



**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Planning Commission

FROM: Dan Klemann, Deputy Director  
Long Range Planning Division

DATE: April 10, 2017

RE: Transitional and Supportive Housing Amendments, Revisions to Simplify Proposed Zoning Ordinance Amendments

Montecito Planning Commission Hearing Date: April 12, 2017

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The Montecito Planning Commission staff report released last week for Transitional and Supportive Housing includes proposed amendments to the Montecito Land Use and Development Code (MLUDC) (Case No. 17ORD-00000-00001) and Coastal Zoning Ordinance (CZO) (Case No. 17ORD-00000-00003). To comply with state housing law (Government Code Section 65583(a)(5)), these amendments allow transitional and supportive housing as residential uses, subject only to those restrictions that apply to other dwellings of the same type in the same zone.

The proposed amendments add transitional and supportive housing to the tables/lists of allowed land uses in zones that currently allow other dwellings. The MLUDC and CZO allow two or more dwelling types (e.g., one-, two-, and multi-family dwellings) in some zones, such as Design Residential (MLUDC, Table 2-8). In these cases, the proposed tables/lists of allowed land uses include a row/listing for each dwelling type that may be used for transitional and supportive housing (e.g., Transitional and supportive housing, dwelling, one-family; Transitional and supportive housing, dwelling, two-family). Multiple rows/listings for the same land use in the same table/listing can be confusing.

Staff is recommending less complicated amendments. The two attachments to this memorandum set forth revisions to the proposed amendments that were included as Attachments C and E of the Montecito Planning Commission staff report, dated April 4, 2017. The revisions are shown in underline (new text), strikethrough (deleted text), and yellow highlight/gray highlight in black/white copies. The revised amendments only include one row/listing for transitional and supportive housing in each table/list of allowed land uses, regardless of the number of dwelling types currently included in that table/list. A new provision clarifies that transitional and supportive housing are allowed as residential uses in these zones. The new provision for the MLUDC (Section 35.442.070.E) states, "Transitional housing and supportive housing shall be allowed in any dwelling (residential use) allowed in a specific zone, subject to the same permit requirements (e.g., Land Use Permit or

Conditional Use Permit) and the same development standards and occupancy restrictions as other dwellings of the same type in the same zone.” This provision also appears in the CZO (Section 35-143.5.3), except the term “Coastal Development Permit” replaces the term “Land Use Permit.”

Staff also recommends updating the definition of “special care home” in the MLUDC and CZO. The current definitions use the terms “transitional home” and/or “supported housing.” State housing law (Government Code Section 65582) defines and uses the equivalent but contemporary terms “transitional housing” and “supportive housing.” Staff proposes to update the definitions of “special care home” in the MLUDC and CZO by replacing the term “transitional home” with “transitional housing” and replacing the term “supported housing” with “supportive housing.” Staff also added the term “supportive housing” to the definition in the MLUDC to reflect state law and clarify that a special care home is a residential use that may include supportive housing.

These changes simplify the tables/lists of allowed land uses and consolidate the standards for transitional and supportive housing. They do not change the substance of the original proposed amendments. The revised amendments continue to follow state housing law by allowing transitional housing and supportive housing as residential uses.

#### Attachments:

Case No. 17ORD-00000-00001, Exhibit 1: Montecito Land Use and Development Code Ordinance Amendment (Revised April 10, 2017)

Case No. 17ORD-00000-00003, Exhibit 1: Coastal Zoning Ordinance Amendment (Revised April 10, 2017)