



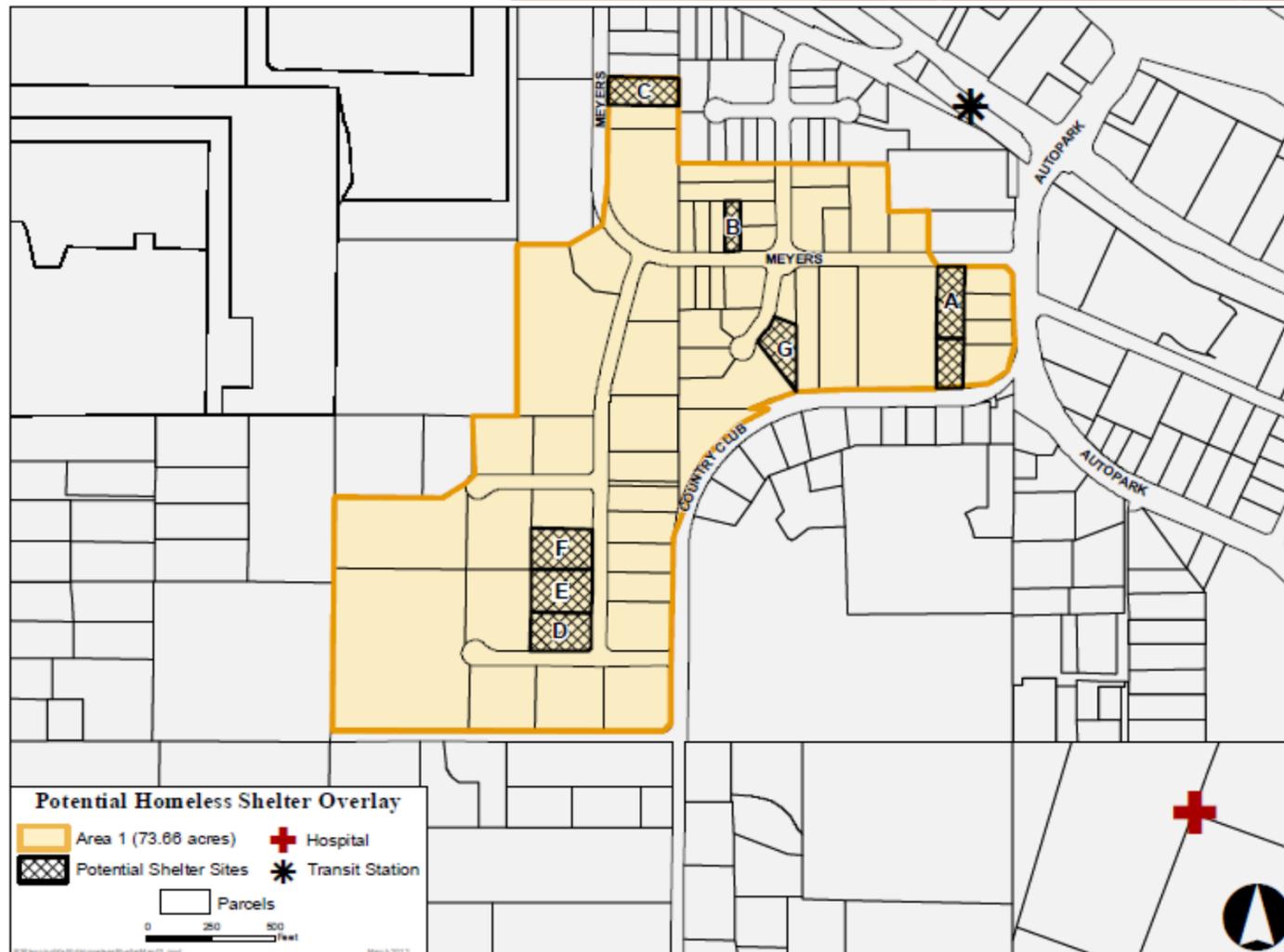
Item No. G.1
AZ 13-0006
Zoning Code Amendment

An amendment to the Zoning Code to establish Article 27 involving an Emergency Shelter Overlay to allow emergency shelters as a permitted use within a 74-acre portion of the M -1 zone, and to establish appropriate development standards, including parking.

