



City of Woodland
Meeting Agenda
Planning Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

February 2, 2023
6:30 PM

Please Note: The numerical order of items on this agenda is for the convenience of reference; items may be taken out of order. No new items shall begin after 10:30 pm unless unanimous consent exists to continue.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. STAFF AND COMMISSIONER COMMENTS

This is an opportunity for the Planning Commission members and staff to make comments and announcements to express concerns, or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.

E. SUBCOMMITTEE REPORTS

F. COMMUNICATIONS FROM THE PUBLIC

This is an opportunity for the public to speak to the Planning Commission on any item other than those listed on this agenda. Speakers are requested to use the microphone in front of the Commission and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Chair may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered. The option to submit a public comment via voicemail is no longer available. Written Public Comments Members of the public are welcome to submit written comments prior to the meeting. Comments should be submitted by email to planningcommissionmeetings@cityofwoodland.org. Written Comments received at least two (2) hours prior to the scheduled start time of the Planning Commission meeting will be provided to the Commissioners and posted to the City website as part of the official record of the meeting but will not be read into the record. Written Comments received within two (2) hours of the scheduled start time of the Planning Commission meeting and during the meeting will be provided to the Commissioners the day following the Commission meeting. If you are submitting written comments on a particular item on the agenda, please identify the agenda item number and letter. If you are submitting written comments on an item not listed on the agenda, please identify your e-mail/comment as a General Public Comment. Note: Public comments at special meetings are limited to items on the agenda only.

G. APPROVAL OF MINUTES

H. PUBLIC HEARING

1. SUBJECT: Emergency Shelter Ordinance Update

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission:

- 1) Receive the Staff Report;
- 2.) Conduct a public hearing; and
- 3) Adopt Planning Commission Resolution No. PC23-___, recommending that City Council waive first reading and adopt an ordinance amending Section

17.152 of Chapter 17 of the Municipal Code relating to emergency shelters to allow emergency shelters in Corridor Mixed Use and Industrial zones, and to determine the ordinance to be exempt from CEQA.

I. BUSINESS ITEMS

J. STAFF OR COMMISSIONER COMMENTS

K. ADJOURNMENT

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: February 2, 2023
ITEM #: H.1
SUBJECT: Emergency Shelter Ordinance Update

Recommendation for Action: Staff recommends that the Planning Commission:

- 1) Receive the Staff Report;
- 2.) Conduct a public hearing; and
- 3) Adopt Planning Commission Resolution No. PC23-__, recommending that the City Council waive first reading and adopt an ordinance amending Section 17.152 of Chapter 17 of the Municipal Code relating to emergency shelters to allow emergency shelters in Corridor Mixed Use and Industrial zones, and to determine the ordinance to be exempt from CEQA.

Staff Contact:

Cindy Norris, Principal Planner (530) 661-5911, cindy.norris@cityofwoodland.org

Report in Brief:

The proposed ordinance amends Section 17.152 of Chapter 17 of the Municipal Code to update requirements regarding emergency shelters in compliance with the provisions of Government Code Section 65583 as amended by recently approved legislation. State housing element law (California Government Code Sections 65582, 65583, and 65589.5) requires local jurisdictions to identify a zone or zones where emergency shelters are allowed as a permitted (by-right) use without a conditional use permit.

Assembly Bills 101 and 139 passed in 2019, limited parking requirements for emergency shelters and required that Low Barrier Navigation Centers be a by-right use in mixed-use zones and nonresidential zones permitting residential uses. Most recently, AB 2339, passed in November 2022, further amends state code sections regarding emergency shelter definition, allowed locations, and further defined requirements for the shelter sites capacity analysis. AB 2339 provides that the sites identified for emergency shelters must be in zones that allow residential or similar uses, thus prohibiting local governments from only zoning for shelters in industrial zones or other areas disconnected from services. The law also seeks to ease constraints on the development of emergency shelters by requiring that any development standards applied to emergency shelters be "objective."

