

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: February 26, 2014

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a text amendment to the Planned Colma (PC) Zoning Regulations, to allow emergency shelters as a use by right in PC-zoned areas designated High Density and Medium High Density Residential, and a text amendment to the Design Review Chapter of the Zoning Regulations, indicating that such emergency shelters are exempt from design review.

County File Number: PLN 2013-00076

PROPOSAL

The proposed amendment would change the text of the PC Zoning Regulations to allow, consistent with the requirements of State law (Government Code Section 65583), emergency shelters as a use by right in any area zoned PC that is also designated High Density or Medium High Density Residential. The Government Code defines emergency shelters as “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.” This zoning amendment would allow emergency shelters in the High Density Residential and Medium High Density Residential areas of the current PC zoning district, and in any future areas so zoned, but would not change any other development regulations in the PC zoning district. Emergency shelters would be regulated by the same size, location, and other standards that govern any other development in the PC zoning district, as well as a set of objective design review standards specific to emergency shelters. Because State Code requires that emergency shelters must be permitted as a ministerial use, without any discretionary approvals, emergency shelters in the PC zoning district would not be subject to discretionary design review, which would be replaced by specific design standards incorporated in the PC Zoning Regulations. The Design Review Regulations of the County Zoning Code would be amended to specify that emergency shelters in High and Medium High Density PC-zoned areas would be exempt from discretionary design review.

RECOMMENDATION

1. That the Planning Commission recommend that the Board of Supervisors adopt the proposed text amendment to the Planned Colma (PC) Zoning Regulations and Design Review Regulations, to allow emergency shelters as a use by right.

2. That the Planning Commission recommend that the Board of Supervisors certify the Negative Declaration as complete and correct.

SUMMARY

In 2007, the California Legislature adopted SB 2, amending the State's Government Code to require that every California jurisdiction must have at least one identified zoning district in which emergency shelters are allowed as a ministerial (by right) use.

In the County's updated Housing Element, the County identified the PC zoning district as an appropriate district in which to allow emergency shelters by right, and committed the County, in Policy HE 15.1, to amending the PC zoning district appropriately. SB 2 also requires that the zoning districts in question have sufficient capacity to allow the development of emergency shelters; analysis undertaken during the Housing Element update demonstrates that the PC zoning district has ample capacity for development of such facilities.

The California Department of Housing and Community Development (HCD) reviewed the County's Housing Element, and determined that this zoning amendment would fulfill the requirements of SB 2. The Board of Supervisors specifically considered this future zoning amendment during its consideration of the updated Housing Element, and adopted the Housing Element on November 15, 2011.

The Planning Commission reviewed the proposed amendments on September 25, 2013, and unanimously recommended that the Board of Supervisors adopt the proposed text amendment, and certify the related Negative Declaration.

The Board of Supervisors heard this item on February 11, 2014, and moved to return it to the Planning Commission for consideration of a set of objective design standards to ensure that emergency shelters are subject to design criteria. At the Board's direction, staff has drafted design standards intended to ensure that emergency shelters in PC-zoned areas meet design standards equivalent to those applied to other uses in these areas. The Board did not recommend any other changes to the proposed amendments.

Specifically, the zoning text amendment will:

- Add the definition of Emergency Shelter, as defined in the Government Code, to the definitions section of the PC Zoning Regulations.
- Add Emergency Shelters as a specifically described allowed use in each of the "High Density Residential" and "Medium High Density Residential" categories of uses in the PC Zoning Regulations, and indicate in each category that Emergency Shelters are allowed without any required planning permit.
- Add design review standards specific to Emergency Shelters to the PC Zoning Regulations.

- Add Emergency Shelters to the Required Parking table in the PC Zoning Regulations, requiring 0.75 covered or uncovered parking spaces per employee for emergency shelters.
- Add a statement in the Design Review (DR) Regulations of the County Zoning Regulations to specify, in DR Section 6565.19, "Standards for Design in Planned Colma District," that emergency shelters in PC-zoned areas designated High Density and Medium High Density are exempt from design review.

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**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: February 26, 2014

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a text amendment to the Planned Colma (PC) Zoning Regulations, to allow emergency shelters as a use by right in PC-zoned areas designated High Density and Medium High Density Residential, and a text amendment to the Design Review Chapter of the Zoning Regulations, indicating that such emergency shelters are exempt from discretionary design review.