Background

- ❖ Emergency Shelter are permitted with CUP in M-1 zone, adjacent to CG zone and within 500' of public transportation. No specific operational standards.
- ❖ State Law SB2 (adopted 2007) requires jurisdictions to designate a zoning category permitting Emergency Shelters by right and includes certain objective standards.
- ❖ Escondido's General Plan Housing Element was certified by State HCD in September 2012 and includes a provision for compliance with SB2.
- ❖ Overlay Area in the M-1 Zone included in Housing Element.

Housing Element Implementation Item



- ❖ Adopt an Emergency Shelter Overlay allowing year-round emergency shelters by right

Development Standards

State Law Provisions

- ❖ **Prescribed in State Law:**
 - ❖ Allowed by right in designated area(s) to meet identified need
 - ❖ Length of stay – 6 months maximum
 - ❖ Proximity to other shelters – Maximum separation: 300 feet
- ❖ **Localized Objective Standards:**
 - ❖ Maximum Beds/Persons served
 - ❖ Off-Street Parking
 - ❖ Size and location of on-site interior and exterior waiting and intake areas
 - ❖ Provision of on-site management
 - ❖ Lighting
 - ❖ Security during operating hours

Proposed in Zoning Code

- ❖ **Prescribed in State Law:**
 - ❖ Proposed overlay in M-1 zone, shelters can be approved with a plot plan application
 - ❖ 6 months maximum stay
 - ❖ 300-foot separation from another shelter
- ❖ **Localized Objective Standards:**
 - ❖ Up to 50 beds serving up to 50 persons
 - ❖ 1 space/staff & non-client + 1 space/3 beds
 - ❖ Waiting and intake areas to be reviewed in Plot Plan / Management Plan
 - ❖ On-site management shall be required
 - ❖ Lighting shall comply with local ordinances
 - ❖ Security shall be provided during operating hours and described in Management Plan

Proposed Management Plan Information

- * Security of the facility
- * Proposed staffing/training of staff
- * Provisions for screening/admitting residents
- * Type of clients served, i.e. families, men / women only, etc.
- * On site management/24-hour contact information.
- * Hours of operation
- * Provisions to ensure that clients do not exceed the maximum stay
- * Interior/exterior waiting/intake areas to prevent gathering and loitering
- * Provisions to address incidents of criminal/disruptive behavior
- * Miscellaneous including: litter control measures, rules for clients, storage of personal effects, services/amenities provided, etc.

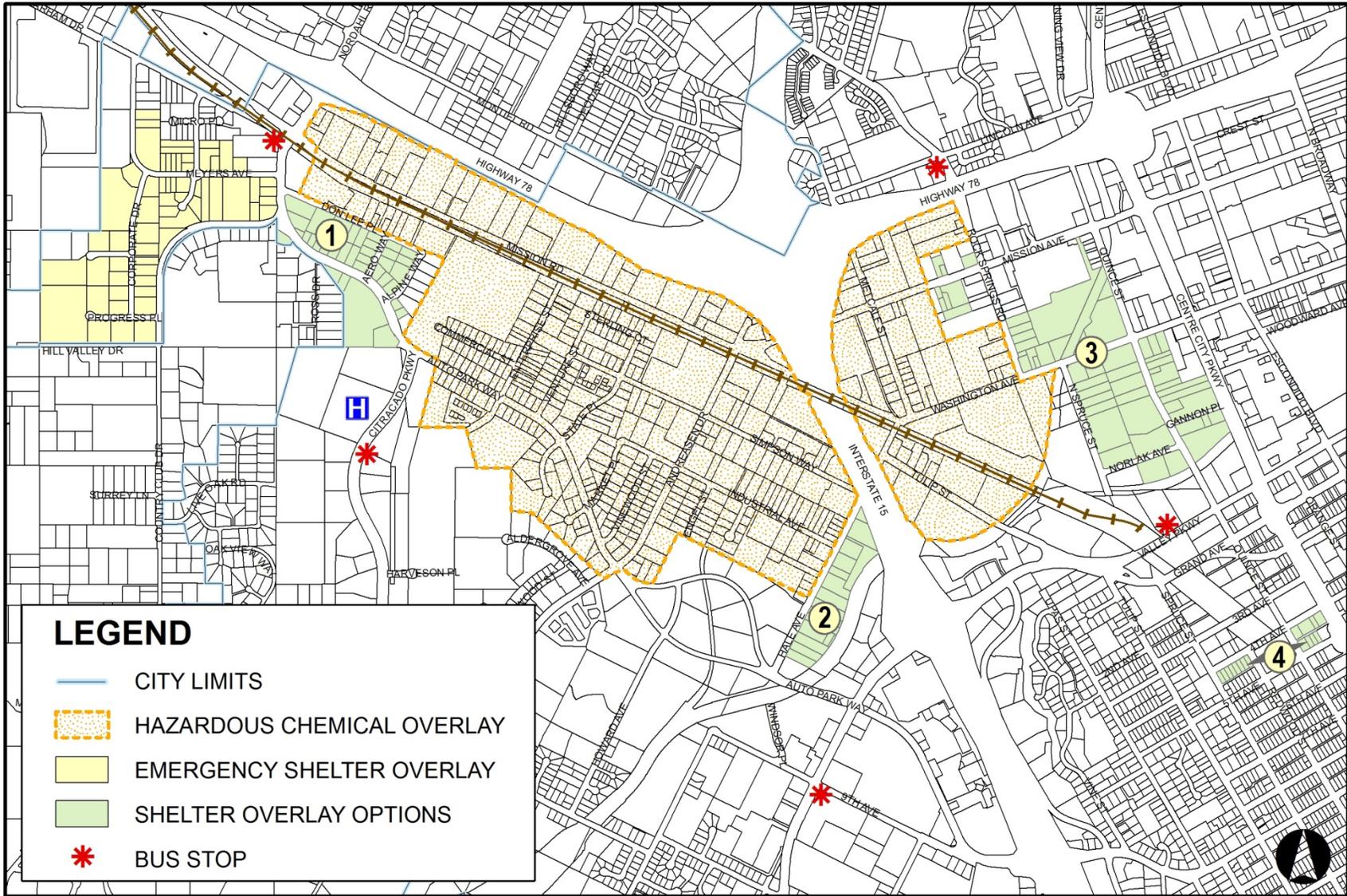
Surrounding Agencies (partial List)