The City must update its current regulations to comply with state requirements in meeting identified unmet shelter needs. The concern on the part of the state is that even when permitted, emergency shelters can be difficult to develop and therefore the legislation reduces requirements to the extent possible. Even with such changes, in most instances, public agency assistance, financial or otherwise, will be necessary. As example, the East Beamer Way shelter required assistance in the form of land, funding, and construction management. Requests and assistance of this type may require negotiated agreements.

Background:

In 2019, the California Legislature approved, and the Governor signed into law several bills (AB 139 and AB101) that, among other things, amended Government Code section 65582, 65583, and 65589.5 requiring local jurisdictions to identify a zone or zones where year round emergency shelters are allowed as a permitted use without a conditional use permit. The city may identify zones where emergency shelters are permitted with a CUP.

The identified zones must have sufficient capacity to meet the City's identified shelter needs, as determined based on the Yolo County Annual Homeless Count. The City's unmet homeless shelter need is based upon the

number of individuals identified during the annual Yolo County Homeless Count conducted by the Yolo County Homeless and Poverty Action Coalition. In 2018, there were 238 unhoused individuals counted. In February 2022, a total of 267 homeless individuals were identified in Woodland and 746 countywide. The existing emergency homeless shelter at East Beamer Way provides 100 emergency shelter beds. This leaves a shortfall of 167 beds.

The proposed by-right zone must be suitable (i.e., contain compatible uses) for an emergency shelter, which is considered a residential use and can accommodate at least one-year round emergency shelter (Government Code Section 65583(a)(4)). The law also requires that permit procedures, development, and management standards for emergency shelters be objective and encourage and facilitate the development of, or conversion to, emergency shelters. Emergency shelters shall only be subject to the following written, objective standards:

- The maximum number of beds or persons that are permitted to be served nightly by the facility.
- 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.
- The size and location of exterior and interior onsite waiting and client intake areas.
- The provision of onsite management.
- The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.
- The length of stay.
- Lighting.
- Security during the hours when the emergency shelter is in operation.

Assembly Bill 139, passed in 2019, required that emergency shelters only be required to provide 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 addition, Assembly Bill 101, passed in 2019, required that Low Barrier Navigation Center (LBNC) development be a by-right use in mixed-use zones and nonresidential zones permitting multifamily uses if it meets specified requirements.

A LBNC means “a Housing First, low-barrier, service-enriched shelter focused on moving homeless individuals and families into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” In essence, a LBNC is an emergency shelter that has fewer restrictions or barriers to entry for clients. As example, pets, the presence of partners, or the need for privacy shall not limit admittance to the facility.

Most recently, AB 2339, passed in 2022, amended state code sections to clarify the definition of emergency shelter, zone locations, standards, and defined a site capacity analysis standard. The new regulations are effective as of January 1, 2023. The updated definition of emergency shelter states that, “emergency shelter” shall include other interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care. This is an expansion which allows the City to consider the approval of Low Barrier Navigation Centers as a permitted emergency shelter use.

The City had previously complied with the by-right zoning requirement, by permitting shelters in zones C and E of the East Street Specific Plan. However, when the Interim Zoning Ordinance was adopted in 2018, repealing the East Street Specific Plan, the by-right zoning for emergency shelters was inadvertently removed. As a result, the city is required to conduct an analysis to identify zones where emergency shelters may be located in order to determine if the city provides adequate sites. Emergency shelters are currently listed as conditionally allowed in the residential RM district with a CUP. The analysis for by-right emergency shelters

focuses on vacant land availability in the CMU districts. However, it is likely that shelters will seek to be located in existing facilities rather than build new.

Discussion:

The proposed amendments to Section 17.152 revise the City's existing Emergency Shelter ordinance to comply with the updated provisions of Government Code 65583. The City is required to permit Low Barrier Navigation Centers as a by-right use in mixed use zones and non-residential zones that permit multi-family uses, subject only to objective standards. That means LBNCs will be permitted in all Corridor Mixed Use zones. In the Downtown, four districts allow multi-family residential uses as a discretionary use if they meet performance standards subject to review and approval by the Zoning Administrator, otherwise a CUP is required. Therefore, the analysis for emergency shelters will focus specifically on corridor mixed use districts. It is noted that there may be changes to allowed land uses with the upcoming Comprehensive Zoning Code update.

