

## City of San Jacinto 2021-2029 Housing Element

Subsidies. The City must demonstrate that it has enacted or proposes at least one policy that significantly contributes to the Acceleration of Housing Production in each of the four categories. A Prohousing Designation requires a total score of 30 points or more across all four categories (as of November 2021). As part of the application process, the City will identify those strategies that it already implements (i.e., establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying EIRs, and related documents) and identify additional strategies for implementation in order to further promote housing development in San Jacinto and achieve the required score to receive the Prohousing Designation.

The City will work with HCD's ongoing technical assistance team to submit an application by the end of 2022 with the objective of receiving the designation by March 2023.

<b>Responsible Agency:</b>	<a href="#">Planning Department/Planning Division</a> .
<b>Financing:</b>	General Fund; grants
<b>Program Objectives:</b>	Achieve Prohousing Designation by HCD
<b>Schedule:</b>	Submit application to HCD by December 2022 and receive designation by March 2023

### Remove Governmental Constraints

#### 15. Development Code Amendments – Housing Constraints

The City shall update the Development Code to remove constraints to a variety of housing types and ensure the City's standards and permitting requirements are consistent with State law. The update shall address the following.

1. Low barrier navigation centers: The Development Code shall be updated to define and permit low barrier navigation centers consistent with the requirements of Government Code Sections 65660 through 65668, including treating low barrier navigation centers as a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses.
2. Agricultural worker housing: The Development Code will be updated to define agricultural worker housing and to identify that any agricultural worker housing consisting of no more than 36 beds in a group quarters or 12 units or spaces shall be deemed an agricultural land use and permitted in the same manner as agricultural uses consistent with Health and Safety Code Section 17021.6. The Development Code will also be updated to provide for streamlined, ministerial approval of agricultural worker housing that meets the requirements of Health and Safety Code Section 17021.8.
3. Employee housing: The Development Code will be updated to define employee housing separately from agricultural worker housing and to clarify that employee housing serving six or fewer employees shall be deemed a single family structure consistent with Health and Safety Code Section 17021.5 and shall be subject to the same standards for a single family residence in the same zone.
4. Streamlined and ministerial review for eligible affordable housing projects: The Development Code will be updated to ensure that eligible multifamily projects with an affordable component are provided streamlined review and are only subject to objective design standards consistent with relevant provisions of SB 35 and SB 330 as provided by applicable sections of the Government Code, including but not limited to Sections

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65905.5, 65913.4, 65940, 65941.1, 65950, and 66300. State law defines objective design standards as those that “involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and public official prior to submittal.”

5. **Emergency shelter parking:** The Development Code will be updated to require sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with AB 139/Government Code, Section § 65583, subd. (a)(4)(A). **As well, the permitted capacity for emergency shelters will be increased from 20 beds to 40 beds, which would allow a single shelter to accommodate the City’s 31 unsheltered homeless on many of the identified sites permitting the use.**
6. **Transitional and supportive housing:** The Development Code will be updated to permit transitional and supportive housing as a residential use in all zones allowing residential and mixed-use zones, subject to the same standards as a residence of the same type in the same zone consistent with Government Code Section 65583(c)(3), and to allow eligible supportive housing as a by-right use in zones where multifamily and mixed uses are permitted pursuant to Government Code Sections 65650 through 65656, residential uses and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone in compliance with Gov. Code, § 65583, subd. (a)(5) and to further ensure that the Development Code is consistent with requirements for by-right permanent supportive housing under AB 2162. Specifically, AB 2162 requires supportive housing to be a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses.
7. **Basic residential development standards:** The City will analyze and amend as needed (i.e., reduced) the minimum parcel size of the RM and RMH zones to coincide and accommodate with the maximum General Plan density resulting from the comprehensive General Plan Update. The City will also consider removing reduced or reducing minimum floor area sizes. Furthermore, the City will consider removing reduced the impervious surface requirement and limit it to only structure coverage. These revisions were completed in November 2023.
8. **Residential parking requirements:** The City will analyze and amend as needed (i.e., reduced) the parking requirements for single-family dwellings with five or more bedrooms (i.e., reduced from three to two enclosed spaces). In addition, the City will analyze and amend as needed (i.e., removed the requirement for enclosed parking). These revisions were completed in November 2023.
9. **Local Processing and Permit Procedures:** The City amended its local processing and permit procedures for mixed-use projects to permit mixed-use projects in mixed-use zones without a use permit to ensure approval certainty. These revisions were completed in November 2023.
10. **Emergency Shelters:** The Development Code will be updated to allow emergency shelters consistent with the requirements of Government Code Section 65583(a)(4) and to allow emergency shelters ancillary to permitted places of worship and churches consistent with the Federal Religious Land Use and Institutionalized Persons Act. The Development Code will be revised to define emergency shelters consistent with Government Code Sections 65582 and 65583(a)(4) and to identify at least a zone of zones where residential uses are permitted, where emergency shelters are allowed a

a permitted use without any discretionary permit; and where there is adequate capacity to accommodate at least one year-round emergency shelter that is adequate to accommodate the unhoused need in San Jacinto. Emergency shelters will be subject to objective standards, as allowed by Government Code Section 65583(a)(4)(B) to address:

- a. The maximum number of beds or persons permitted to be served nightly by the facility.
- b. Sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.
- c. The size and location of exterior and interior onsite waiting and client intake areas.
- d. The provision of onsite management.
- e. The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.
- f. The length of stay.
- g. Lighting.
- h. Security during hours that the emergency shelter is in operation.

6.11. Large Group Homes. The City will update the Development Code to allow group homes for seven or more persons in all zones allowing residential uses, with objective review standards to provide approval certainty similar to other residential uses of the same type in the same zone.

**Responsible Agency:** ~~Planning Department~~ [Planning Division](#)

**Financing:** General Fund

**Program Objectives:** Revise the Development Code in accordance with this program by ~~October 2022~~ [July 2023](#).

**Schedule:** Development Code adoption in ~~2023~~ [July 2023](#); [Implementation of Item 10 \(Emergency Shelters\) by April 2024](#).

**16. Monitor Changes in Federal and State Housing, Planning, and Zoning Laws**  
Although the 2021-2029 Housing Element update did not identify any significant governmental constraints to the development or maintenance of housing in San Jacinto, the City will continue to monitor its development process and zoning regulations to identify and remove constraints to the development of housing. The City will also continue to monitor federal and State legislation that could impact housing and comment on or oppose proposed changes or additions to existing legislation, as well as support new legislation when appropriate [and update its Development Code to comply with federal and State law](#). The City will also endeavor to minimize governmental constraints to the development, improvement, and maintenance of housing.

**Responsible Agency:** ~~Planning Department~~ [Planning Division](#)

**Financing:** General Fund

**Program Objectives:** Stay updated on changes in federal and ~~S~~state housing, planning, and zoning laws.