County File Number: PLN 2013-00076

PROPOSAL

The proposed amendment would change the text of the PC Zoning Regulations to allow, consistent with the requirements of State law (Government Code Section 65583), emergency shelters as a use by right in any area zoned PC that is also designated High Density or Medium High Density Residential. The Government Code defines emergency shelters as follows: “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.” More detail on the requirements of SB 2 is included in the Discussion Section below.

This zoning amendment would allow emergency shelters in the High Density Residential and Medium High Density Residential areas of the current PC zoning district, and in any future areas so zoned, but would not change any other development regulations in the PC zoning district. Emergency shelters would be regulated by the same size, location, and other standards that govern other development in the PC zoning district, as well as by a set of objective design criteria specific to emergency shelters. Because State Code requires that emergency shelters must be permitted as a ministerial use, without any discretionary approvals, emergency shelters in the PC zoning district would not be subject to discretionary design review, but only ministerial design standards specific to this use. The Design Review Regulations of the County Zoning Code would also be amended to specify that emergency shelters in High and Medium High Density PC-zoned areas would be exempt from discretionary design review.

RECOMMENDATION

1. That the Planning Commission recommend that the Board of Supervisors adopt the proposed text amendment to the Planned Colma (PC) Zoning Regulations and Design Review Regulations, to allow emergency shelters as a use by right.
2. That the Planning Commission recommend that the Board of Supervisors certify the attached Negative Declaration as complete and correct.

BACKGROUND

Report Prepared By: William Gibson, Project Planner, 650/363-1816

Location: Unincorporated Colma

Existing Zoning: Planned Colma (PC)

General Plan Designation: Various

Sphere-of-Influence: Daly City

Existing Land Use: Various

Environmental Evaluation: County staff has completed an Initial Study of the project, indicating that adoption of the amendments to the PC Zoning Regulations will not have any significant environmental impacts. The Initial Study and Negative Declaration for the project are attached to this report as Attachment C.

DISCUSSION

A. KEY ISSUES

In 2007, the California Legislature adopted SB 2, amending the State's Government Code to require that every California jurisdiction must have at least one identified zoning district in which emergency shelters are allowed as a ministerial (by right) use. The code defines emergency shelters as follows: "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." More detail on the requirements of SB 2 is included in Attachment A.

In the County's updated Housing Element, the County identified the PC zoning district as an appropriate district in which to allow emergency shelters by right, and committed the County, in Policy HE 15.1, to amending the PC zoning district appropriately. SB 2 also requires that the zoning districts in question have

sufficient capacity to allow the development of emergency shelters; analysis undertaken during the Housing Element update demonstrates that the PC zoning district has ample capacity for development of such facilities.

The California Department of Housing and Community Development (HCD) reviewed the County's Housing Element, and determined that this zoning amendment would fulfill the requirements of SB 2. The Board of Supervisors specifically considered this future zoning amendment during its consideration of the updated Housing Element, and adopted the Housing Element on November 15, 2011.

The Planning Commission reviewed the proposed amendments on September 25, 2013, and unanimously recommended that the Board of Supervisors adopt the proposed text amendment, and certify the related Negative Declaration.

The Board of Supervisors heard this item on February 11, 2014, and moved to return this item to the Planning Commission for consideration of a set of objective design standards that would ensure that emergency shelters are subject to design criteria, as are other types of development in PC-zoned areas. At the Board's direction, staff has drafted design standards intended to ensure that emergency shelters in PC-zoned areas meet design standards equivalent to those applied to other uses in these areas, but that are applied on an objective, ministerial basis, as required by State law, rather than through the discretionary design review process applied to other uses. The Board did not recommend changes to any other portion of the proposed amendments.

This zoning amendment will not change any other development regulations in the PC zoning district, related to emergency shelters or to any other type of development. Emergency shelters will be regulated by the same size, location, and other standards that govern any other development in the PC zoning district. A set of new design standards, equivalent to the criteria applicable to PC-zoned areas in the County's Design Review Regulations, would be incorporated in the Emergency Shelter Section of the PC Zoning Regulations. Because SB 2 requires that emergency shelters must be permitted as a ministerial use, without any discretionary approvals, these design criteria would replace the discretionary application of the design standards in the County's Design Review Regulations.