Sites Analysis Requirements

The City must comply with updated state requirements to demonstrate that there are adequate sites zoned to meet the City's identified unsheltered housing need, as determined by the annual Yolo County Homeless Count. The zoning designation(s) where emergency shelters are allowed shall include sites that meet at least one of the following standards:

- Vacant sites that are zoned for residential use.
- Vacant sites that are zoned for nonresidential use that allow residential development, if the city can demonstrate how the sites with this zoning designation that are being used to satisfy the requirements are located near amenities and services that serve people experiencing homelessness, which may include, health care, transportation, retail, employment, and social services, or that the local government will provide free transportation to services or offer services on site.
- Non-vacant sites that are zoned for residential use or for nonresidential use that allow residential development and that are suitable for use as a shelter in the current planning period, or which can be redeveloped for use as a shelter.

The analysis shall demonstrate the number of people experiencing homelessness that can be accommodated on any site. AB 2339 provides a formula to determine the number of people experiencing homelessness that can be accommodated on any site and requires a minimum of 200 square feet per person, unless the locality can demonstrate that one or more shelters were developed on sites that had fewer square feet per person during the prior planning period.

The City's unmet homeless shelter need is based upon the number of individuals identified during the annual Yolo County Homeless Count conducted by the Yolo County Homeless and Poverty Action Coalition. In 2018, there were 238 unhoused individuals counted. In February 2022, a total of 267 homeless individuals were counted in Woodland, with 746 individuals identified. The existing emergency homeless shelter at East Beamer Way provides 100 emergency shelter beds. Using the 2022 numbers, there is a shortfall of 167 beds. The sites inventory evaluates the number of vacant sites found in the four CMU zones to meet the shortfall. The smallest identified vacant site is 0.14 acres (6,098 square feet). At 200 square feet per person, a site this size could accommodate 30 individuals. A site analysis is provided in Attachment 5-*Emergency Shelter Analysis*, to this report. The analysis shows that there are more than enough sites available in the Corridor Mixed Use (CMU) zones to meet the identified need for 167 shelter beds.

The ordinance update proposes that shelters with 30 beds or less be allowed as a by-right use and that shelters over 30 beds be allowed for consideration with a CUP. There are 29 sites in the CMU zones, totaling 36.21 acres, varying in size from 0.14 to 5.6 acres. Assuming 30 beds per site provides for 870 beds, which is well over the shortfall needed of 167 beds. In addition, it is noted that the analysis does not take into account the

likely re-use of existing buildings.

Zoning Requirements:

The ordinance, consistent with state provisions, provides zones where emergency shelters or navigation centers are allowed by-right. Emergency shelters, as defined in AB 2339 shall include other interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative facilities. The following provides a summary of the ordinance amendments, which are provided as objective measurable standards based upon best practices and review of the State Department of Housing and Community Development (HCD) guidelines.

Allowed Use by Zone

Emergency Shelters, including LBNCs, shall be allowed in all mixed use zones or non-residential districts that allow multifamily as a permitted use. Under the current zoning, this will apply to the following four zones:

- Corridor Mixed Use East, East/Light Industrial Flex, Kentucky, and West Main zones (CMU-E, CMU-E/LIF, CMU-K, CMU-WM).

In addition, staff recommends allowing for the consideration of new emergency shelters in the Industrial (I) zone with a Conditional Use Permit (CUP). Pre-existing emergency shelter facilities that were approved and/or constructed prior to the date of adoption of this ordinance as a legally allowed use will be allowed to continue. However, any proposed modification or expansion to the facility will trigger a requirement for a CUP. Once annexed into the City, the East Beamer Way Campus facility will be subject to the Industrial zoning requirements.

Shelter Size

The ordinance proposes the minimum by-right shelter size as 30 beds or less in the CMU districts. Shelters over 30 beds may be considered with a conditional use permit. Section 17.152.040(B)

Parking

Consistent with state requirements, parking shall be sufficient to accommodate all staff working at the emergency shelter, provided the standards do not require more parking than for other residential or commercial uses within the zone. Parking shall be provided in the ratio of one (1) space for each staff member. (Staff members may include paid employees, volunteers, and needed service providers). Parking shall be off-street and on-site. Section 17.152.040(C)

Size and location of Interior and Exterior Client Waiting and Intake.