- Vista: C – 2 Commercial Zone
- Oceanside: Light Industrial Zone
- San Marcos: Light Industrial Zone
- Carlsbad: Planned Industrial and Industrial Zones*
- Poway: Apartment Zone*
- Solana Beach: General Commercial Zone*
- Encinitas: Light Industrial Zone*
- Del Mar: North Commercial Zone*
- Santee: Industrial Zone
- Temecula: Medium and High Density Residential Zones
- Irvine: Residential and Transit Oriented Development Zones
- Murrieta: Park and Civic/Institutional Zones

* Jurisdiction seeking Housing Element approval from HCD

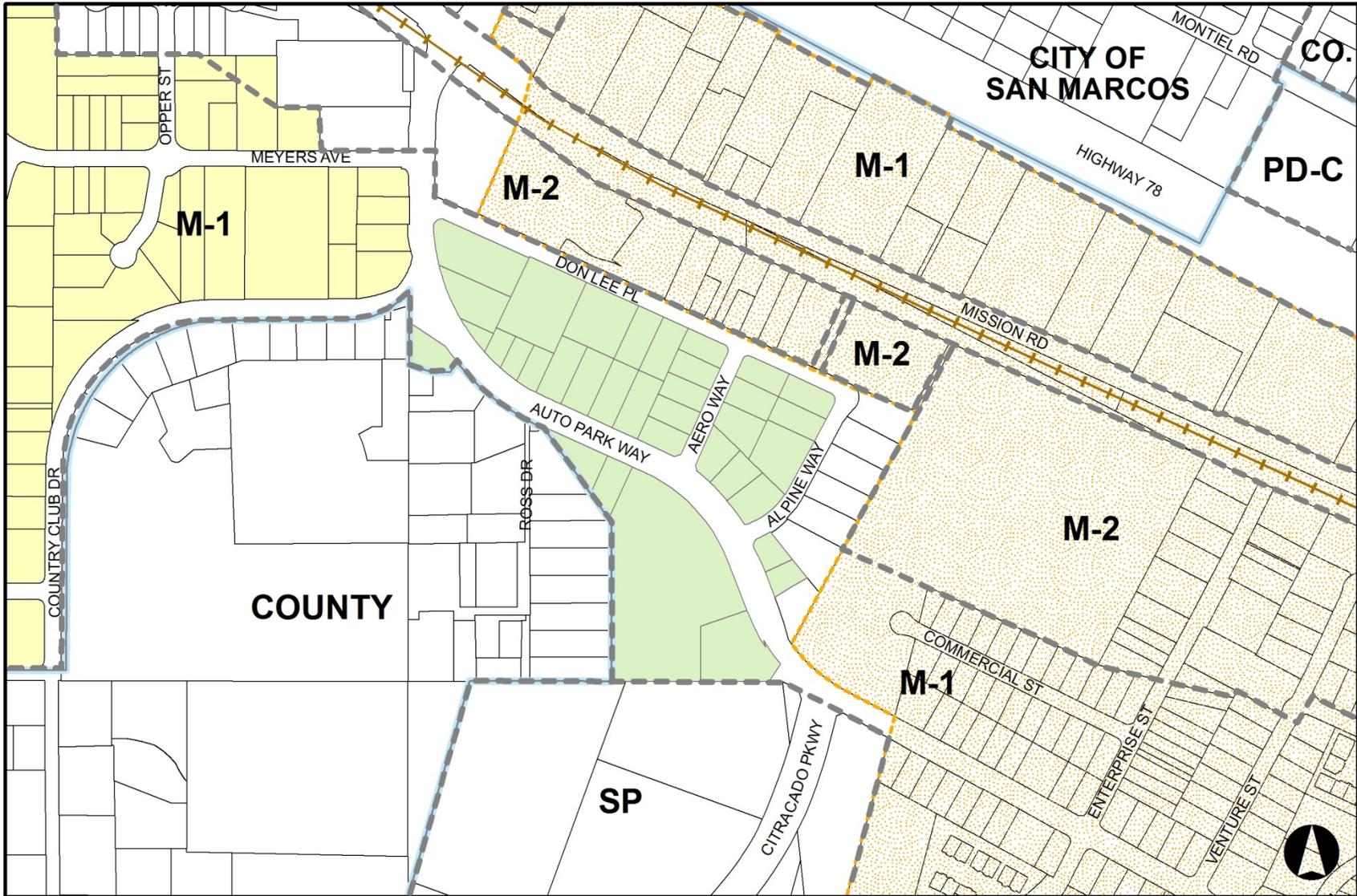
Public Comments

- * Concern with potential loitering
- * Panhandling / criminal activity
- * Type of residents living in an emergency shelter
- * Not addressing socio-economic issues
- * Consideration of alternative sites



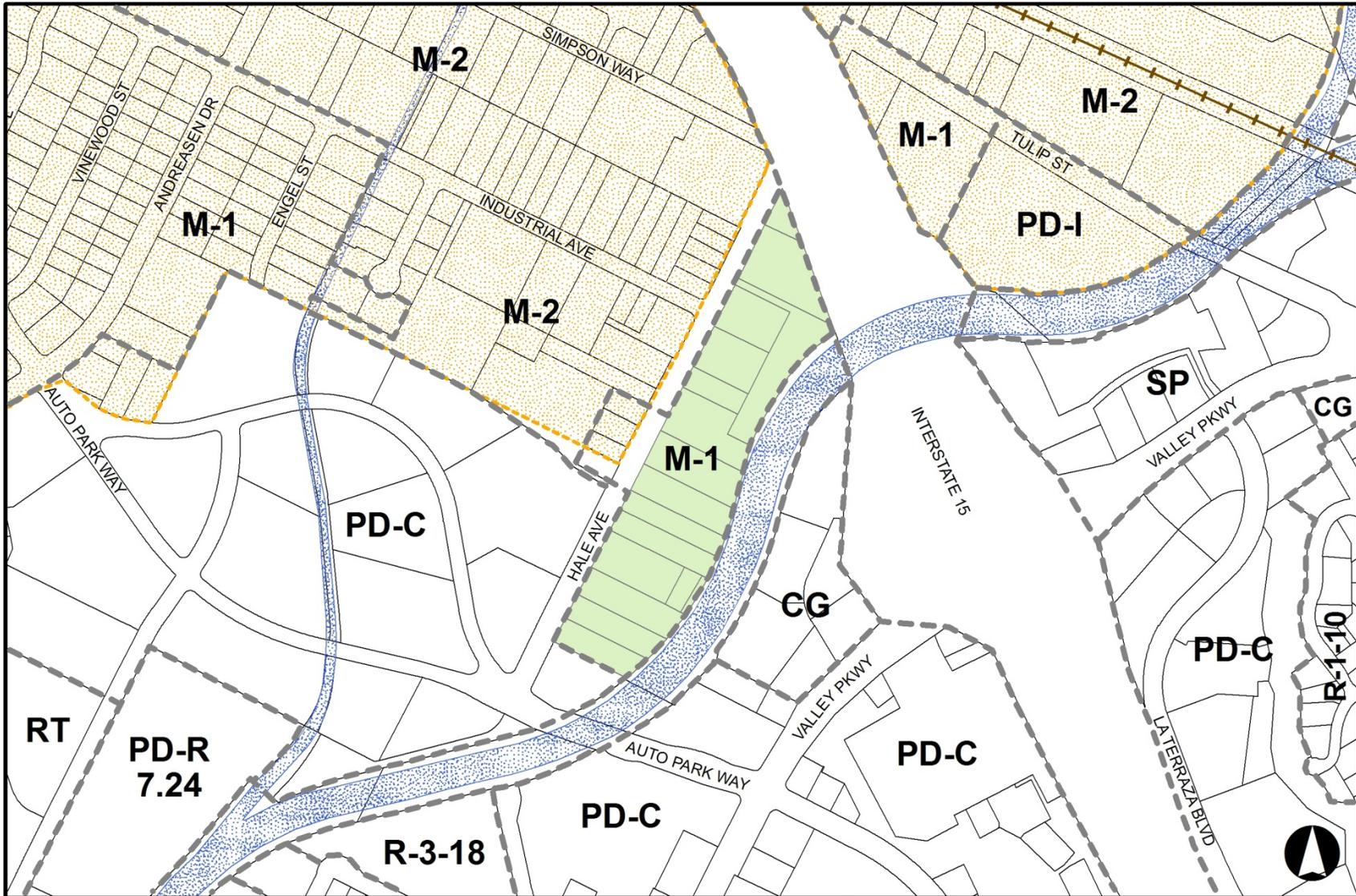
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EMERGENCY SHELTER OVERLAY OPTIONS