Specifically, the zoning text amendment will:

- Add the definition of Emergency Shelter, as defined in the Government Code, to the definitions section of the PC Zoning Regulations.
- Add Emergency Shelters as a specifically described allowed use in each of the "High Density Residential" and "Medium High Density Residential" categories of uses in the PC Zoning Regulations, and

indicate in each category that Emergency Shelters are allowed without any required planning permit.

- Add a set of design standards applicable to Emergency Shelters in both the High Density and Medium High Density portions of the PC zoning district.
- Add Emergency Shelters to the Required Parking table in the PC Zoning Regulations, requiring 0.75 covered or uncovered parking spaces per employee for emergency shelters.
- Add a statement in the Design Review (DR) Regulations of the County Zoning Regulations to specify, in DR Section 6565.19, "Standards for Design in Planned Colma District," that emergency shelters in PC-zoned areas designated High Density and Medium High Density are exempt from design review.

Attachment B shows the proposed amendments to the text of the PC Zoning Regulations and Design Review Regulations.

B. ALTERNATIVES

Conceivably, the County could select another district or districts as appropriate locations to allow emergency shelters by right. However, analysis undertaken during the Housing Element update determined that the PC zoning district was the district where emergency shelters would be most consistent with existing uses, and that the PC zoning district had sufficient capacity for such shelters, as required by State law. The Board of Supervisors, in adopting the Housing Element, also indicated approval of this district as the appropriate location to allow such shelters by right. The only other alternative is to forego the zoning amendment, leaving the County out of compliance with State law.

C. ENVIRONMENTAL REVIEW

County staff has completed an Initial Study of the project, indicating that adoption of the amendment to the PC zoning district text will not have any significant environmental impacts. The Initial Study and Negative Declaration for the project are attached as Attachment C. The Initial Study and Notice of Intent to Adopt a Negative Declaration were circulated for public review between April 2, 2013 and May 4, 2013. No comments were received.

D. REVIEWING AGENCIES

County Counsel

ATTACHMENTS

- A. Recommended Findings
- B. Proposed Text Amendments to PC Zoning Regulations and Design Review Regulations
- C. Initial Study and Negative Declaration

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS

Permit or Project File Number: PLN 2013-00076 Hearing Date: February 26, 2014

Prepared By: William Gibson
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

1. Recommend that the Board of Supervisors adopt the proposed text amendment to the Planned Colma (PC) Zoning Regulations and Design Review Regulations, to allow emergency shelters as a use by right.
2. Recommend that the Board of Supervisors certify the attached Negative Declaration as complete and correct.

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County of San Mateo - Planning and Building Department

ATTACHMENT B

Proposed Text Amendments to the San Mateo County Zoning Regulations, Planned Colma District and Design Review Districts

1. The San Mateo County Ordinance Code, (Zoning Regulations), Division VI, Part One, Chapter 21B (Planned Colma District), Section 6373 (Definitions) is amended to add subsection 12, to read as follows:

12. Emergency Shelter

Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person, and that does not deny emergency shelter to any individual or household based on ability to pay.

2. The San Mateo County Ordinance Code, (Zoning Regulations), Division VI, Part One, Chapter 21B (Planned Colma District), Section 6380 (High Density Residential Designation), subsection 1 (Uses Permitted) is amended to add:

D.	<u>Emergency Shelters (ES-99)</u> <u>Emergency Shelters (1.16.61)</u>	<u>None</u>
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Footnote 1 of Section 6380 (High Density Residential Designation), subsection 1 (Uses Permitted), is also amended to read as follows:

1. All uses except emergency shelters require Design Review approval. Emergency shelters are subject to the design standards described in Section 6386.

3. The San Mateo County Ordinance Code, (Zoning Regulations), Division VI, Part One, Chapter 21B (Planned Colma District), Section 6381 (Medium High Density Residential Designation), subsection 1 (Uses Permitted) is amended to add:

D.	<u>Emergency Shelters (ES-99)</u> <u>Emergency Shelters (1.16.61)</u>	<u>None</u>
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Footnote 1 of Section 6380 (High Density Residential Designation), subsection 1 (Uses Permitted), is also amended to read as follows:

1. All uses except emergency shelters require Design Review approval. Emergency shelters are subject to the design standards described in Section 6386.