The existing ordinance criteria provided in Section 17.152.040(E) shall remain unchanged and states that emergency shelters shall provide 10 square feet of interior waiting and client intake space per bed. In addition, there shall be two offices or cubicles for shelters with fewer than 20 beds. For every additional bed, there shall be an additional 0.1 office, rounded up. At least 25% of the offices, rounded up, shall be private. Waiting and intake areas may be used for other purposes as needed during operations of the shelter. New recommended provisions provide for the following:

- At least one enclosed or screened waiting area must be provided within the premises for clients and prospective clients to ensure that public sidewalks or private walkways are not blocked or used as queuing or waiting area.
- Any exterior waiting area shall provide consideration for shade, seating, and cover for rain.

On-Site Management and Safety.

Section 17.152.040(F) of the City's emergency shelter ordinance, as amended, provides the allowed on-site

management and safety requirements for all shelter types. Section 17.153.040(I) in the ordinance includes specific requirements for overnight shelter management. As previously noted, management requirements must be objective. Staff have consulted with the City Attorney's office and HCD guidance documents to help determine the extent to which on-site management provisions are required.

Low Barrier Navigation Center Standards.

In the case of specifically qualified shelters that are LBNCs, specific exceptions are provided to reduce the barriers for clients' entry to the facility. Section 17.152.040(K)(5)(b) provides a listing of criteria that may not be used to limit entry including, the presence of partners, pets, the storage of possessions, or the need for privacy. (Government Code 65660)

Environmental Review

This Ordinance is not a project within the meaning of Section 15378 of the State of California Environmental Quality Act ("CEQA") Guidelines because it has no potential for resulting in physical change in the environment, directly or indirectly, because the Ordinance will maintain current levels of development that are similar to permitted residential uses. The City Council further finds, under Title 14 of the California Code of Regulations, Section 15061(b)(3), that this Ordinance is nonetheless exempt from the requirements of CEQA, in that the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The City Council therefore directs that a Notice of Exemption be filed with the County Clerk of the County of Yolo in accordance with CEQA Guidelines.

Conclusion:

Staff recommends that the Planning Commission:

- 1) Receive the Staff Report;
- 2.) Conduct a public hearing; and
- 3) Adopt Planning Commission Resolution No. PC23-__, recommending that the City Council waive first reading and adopt an ordinance amending Section 17.152 of Chapter 17 of the Municipal Code relating to emergency shelters to allow emergency shelters in Corridor Mixed Use and Industrial zones, and to determine the ordinance to be exempt from CEQA.

Prepared by: Cindy Norris, Principal Planner

Attachments:

1. Resolution for Emergency Shelters
2. Att A to Resolution: Amended Ordinance Text - Emergency Shelters
3. Att B to Resolution - Amended IZO Comprehensive Use Table - 2.2.23 (Exhibit C to IZO)
4. Att C to Resolution - Amended Section 17.16.020 Table 1—Permitted uses
5. Emergency Shelter Analysis

RESOLUTION NO. PC 23-__

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND TO UPDATE ZONING REQUIREMENTS TO ENSURE
CONSISTENCY WITH STATE HOUSING REQUIREMENTS
REGARDING SPECIAL NEEDS HOUSING TO ALLOW EMERGENCY
SHELTERS, INCLUDING LOW BARRIER NAVIGATION CENTERS, IN
MIXED USE ZONES (CMU) AND AS A CONDITIONALLY ALLOWED
USE IN THE INDUSTRIAL ZONE (I).**

WHEREAS, the 2019 Yolo County Homeless Count identified 238 homeless individuals and in 2022 267 homeless individuals were identified. The City of Woodland has permitted and developed 100 emergency shelter beds at the East Beamer Way emergency shelter, leaving a remaining unmet need for 167 shelter beds; and

