and APNs: 032-072-001 and 032-073-001 from SC to MU-R).

Name of Public Agency Approving Project: Glenn County Board of Supervisors

Name of Person(s) or Agency Carrying Out Project:

Glenn County Planning & Community Development Services Agency

Exempt Status: General Rule Exemption: Section 15061(b)(3) of the California Code of Regulations (CCR).

Reasons why project is exempt: The adoption of the Zone Change and the corresponding Ordinance can be considered exempt from California Environmental Quality Act (CEQA) pursuant to CCR Sections: 15061(b)(3) (general rule). The proposed project is a text and map change to the zoning ordinance, Title 15 of the Glenn County Code and will not result in or otherwise compel any physical disturbance to the existing physical environment. Therefore, pursuant to CEQA, staff has prepared this Notice of Exemption.

Lead Agency Contact Person:

Planning Staff, Glenn County Planning & Community Development Services Agency
7225 North Tehama Street, Willows, CA 95988 (530-934-6540)

Signature: _____ Date: _____
Mardy Thomas, Director