

**Attachment "A"**

**DRAFT LANGUAGE FOR TEXT AMENDMENT NO. PA-1800327**

**Project Description:** The following is a proposed Development Title Text Amendment application to permit a new use type, Veterans Supportive Housing, in the P-F (Public Facilities) zone subject to an approved Improvement Plan.

- *The underlying project that necessitated the need for this Text Amendment is a forty-nine (49) unit affordable housing development exclusively for homeless Veterans on a 4-acre portion of a 16-acre parcel owned by San Joaquin County Hospital (APN: 193-050-15). In addition to the residential units, a 4,000 square foot community center (private use for residents only) and office space is proposed. There is also an 800 square foot maintenance building proposed. It is anticipated that there will be two full time employees and two part time employees associated with operating the facility. The average number of personal vehicles associated with each unit is one (1). The project will be served by public water, sewer and storm drainage. See Site Plan dated February 22, 2019 (attached).*

**Section 9-115.150**

**Veterans Supportive Housing.** "Veterans supportive housing" means long -term, supportive and affordable housing for Veterans and their families to assist in regaining or maintaining independence. Veterans supportive This use type has specific locational criteria and development requirements in the Public Facilities (P-F) zone.

**CHAPTER 9-305  
RESIDENTIAL ZONES: USE REGULATIONS**

**Table 9-305.2 Uses in Residential Zones**

Residential Use Types	Residential Zones					
	R-R	R-VL	R-L	R-M	R-MH	R-H
<b>Veterans Supportive Housing</b>	-	-	-	-	-	-

**CHAPTER 9-405  
COMMERCIAL ZONES: USE REGULATIONS**

**Table 9-405.2 Uses in Commercial Zones**

Residential Use Types	Commercial Zones								
	C-L	C-N	C-C	C-O	C-G	C-FS	C-RS	C-R	C-X
<b>Veterans Supportive Housing</b>	-	-	-	-	-	-	-	-	-

**CHAPTER 9-505  
INDUSTRIAL ZONES: USE REGULATIONS**

**Table 9-505.2 Uses in Industrial Zones**

Residential Use Types	Industrial Zones				
	I-W	I-P	I-L	I-G	I-T
<u>Veterans Supportive Housing</u>	=	=	=	=	=

**CHAPTER 9-605  
AGRICULTURAL ZONES: USE REGULATIONS**

**Table 9-605.2 Uses in Agricultural Zones**

Residential Use Types	Agricultural Zones			
	AG	AL	AU	ARM
<u>Veterans Supportive Housing</u>	=	=	=	=

**CHAPTER 9-705  
OTHER ZONES: USE REGULATIONS**

**Table 9-705.2 Uses in Other Zones**

Residential Use Types	Other Zones		
	P-F	M-X	AP-X
<u>Veterans Supportive Housing*</u>	<u>PI</u>	=	=

**Section 9-705.6 SPECIAL USE REGULATIONS IN THE PUBLIC FACILITIES ZONE**

- (c) **Veterans Supportive Housing.** Veterans supportive housing may be permitted in the P-F zone subject to the following requirements:
- (1) An Improvement Plan shall be required for projects where the total number of cumulative units for Veterans supportive housing is equal to or less than forty-nine (49).
  - (2) A Site Approval shall be required for projects where the total number of cumulative units for Veterans supportive housing is equal to or greater than fifty (50).
  - (3) Development shall occur on parcels located within one half (1/2) mile of a State or Federal Interstate.
  - (4) Development shall occur on parcels with primary frontage on a Minor Arterial or higher classification roadway.
  - (5) Development shall occur on parcels located within one quarter (1/4) mile of a County owned hospital.

- (6) Development shall comply with multi-family residential project landscaping requirements contained in Section 9-1020.6(a) of the Development Title and parking landscaping requirements contained in Section 9-1020.5 of the Development Title.
- (7) Signs shall comply with the regulations for multi-family residential projects contained in Section 9-1710.4(b)
- (8) Veterans supportive housing shall be served by public water, sewer, and storm drainage.