WHEREAS, Government Code Section 65583 requires all cities and counties in California to allow emergency shelters by-right in one or more zones that provide appropriate access to health care, transportation, retail, employment, and social services, and has capacity to meet the City's unmet shelter need for 167 beds; and

WHEREAS, previously the City had complied with the by-right requirement of Government Code Section 65583 by permitting emergency shelters by-right in zones C and E of the East Street Corridor. However, when the Interim Zoning Ordinance was adopted replacing the East Street Plan, the by-right allowance for emergency shelters was removed; and

WHEREAS, the City of Woodland has demonstrated that the Corridor Mixed Use zones are appropriate for emergency shelters and that there is adequate land available and capacity to accommodate the jurisdiction's unmet emergency shelter needs. Corridor Mixed Use (CMU) zones include: Corridor Mixed Use East Street (CMU-E), Corridor Mixed use East Street/ Light Industrial Flex (CMU-E/LIF); Corridor Mixed Use West Main (CMU-WM) and corridor Mixed Use Kentucky (CMU-K); and

WHEREAS, the City proposes to allow emergency shelters to be located in the Industrial (I) zone with a conditional use permit; and

WHEREAS, the City has conducted a sites analysis to evaluate potential vacant sites available in the CMU zones in which there is a total of 29 potential vacant sites with a possible 36.21 acres. At 30 beds per site results in a possible 870 beds which exceeds the unmet shelter need of 167 beds. It is also noted that emergency shelters may also occupy existing buildings in these zones; and

WHEREAS, the sites identified in the CMU zones allow multi-family residential as a permitted use, are located along major transportation corridors within one mile of a transit stop, are near existing retail, social services, health care, employment opportunities, and are not located near any environmental hazards; and

WHEREAS, Assembly Bill 101 passed in 2019, Article 12 is added to Chapter 3 of Division 1 of Title 7 of the California Government Code requires that Low Barrier Navigation

Center development be a by-right use in mixed-use zones and non-residential zones permitting multi-family uses, if meeting specified criteria.

WHEREAS, the City gave public notice of the public hearing for the proposed ordinance by publishing a display ad in a newspaper of general circulation of a Planning Commission public hearing at which the ordinance would be considered; and

WHEREAS, on February 2, 2023 the Planning Commission held a duly noticed public hearing and considered the staff report, recommendations by staff, and public testimony concerning the proposed ordinance.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF WOODLAND DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. Recommends adoption of this Ordinance which will ensure the City's compliance with Government Code Sections 65660, 65662, and 65583 regarding zoning for emergency shelters and Low Barrier Navigation Centers and hereby recommends amending Zoning Code Section 17.152 pursuant to the follow attachments to this Resolution (Attachment A); Comprehensive Use Table Exhibit B in the Interim Zoning Ordinance (Attachment B); and the Land Use Table 1 in the Zoning Code. (Attachment C).

Section 2. Based on the entire record before the Planning Commission, and all written and oral evidence presented, the Planning Commission hereby finds that the proposed ordinance amendments are consistent with the City's adopted General Plan as the purpose of the proposed ordinance is to comply with the amended provisions of Government Code. The proposed ordinance does not otherwise conflict with any of the General Plan's goals or policies.

Section 3. The Planning Commission hereby recommends that the City Council adopt the attached proposed ordinance amendments (Attachments A, B, C).

Section 4. This Ordinance is not a project within the meaning of Section 15378 of the State of California Environmental Quality Act ("CEQA") Guidelines because it has no potential for resulting in physical change in the environment, directly or indirectly because the Ordinance will maintain current levels of development. The City Council further finds, under Title 14 of the California Code of Regulations, Section 15061(b)(3), that this Ordinance is nonetheless exempt from the requirements of CEQA, in that the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The City Council therefore directs that a Notice of Exemption be filed with the County Clerk of the County of Yolo in accordance with CEQA Guidelines.

Section 5. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion

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thereof.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Woodland at a regular meeting held on the 2nd day of February 2023.