4. The San Mateo County Ordinance Code, (Zoning Regulations), Division VI, Part One, Chapter 21B (Planned Colma District), Table 1 (Required Parking), Section 1 (Residential) is amended to add:

<u>1.5.10 Emergency Shelters</u>	<u>Each employee</u>	<u>0.75 covered or uncovered</u>

5. The San Mateo County Ordinance Code, (Zoning Regulations), Division VI, Part One, Chapter 21B (Planned Colma District) is amended to add Section 6386 as follows:

SECTION 6386 STANDARDS FOR DESIGN FOR EMERGENCY SHELTERS IN PLANNED COLMA DISTRICT. The following design standards shall apply to emergency shelters proposed on any land designated High Density Residential or Medium High Density Residential within the Planned Colma (PC) Zoning District.

The following guidelines shall apply to all building types.

1. Building Orientation

Require:

- a. Building entrances on streets, pedestrian ways, kiss-n-ride areas, central courtyards and parks and plazas rather than the interior of blocks or parking lots.
- b. Buildings to be placed along the frontage of the BART bus turnaround and kiss-n-ride area.

Prohibit: Street-facing facades consisting of a blank wall or an unbroken series of garage doors, or lined with off-street uncovered parking spaces.

2. Building Form

Require:

- a. Buildings to follow the natural topography by terracing up slopes.

3. Facades

Prohibit: Exterior stairs to upper floor units on street facing facades and the front half of side facades.

Prohibit: Street-facing facades consisting of a blank wall or an unbroken series

of garage doors, or lined with off-street uncovered parking spaces.

4. Roofs

Require: Mechanical equipment to be screened with parapets or the roof form.

Prohibit:

- a. Mansard roofs.
- b. Buildings covered entirely by a flat roof.

5. Materials

Prohibit: Walls entirely of glass, reflective glass, textured stucco, and scored plywood.

6. Walls, Fences and Landscaping

Require: Trees to be planted every 30 feet in the setback along the frontage of the BART bus turnaround and kiss-n-ride area.

6. The San Mateo County Ordinance Code, (Zoning Regulations), Division VI, Part One, Chapter 28.1 (Design Review Districts), Section 6565.19 (Standards for Design in Planned Colma District) is amended to read as follows:

SECTION 6565.19. STANDARDS FOR DESIGN IN PLANNED COLMA DISTRICT. The following design standards shall apply to all land designated High Density Residential, Medium High Density Residential and Neighborhood Commercial (Residential Above) within the Planned Colma (PC) Zoning District (with the exception of emergency shelters, which are exempt from discretionary design review in the High Density and Medium High Density Residential areas.



County of San Mateo - Planning and Building Department

ATTACHMENT C

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

**NOTICE OF INTENT TO ADOPT
NEGATIVE DECLARATION**

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: Text Amendment to the San Mateo County Planned Colma (PC) Zoning Regulations Adding Emergency Shelters as an Allowed Use, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2013-00076

APPLICANT/OWNER: County of San Mateo/Planning and Building Department

ASSESSOR'S PARCEL NO.: N/A

LOCATION: Unincorporated Colma

PROJECT DESCRIPTION

The proposed amendment would change the text of the PC zoning regulations to allow, consistent with the requirements of State law (Government Code Section 65583), emergency shelters as a use by-right in any area zoned PC that is also designated High Density or Medium-High Density Residential. The Government Code defines emergency shelters as follows: "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."

This zoning amendment would allow emergency shelters in the High Density Residential and Medium-High Density Residential areas of the current PC zoning district, and in any future areas so zoned, but would not change any other development regulations in the PC zoning district related to emergency shelters or to any other type of development. Emergency shelters would be regulated by the same size, location, and other standards that govern any other development in the PC zoning district. However, because State Code requires that emergency shelters must be permitted as a ministerial use, without any discretionary approvals, emergency shelters in the PC zoning district would not be subject to design review. The Design Review section of the County Zoning Code would also be amended to specify that emergency shelters in High Density and Medium-High Density PC-zoned areas would be exempt from design review.

Specifically, the zoning text amendment will:

- Add the definition of Emergency Shelter, as defined in the Government Code, to the definitions section of the PC zoning regulations.
- Add Emergency Shelters as a specifically described allowed use in each of the "High Density Residential," and "Medium-High Density Residential" categories of uses in the PC zoning regulations, and indicate in each category that Emergency

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Shelters are allowed without any required conditional use permit, and are exempt from design review.