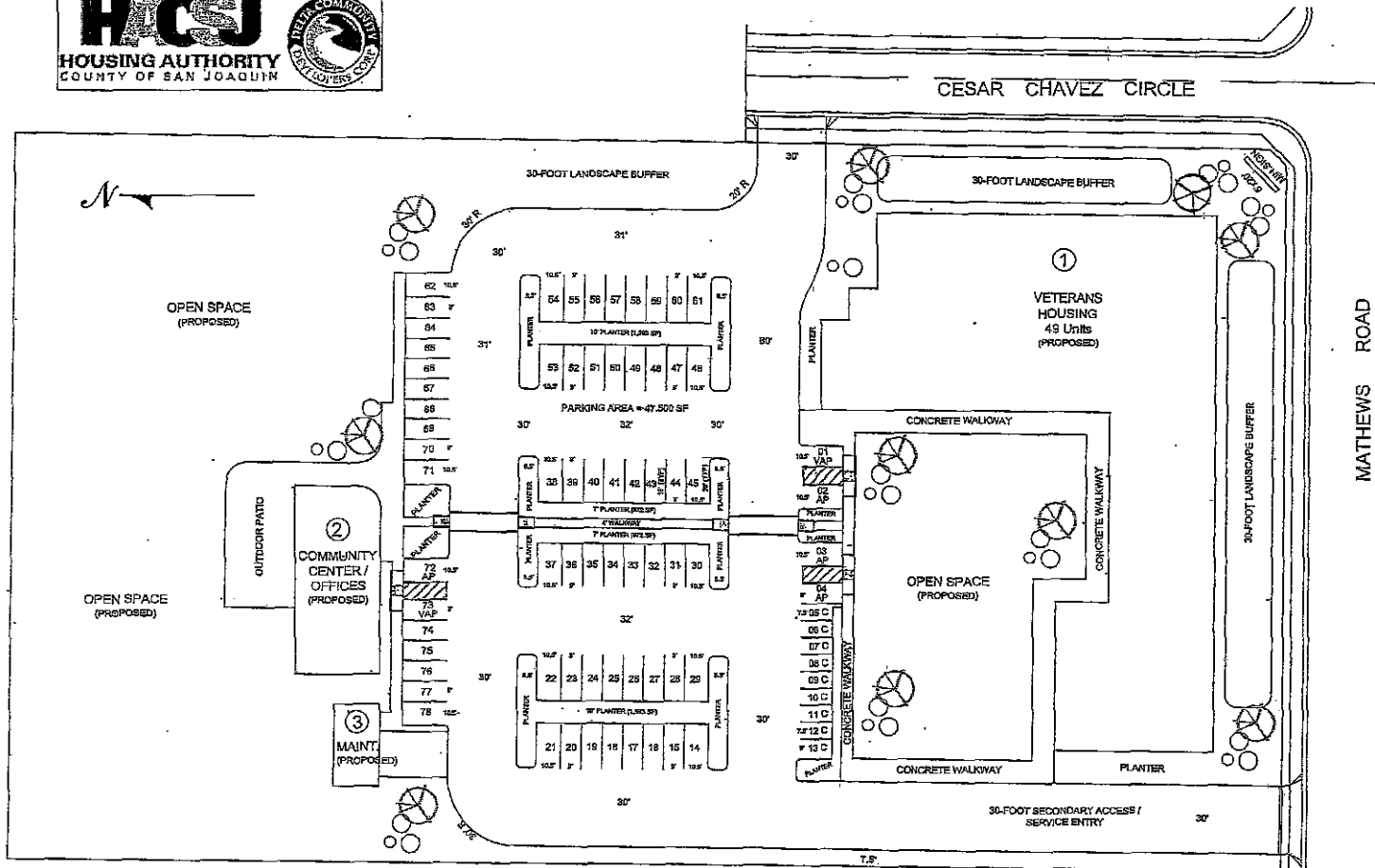
**CHAPTER 9-1015  
PARKING AND LOADING**

**Table 9-1015.3(a)**

<b>Residential Use Types</b>	<b>Spaces Required</b>	
<b>Veterans Supportive Housing</b>	<b><u>1.5 spaces/dwelling unit</u></b>	

SITE PLAN

Application # PA-1800327  
 Received By JMG On 2/22/19



HOUSING AUTHORITY of the COUNTY of SAN JOAQUIN  
**VICTORY GARDENS**  
 MATHEWS ROAD, FRENCH CAMP, CA  
 CONCEPTUAL VETERANS HOUSING PROJECT

VICTORY GARDENS  
 CONCEPTUAL  
 60 UNIT VETERANS  
 HOUSING PROJECT

SCALE: NTS  
 PROJECT LOCATION:  
 MATHEWS ROAD  
 FRENCH CAMP, CA

DATE: 1/10/2019  
**1 / 1**  
 DRAWN BY:  
 GERALD JONES

PARKING AREA REQUIREMENTS				
DESCRIPTION	PARKING LOT AREA	REQ. SK LANDSCAPING	LANDSCAPING AREA	PERCENTAGE PROVIDED
LANDSCAPING	47,708 SF (+)	2,388 SF (+)	5,130 SF (+)	10.8%

C = COMPACT PARKING STALLS  
 AP = ACCESSIBLE PARKING STALLS  
 VAP = VAN ACCESSIBLE PARKING STALLS

PROPOSED STRUCTURES - PARKING									
STRUCTURE NUMBER	PROPOSED USE	# UNITS (RPT)	GAF (SQ. FT.)	HIGHEST FLOOR	OVERALL HEIGHT	EMPLOYEES (EST.)	MINIMUM PARKING	PROPOSED PARKING	ACCESSIBLE PARKING
1	LARGE MULTI-FAMILY (RECORDED @ 12)	49	N/A	3	45	N/A	56	61	4
2	OFFICES / COMMUNITY CENTER	N/A	4,000	1	35	10	16	16	2
3	MAINTENANCE	N/A	800	1	25	1	1	1	0
<b>TOTAL</b>							<b>76</b>	<b>78</b>	<b>6</b>