Marco Lizarraga, Chair

ATTEST:

Cindy Norris, Principal Planner

Amendments to the existing zoning Chapter 17.152

17.152 Emergency Shelters, Daytime Service Facilities and Low Barrier Navigation Centers.

17.152.010 Purpose.

This chapter establishes use and development regulations for emergency shelter facilities in accordance with State law and the City's adopted housing element. In accordance with State law, local communities have a responsibility to provide adequate sites for emergency shelters that serve homeless individuals and families. The goal of emergency shelters is to address acute needs of individuals and families by providing basic residential facilities and may include programs that help residents find available social services. Consistent with the findings of the State Legislature, the City recognizes the need for, and the benefit of, temporary housing and services for homeless persons and families. This chapter is intended to allow for the development of emergency shelter facilities in specific zoning districts, subject to development and operational standards that minimize potential adverse impacts on nearby properties and the community as a whole. (Prior code § 25-32-10)

17.152.020 Definitions.

For the purposes of this chapter, the following words and phrases shall have the meaning respectively ascribed to them in this section:

"Daytime Service Facility" means a place or building in which less than 24-hour per day non-medical care and supervision are provided including the provision of services to meet basic needs and connection to services to assist with housing, counseling, medical care and other needs.

"Emergency shelter" means any facility whose primary purpose is to provide temporary shelter 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. Emergency shelter shall include other interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative facilities. Emergency shelters do not include evacuation shelters during emergencies.

"Homeless person" means:

1. People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided if they were in shelter or a place not meant for human habitation before entering the institution.
2. People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled up situation, within 14 days and lack resources or support networks to remain in housing.
3. Families with children or unaccompanied youth who are unstably housed and likely to continue in that state.
4. People who are fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening situations related to violence; have no other residence; and lack the resources or support networks to obtain other permanent housing. (Prior code § 25-32-20).

"Low Barrier Navigation Center" means a Housing First, low-barrier, service-enriched shelter focused on moving homeless individuals and families into permanent housing that provides temporary living

facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing

17.152.030 Location of emergency shelters.

~~A. ——— Emergency shelters are permitted by right in Areas C and E of the East Street Corridor Specific Planning (ESCSP) area as a permitted use without a conditional use or other discretionary permit. Emergency shelters are permitted with a conditional use permit in the multiple-family (R-M) zone. Emergency shelters shall not be located within 300 feet of an existing emergency shelter facility, measured from the closest point on each property line. (Prior code § 25-32-30).~~

Emergency shelters shall be located a minimum of 300 feet apart from one another. Programs may have multiple buildings on the same parcel.

17.152.40 Standards.

Emergency shelters, **Daytime Service Facilities, and Low Barrier Navigation Centers** shall comply with the standards of this section.

A. Property Development Standards. Emergency shelters shall conform to all property development standards of the zoning district in which it is located except as modified by these development standards.

1. **The design of the shelter shall comply with the design standards of the base district.**

2. **Shelter facilities shall comply with all other State and local laws, rules, and regulations that apply including building and fire codes and shall be subject to inspection prior to commencement of operation.**

B. Maximum Number of Persons/Beds. The maximum number of beds permitted shall be based on the carrying capacity of the property, up to a maximum of ~~340~~ pursuant to fire/building code capacity. **Facilities over 30 beds or clients may be considered with a Conditional Use Permit. New emergency shelters in the Industrial (I) zone may be considered with a Conditional Use Permit. Any pre-existing emergency shelter that was approved and or constructed prior to the adoption of this ordinance (date), shall be considered an allowed use. However, should the existing shelter propose a modification or expansion, a conditional use permit will be required.**

C. Minimum Off-Street Parking Requirements. **Parking shall be sufficient to accommodate all staff working at the emergency shelter, provided the standards do not require more parking than for other residential or commercial uses within the zone. At minimum, parking shall be provided in the ratio of one (1) space for each staff member. (Staff member may include paid employees, volunteers, and needed service providers) Parking shall be off-street and on-site.** Emergency shelters shall provide one parking space for each employee or volunteer on duty when the shelter is fully open to clients, plus one parking space for every family sheltered and 0.35 parking spaces for each non-family bed. The Community Development Director may grant modifications to parking requirements per Section 17.116.050(I).