- Add Emergency Shelters to the Required Parking table in the PC zoning regulations, indicating that Emergency Shelters must provide 0.75 parking spaces for each employee, rounded to the nearest whole number (0.5 rounded down), and a minimum of 1 parking space.
- Add a statement in the Design Review (DR) regulations of the County Zoning Regulations to specify, in DR Section 6565.19, "Standards for Design in Planned Colma District," that emergency shelters in PC-zoned areas designated High Density and Medium-High Density are exempt from design review.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

The Current Planning Section has reviewed the initial study for the project and, based upon substantial evidence in the record, finds that:

1. The project will not adversely affect water or air quality or increase noise levels substantially.
2. The project will not have adverse impacts on the flora or fauna of the area.
3. The project will not degrade the aesthetic quality of the area.
4. The project will not have adverse impacts on traffic or land use.
5. In addition, the project will not:
 - a. Create impacts which have the potential to degrade the quality of the environment.
 - b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.
 - c. Create impacts for a project which are individually limited, but cumulatively considerable.
 - d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The County of San Mateo has, therefore, determined that the environmental impact of the project is insignificant.

As noted above, adoption of this text amendment to the PC zoning regulations does not change any of the allowed development intensities in the Planned Colma District, or in any other district, and will not allow or incentivize new or different levels of development in the County. Adoption of the updated amended zoning text will not result in any environmental impacts that are significant, pursuant to the standards and guidelines of the California Environmental Quality Act.

RESPONSIBLE AGENCY CONSULTATION

The zoning text amendment must be adopted by the San Mateo County Board of Supervisors.

INITIAL STUDY

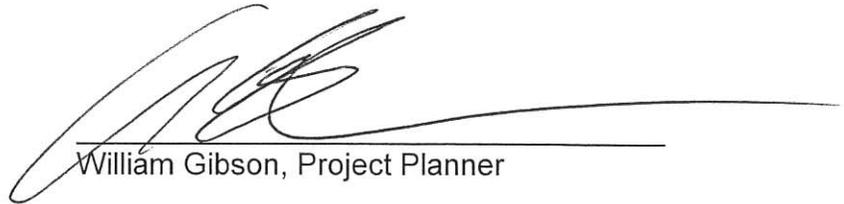
The San Mateo County Planning and Building Department has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are not significant. A copy of the initial study is attached.

REVIEW PERIOD: April 12, 2013 through May 17, 2013

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., May 17, 2013.**

CONTACT PERSON

William Gibson, Project Planner
Telephone 650/363-1816
wgibson@co.sanmateo.ca.us



William Gibson, Project Planner

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County of San Mateo
Planning and Building Department

**INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST**
(To Be Completed by Planning Department)

1. **Project Title:** Planned Colma (PC) District Emergency Shelter Zoning Amendment
2. **County File Number:** PLN 2013-00076
3. **Lead Agency Name and Address:** San Mateo County Planning and Building Department, 455 County Center, Redwood City, CA 94063
4. **Contact Person and Phone Number:** William Gibson, Project Planner, 650/363-1816
5. **Project Location:** Unincorporated Colma
6. **Assessor's Parcel Number and Size of Parcel:** N/A
7. **Project Sponsor's Name and Address:** N/A
8. **General Plan Designation:** High Density Residential, Medium-High Density Residential
9. **Zoning:** Planned Colma (PC)
10. **Description of the Project:** A text amendment to the San Mateo County's Planned Colma (PC) zoning regulations to add the category of Emergency Shelters, as defined in California Government Code Section 65583, as a ministerially permitted (by-right) use in any PC-zoned area that is also designated High Density Residential or Medium-High Density Residential, and a text amendment to the County's Design Review regulations to specify that emergency shelters in these areas are exempt from design review. Emergency shelters will be subject to all PC zoning regulations, and other development regulations, that would normally apply to development in the High Density Residential or Medium-High Residential portions of the PC zoning district, with the exception that, per State law, emergency shelters will be exempt from design review.
11. **Surrounding Land Uses and Setting:** The PC zoning district currently applies to much of unincorporated Colma, and has not been applied elsewhere in the County. Unincorporated Colma is a largely developed area of mixed commercial, industrial, and relatively high density residential uses, centered around the Colma BART station. Unincorporated Colma abuts portions of Daly City to the north and west, and the Town of Colma to the south and east.
12. **Other Public Agencies Whose Approval is Required:** None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Climate Change		Population/Housing
	Agricultural and Forest Resources		Hazards and Hazardous Materials		Public Services
	Air Quality		Hydrology/Water Quality		Recreation
	Biological Resources		Land Use/Planning		Transportation/Traffic
	Cultural Resources		Mineral Resources		Utilities/Service Systems
	Geology/Soils		Noise		Mandatory Findings of Significance

