



COUNTY OF SISKIYOU

COMMUNITY DEVELOPMENT DEPARTMENT
Building ♦ Environmental Health ♦ Planning
806 South Main Street · Yreka, California 96097
Phone: (530) 841-2100 · Fax: (530) 841-4076

<https://www.co.siskiyou.ca.us/community-development>

RICHARD J. DEAN
DIRECTOR

AARON STUTZ, MD
PUBLIC HEALTH OFFICER

October 11, 2023

State Department of Housing and Community Development
C/O Land Use and Planning Unit
2020 W. El Camino Ave, Suite 500
Sacramento, CA 95833

Subject: Revised Draft Siskiyou County Housing Element

Attached is the *revised draft* Siskiyou County Housing Element update for the period 2023-2031. This is an update to the draft Siskiyou County Housing Element that incorporates revisions in response to comments provided by HCD in their review letter dated August 10, 2023. On page 2 of this letter, we have provided a table which summarizes HCD's comments, and the County's responses including where to find amended language within the document to address each comment.

Pursuant to AB 215, the revised draft version was available for public comment from October 4-10, 2023, and the County posted the revised draft version on the County's Housing Element website and emailed a link to all individuals and organizations that have previously requested notices relating to the Siskiyou County Housing Element. No public comments were submitted during the seven-day public comment period.

Please direct HCD comments on this revised draft Housing Element to both of the parties noted below:

Attention: Hailey Lang, Deputy Director of Planning
County of Siskiyou
hlang@co.siskiyou.ca.us
(530) 841-2100

James Coles, Principal
Housing Tools
jcoles@housing-tools.com
(916) 692-8544

Sincerely,

Hailey Lang,
Deputy Director of Planning

HCD Comment on Aug. 10, 2023 Letter	County Response and Where Addressed in Revised Draft (dated Oct. 4, 2023)
<p><u>Zoning for a Variety of Housing Types (Emergency Shelters)</u>: HCD’s prior review found the element must analyze the suitability and capacity of the C-H zone to meet the need for emergency shelters and address any special regulations. While the element now indicates the zone does not have any special regulations, it must still:</p> <ul style="list-style-type: none"> • Analyze the number of parcels, typical parcel sizes, whether sites are underutilized and any potential for reusing existing buildings for emergency shelters. • Discuss proximity to transit and services and any known hazardous conditions unfit for human habitation. <p>In addition, as noted in the prior review, future submittal may need to address Chapter 654, Statutes of 2022 (AB 2339) which adds specificity on how cities and counties plan for emergency shelters and ensure sufficient and suitable capacity. These provisions apply to this submittal. However, the element was not revised to address these statutory requirements. For example, the element may need to address new definitions of emergency shelters, how identified zones allow residential uses, likelihood of uses discontinuing if applicable and sites located near amenities and services that serve people experiencing homelessness. The element may include a program to address these requirements. For additional information, please see HCD’s memo at https://www.hcd.ca.gov/sites/default/files/docs/planningand-community/ab2339-notice.pdf.</p>	<p>New Program 1.4.12 was added to allow emergency shelters by-right (without discretionary action) in the Town Center District (C-C). (See pg. 39)</p> <p>In Chapter 6, Governmental Constraints, Zoning for a Variety of Housing Types, additions were made to describe the C-C zoning district and availability of land for emergency shelters. In addition, the characteristics of C-C zoned land as appropriate for emergency shelters and its proximity to amenities is described. (See pgs. 220-221)</p>
<p><u>Housing for Persons with Disabilities</u>: HCD’s prior review found for group homes for seven or more persons, the element should analyze the lack of zones that allow residential uses and permit procedures such as conditional use permits (CUP) as constraints on this housing type. In response, Program 1.4.11 was added to allow these uses in all residential zoning districts with a conditional use permit. However, the element still must address the CUP as a constraint on housing for persons with disabilities. For example, Program 1.4.11 could be revised to allow group homes for seven or more persons in all zones allowing residential use by-right, similar to other residential uses of the same type in the same zone.</p>	<p>New Program 1.4.11 was added to allow Group Care Facilities housing more than six individuals by-right in all residential districts. In addition, the County will review and revise the definition of family to ensure no constraints on housing for persons with disabilities and comply with fair housing laws. (See pgs. 38-39)</p> <p>In Chapter 6, Governmental Constraints, Zoning for a Variety of Housing Types, this new program is also described to address HCD’s comment. (See pgs. 222-223)</p>