D. Bicycle Parking. The shelter shall provide bicycle parking per Section 17.116.050(B).

E. Size and Location of Exterior and Interior On-Site Waiting and Client Intake Areas. Emergency shelters shall provide 10 square feet of interior waiting and client intake space per bed. In addition, there shall be two offices or cubicles for shelters with fewer than 20 beds. For every additional bed, there shall be an additional 0.1 office, rounded up. At least 25% of the offices, rounded up, shall be private. Waiting and intake areas may be used for other purposes as needed during operations of the shelter.

1. At least one enclosed or screened waiting area must be provided within the premises for clients and prospective clients to ensure that public sidewalks or private walkways are not blocked or used as queuing or waiting area.

2. Any exterior waiting area shall provide consideration for shade, seating, and cover for rain.

F. Provisions of On-Site Management and Safety.

1. On-site management shall be present at all times that the emergency shelter is in operation.

2. The Facility shall have on-site security during all hours when the shelter is in operation.

3. Facilities shall provide secure areas for personal property, which shall be screened from public view.

4. Service providers shall establish standards for responding to emergencies and incidents expelling clients from the facility. Re-admittance policies for clients who have previously been expelled from the facility shall also be established.

5. Service providers shall maintain up-to-date information and referral sheets to give clients and other persons who cannot be served by the establishment.

6. Service providers shall establish affirmative measures to discourage loitering at the facility and surrounding properties.

7. Service providers shall provide the City with 24/7 contact information for an individual with the authority to address operational or emergency issues. Staff must be on hand and clearly identifiable in the event that response is needed by Public Safety personnel.

8. Staff members shall be clearly identifiable to the public, clients and emergency personnel through the use of badges, uniforms, or other identifying measures.

9. Prior to the operation of the emergency shelter and annually thereafter, the shelter shall prepare and file a management plan with the Community Development Department that discusses operational rules and standards, including, but not limited to, standards governing client supervision, client services, food services, and maintenance of surrounding property, **and outline all security measures to be taken on site.** The plan shall also include a floor plan that demonstrates compliance with the physical standards required by this chapter.

G. Length of Client Stay. Temporary shelter shall be available to residents for no more than six months **(180 days)** in any consecutive 12-month period.

H. Lighting. Adequate external lighting shall be provided on **pedestrian pathways and parking lot areas** for security purposes. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of intensity compatible with the neighborhood.

I. **Overnight Service Facilities. In addition to the Standards in subsections A through H above, all emergency shelters and facilities that provide overnight service are also subject to the following:**

1. **Hours of Operation. A curfew no later than 10:00pm shall be established and strictly enforced. Clients shall not be admitted after curfew, with exceptions allowed for client work schedules, special event attendance, and after hours' admittance of clients by organizations or public officials.**

2. **Screening. Any outdoor storage, including but not limited to items brought on-site by clients for overnight stays, shall be screened from public view in accordance with the requirements of the zone in which the facility is located. All structures and fences shall be consistent with the standards of this code.**

3. **On-Site Management. The following are considerations for overnight emergency shelter management:**

a. **A minimum of one staff member shall be awake and on-duty, plus one additional staff or volunteer, on-premises when the facility is open. Facility staff shall be trained in operating procedures and safety plans. The facility shall not employ persons who are required to register as a sex registrant under Penal Code Section 290.**

c. **Service providers will continuously monitor waiting areas to inform prospective clients whether they can be served within a reasonable time. If they cannot be served by the provider because of time or resource constraints, staff shall make information available to the client of alternative programs and locations where they may seek similar service.**

e. **Service providers shall address when, where, and how often food services, laundry facilities, and access to transportation will be provided to clients.**

~~Required Common Facilities. The shelter shall provide central cooking and dining room(s) and laundry facilities adequate for the maximum number of residents.~~

J. **Optional** Required Common Facilities. The shelter may provide one or more of the following specific common facilities for the exclusive use of the residents and staff:

1. Recreation room.
2. Counseling center.
3. Child care facilities.

4. Other support services.

K. **Low Barrier Navigation Centers.** A Low Barrier Navigation Center (LBNC) is a use allowed by right in areas zoned for mixed use and non-residential zones permitting multi-family uses, if it meets the following requirements. Applicants applying for consideration as a LBNC shall provide documentation verifying qualification for the designation.