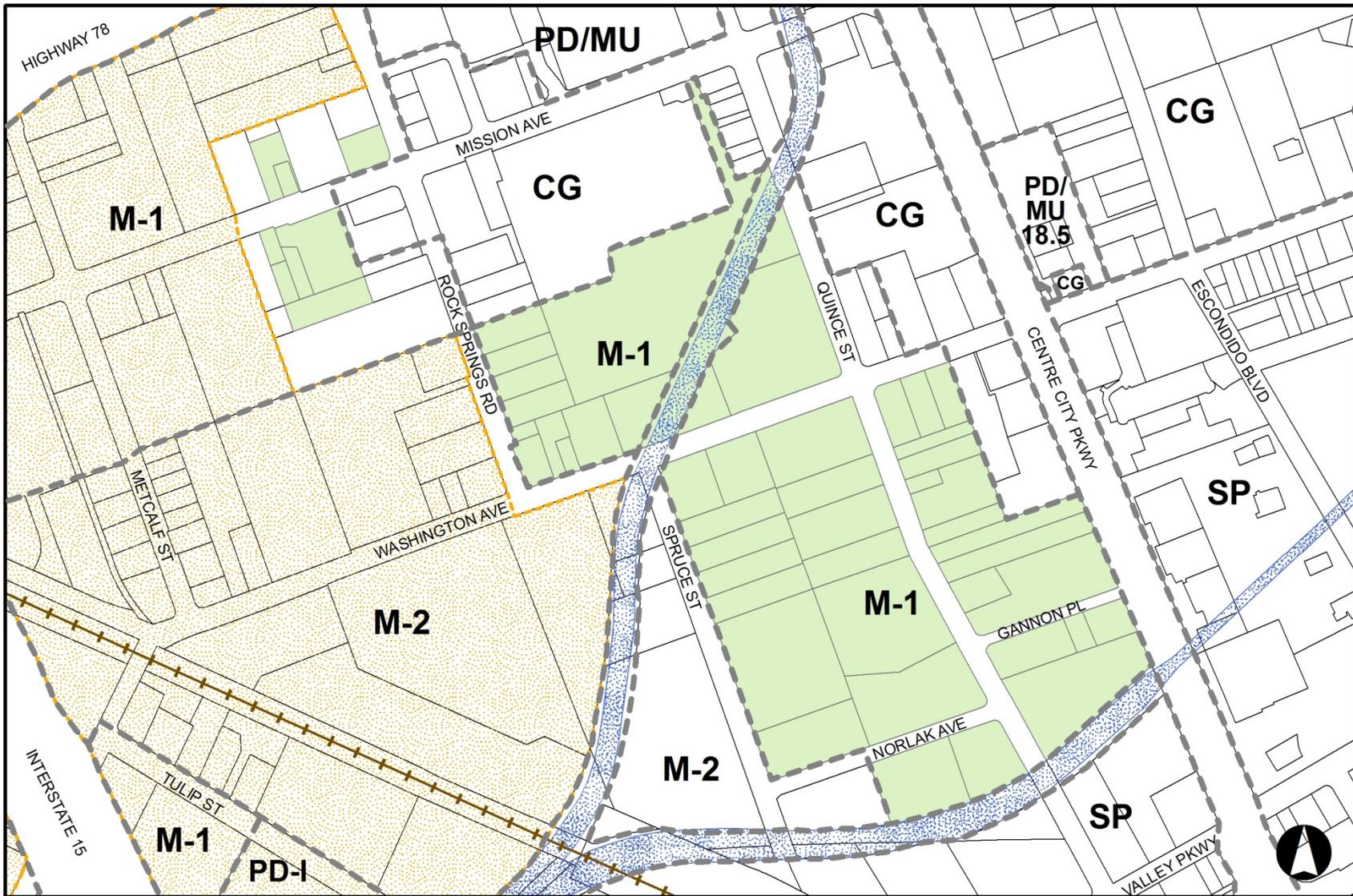
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EMERGENCY SHELTER OVERLAY OPTION 1: 24.19 ACRES