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in 5. below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

1. AESTHETICS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?				X
Discussion: _____				
b. Significantly damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
Discussion: _____				
c. Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline?				X
Discussion: _____				
d. Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?				X
Discussion: _____				

e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X
Discussion:				
f. If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?			X	
Discussion: While emergency shelters would be exempt from design review, as required by State law, this would not conflict with the applicable General Plan or Zoning Ordinance provisions. Design Review regulations already cover selected uses, rather than being universally applicable, and design standards also vary in their degree. Emergency shelters will still be required to meet all other planning and building requirements and General Plan and Zoning Ordinance provisions. Exemption of a single use from these standards is not in conflict with applicable General Plan and Zoning Ordinance provisions, and will create no significant environmental impact.				
g. Visually intrude into an area having natural scenic qualities?				X
Discussion:				

2. AGRICULTURAL AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X

Discussion:

b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
Discussion:					
c.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?				X
Discussion:					
d.	For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
Discussion:					
e.	Result in damage to soil capability or loss of agricultural land?				X
Discussion:					
f.	Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? <i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i>				X
Discussion:					

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a.	Conflict with or obstruct implementation of the applicable air quality plan?			X

Discussion:				
b. Violate any air quality standard or contribute significantly to an existing or projected air quality violation?				X
Discussion:				
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
Discussion:				
d. Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?				X
Discussion:				
e. Create objectionable odors affecting a significant number of people?				X
Discussion:				
f. Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?				X
Discussion:				

4. BIOLOGICAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Have a significant adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
Discussion:				
b. Have a significant adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
Discussion:				
c. Have a significant adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
Discussion:				
d. Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
Discussion:				
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?				X

Discussion:					
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan?				X
Discussion:					
g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X
Discussion:					
h.	Result in loss of oak woodlands or other non-timber woodlands?				X
Discussion:					

5. CULTURAL RESOURCES. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a.	Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?				X
Discussion:					
b.	Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?				X
Discussion:					
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
Discussion:					
d.	Disturb any human remains, including those interred outside of formal cemeteries?				X
Discussion:					

6. GEOLOGY AND SOILS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Expose people or structures to potential significant adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				X
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other significant evidence of a known fault? <i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i>				X
Discussion:				
ii. Strong seismic ground shaking?				X
Discussion:				
iii. Seismic-related ground failure, including liquefaction and differential settling?				X
Discussion:				
iv. Landslides?				X
Discussion:				
v. Coastal cliff/bluff instability or erosion? <i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i>				X
Discussion:				
b. Result in significant soil erosion or the loss of topsoil?				X
Discussion:				
c. Be located on a geologic unit or soil that is unstable, or that would become unstable				X

as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?				
Discussion:				
d. Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?				X
Discussion:				
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
Discussion:				

7. CLIMATE CHANGE. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?				X
Discussion:				
b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X
Discussion:				
c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
Discussion:				

d. Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
Discussion:				
e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion:				
f. Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion:				
g. Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion:				

8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
Discussion:				
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
Discussion:				

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
Discussion:				
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
Discussion:				
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?				X
Discussion:				
f. For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
Discussion:				
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
Discussion:				
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
Discussion:				
i. Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X

Discussion:					
j.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion:					
k.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
Discussion:					
l.	Inundation by seiche, tsunami, or mudflow?				X
Discussion:					

9. HYDROLOGY AND WATER QUALITY. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a.	Violate any water quality standards or waste discharge requirements (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?				X
Discussion:					
b.	Significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X

Discussion:				
c. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in significant erosion or siltation on- or off-site?				X
Discussion:				
d. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				X
Discussion:				
e. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff?				X
Discussion:				
f. Significantly degrade surface or ground-water quality?				X
Discussion:				
g. Result in increased impervious surfaces and associated increased runoff?				X
Discussion:				