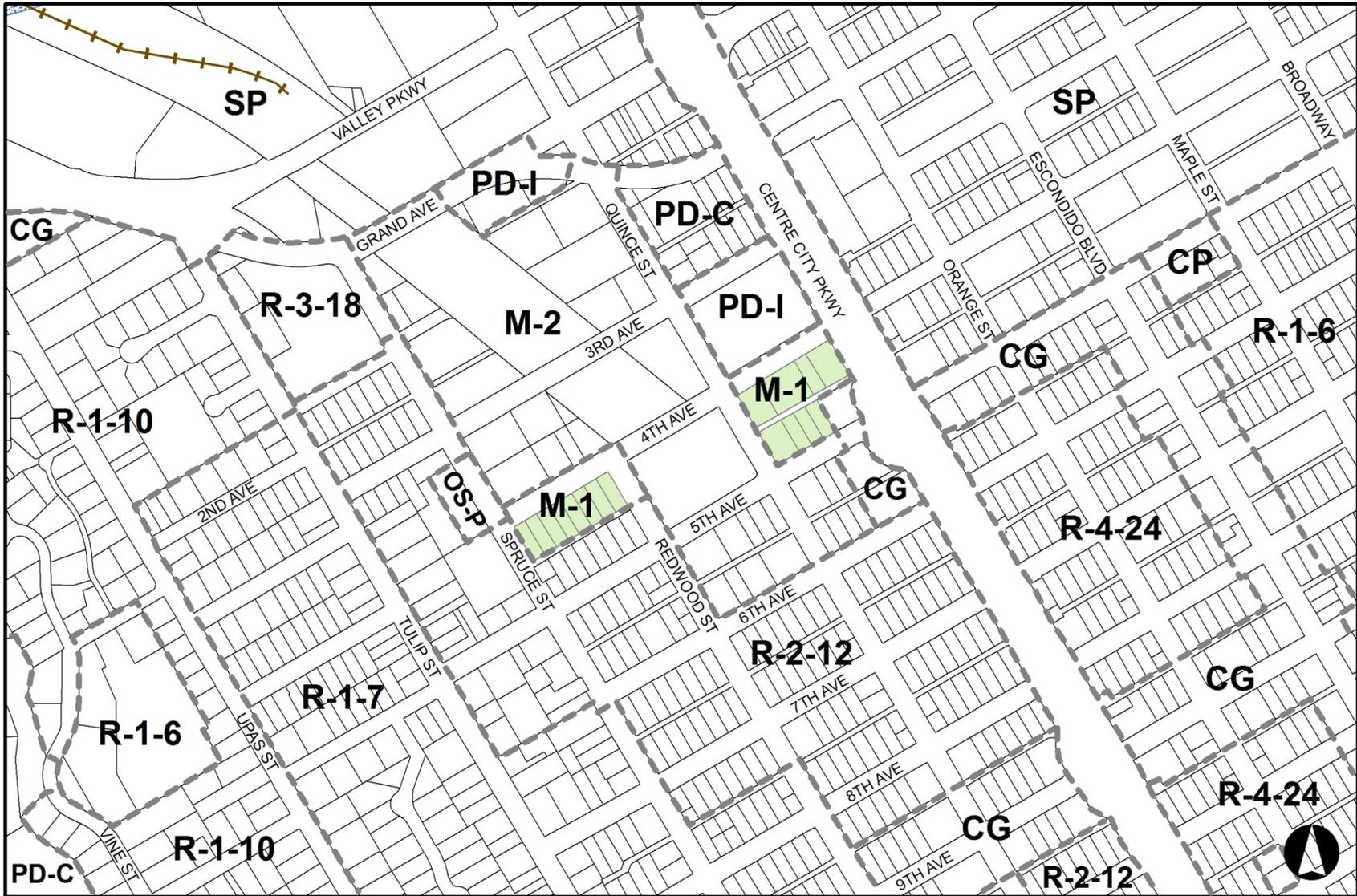
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EMERGENCY SHELTER OVERLAY OPTION 2: 14.10 ACRES