10. LAND USE AND PLANNING. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Physically divide an established community?				X
Discussion:				

b.	Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
Discussion:					
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
Discussion:					
d.	Result in the congregating of more than 50 people on a regular basis?			X	
Discussion: Under the proposed zoning amendment, emergency shelters housing 50 or more people could potentially be created. However, such shelters could only be created in zones that already allow the creation of other residential structures that could house 50 or more persons. This change would not create a significant impact.					
e.	Result in the introduction of activities not currently found within the community?			X	
Discussion: Emergency shelters are not currently specifically allowed as a use by-right in the PC zoning district, although they are not specifically proscribed. This zoning change would allow the creation of such shelters, but only in zones that already allow various residential uses of similar or greater intensities. This change would not create a significant impact.					
f.	Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X
Discussion:					
g.	Create a significant new demand for housing?				X
Discussion:					

11. MINERAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
Discussion:				
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
Discussion:				

12. NOISE. Would the project result in:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
Discussion:				
b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?				X
Discussion:				
c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
Discussion:				
d. A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X

Discussion:					
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, expose people residing or working in the project area to excessive noise levels?				X
Discussion:					
f.	For a project within the vicinity of a private airstrip, expose people residing or working in the project area to excessive noise levels?				X
Discussion:					

13. POPULATION AND HOUSING. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a.	Induce significant population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
Discussion:					
b.	Displace existing housing (including low- or moderate-income housing), in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?				X
Discussion:					

14. PUBLIC SERVICES. Would the project result in significant adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Fire protection?				X
b. Police protection?				X
c. Schools?				X
d. Parks?				X
e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X
Discussion:				

15. RECREATION. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility would occur or be accelerated?				X
Discussion:				
b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
Discussion:				

16. TRANSPORTATION/TRAFFIC. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X
Discussion:				
b. Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?				X
Discussion:				
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in significant safety risks?				X
Discussion:				
d. Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
Discussion:				
e. Result in inadequate emergency access?				X
Discussion:				

f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
Discussion:					
g.	Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?				X
Discussion:					
h.	Result in inadequate parking capacity?				X
Discussion:					

17. UTILITIES AND SERVICE SYSTEMS. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
Discussion:					
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
Discussion:					
c.	Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
Discussion:					
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X

Discussion:					
e.	Result in a determination by the waste-water treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
Discussion:					
f.	Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
Discussion:					
g.	Comply with Federal, State, and local statutes and regulations related to solid waste?				X
Discussion:					
h.	Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources?				X
Discussion:					
i.	Generate any demands that will cause a public facility or utility to reach or exceed its capacity?				X
Discussion:					

18. MANDATORY FINDINGS OF SIGNIFICANCE.					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a.	Does the project have the potential to degrade the quality of the environment, significantly reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or				X

animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				
Discussion:				
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X
Discussion:				
c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?				X
Discussion:				

RESPONSIBLE AGENCIES. Check what agency has permit authority or other approval for the project.

AGENCY	YES	NO	TYPE OF APPROVAL
U.S. Army Corps of Engineers (CE)		X	
State Water Resources Control Board		X	
Regional Water Quality Control Board		X	
State Department of Public Health		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
U.S. Environmental Protection Agency (EPA)		X	
County Airport Land Use Commission (ALUC)		X	
CalTrans		X	
Bay Area Air Quality Management District		X	
U.S. Fish and Wildlife Service		X	

AGENCY	YES	NO	TYPE OF APPROVAL
Coastal Commission		X	
City		X	
Sewer/Water District:		X	
Other:			

MITIGATION MEASURES		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.		X
Other mitigation measures are needed.		X
The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:		

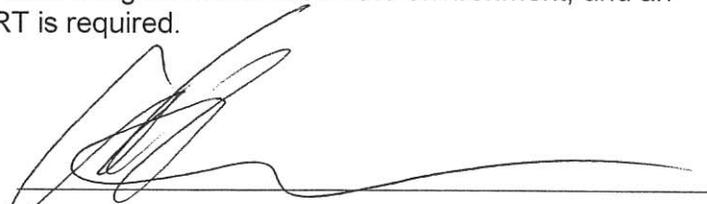
DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Planning Department.

I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.



(Signature)

Project Planner

(Title)

4/8/13

Date