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EMERGENCY SHELTER OVERLAY OPTION 3: 70.86 ACRES

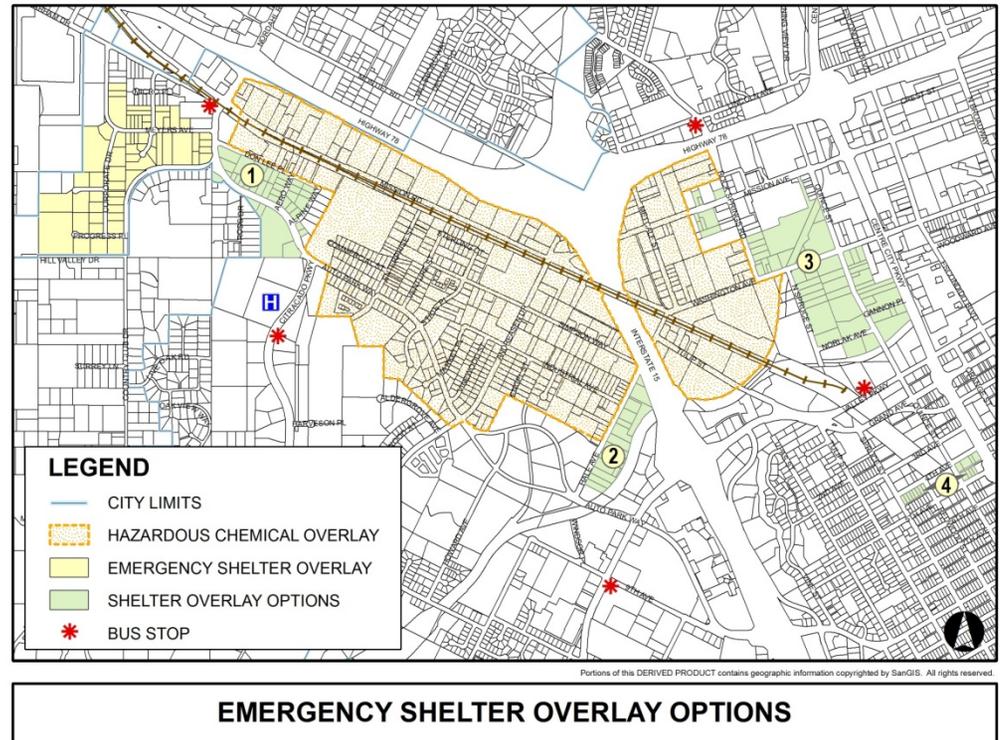


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EMERGENCY SHELTER OVERLAY OPTION 4: 3.44 ACRES

Options

- * Adopt the proposed Emergency Shelter Overlay
- * Modify the overlay to include additional M-1 zoned property that meets HCD criteria to further distribute potential eligible sites.
- * Adopt alternative area(s) that meet HCD criteria potentially involving other zone(s).
- * Note: Not adopting any Emergency Shelter Overlay renders the Housing Element non-compliant and would force the City to accept emergency shelters within the identified overlay area without any operating standards.



Staff Recommendation

APPROVAL:

- * Zoning Code Article 27 establishing the Emergency Shelter Overlay and operating standards
- * Article 39 amendment related to parking for Emergency Shelters