1. **Connected Services.** It offers services to connect people to permanent housing through a services plan that identifies services staffing.
2. **Coordinated Entry System.** It is linked to a coordinated entry system, so that staff in the interim facility or staff who co-locate in the facility may conduct assessments and provide services to connect people to permanent housing. “Coordinated entry system” means a centralized or coordinated assessment system developed pursuant to Section 576.400(d) or Section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, as those sections read on January 1, 2020, and any related requirements, designed to coordinate program participant intake, assessment, and referrals.
3. **Code Compliant.** It complies with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code.
4. **Homeless Management Information System.** It has a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System, as defined by Section 578.3 of Title 24 of the Code of Federal Regulations.
5. In addition to the standards in Subsections 17.152.40 A-H above, that apply to all emergency shelters, facilities that are qualified as Low Barrier Navigation Centers are also subject to the following:
 - a. In accordance with California Government Code Section 65943, action on an application shall be taken within sixty (60) days of a complete application being filed.
 - b. As a low barrier facility, the following shall not present barriers to entry to a facility:
 - i. The presence of partners if it is not a population specific site, such as for survivors of domestic violence or sexual assault, women, or youth.
 - ii. Pets. (Applies to small animals (dog/cat) that are manageable and do not pose a public safety hazard) to clients, staff, or other public).
 - iii. The storage of possessions.
 - iv. Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

~~Nondiscretionary Design Review.~~ In addition to nondiscretionary design standards required for other housing in the zone, emergency shelters shall meet the following requirements:

1. —Emergency shelters shall have a designated outdoor smoking area not visible from the street.

~~2.—Emergency shelters shall not provide outdoor public telephones or space for outdoor congregating in front of the building or visible from the street.~~

~~3.—Shelters shall provide a trash and recycle enclosure that is consistent with the City's trash and recycle enclosure specifications.~~

4. The design of the shelter shall comply with the City's community design standards. (Prior code § 25-32-40)

EXHIBIT B - COMPREHENSIVE USE TABLE - SUMMARY OF ALLOWED LAND USES AND PERMIT REQUIREMENTS

Adopted May 1, 2018 (Rev April 7, 2020, Nov 2022)(Proposed 2.2.23)

LAND USE	Zoning District										Comments
	Corridor Mix Use (CMU)				Commercial			Industrial		Residential	
	CMU-East	CMU-Kentucky	CMU-West Main	CMU-Light Industrial Flex Overlay	Community Commercial	Regional Commercial	Regional Commercial Light Industrial Flex Overlay	Industrial Light Industrial Flex Overlay	Industrial	High Density Residential	
	CMUE	CMUK	CMUWM	CMU/LIF	CC	RC	RC/LIF	I/LIF	I*	HDR	<i>P = Permitted A = Zoning Administrator Permit C = Conditional Use Permit “-“ = Not Permitted L = Special Criteria – Provides clarification whether a use is allowed, when and under what conditions. *See the Industrial Use Table 3 of the Zoning Ordinance for permitted, conditionally permitted or prohibited uses. This table supplements or clarifies Table 3. If a cell is blank, see Table 3 for reference..</i>
RESIDENTIAL											
Single Family											
Detached	L1	L1	-	-	L1	-	-	-	-	-	
Attached	L1	L1	-	-	L1	-	-	-	-	-	
Duplex	L1	-	-	-	L1	-	-	-	-	-	
Multi-Unit Dwelling (3 units and over)	P	P L2	P	P L2	-	-	-	-	-	P L36	Non-residential use may occupy up to 1/3 of the square footage as long as residential use is 2/3 of the sq ft.
Adult Family Day Care											
Small (6 clients or less)	P	A	P	A	-	-	-	C	-	L 36	
Large (7-12 clients)	P	A	P	A	-	-	-	C	-	L 36	
Family Day Care											
Small (up to 8 children)	P	-	-	-	-	-	-	-	-	P	Subject to State Review
Large (7-14 children)	C	C L2	C	-	-	-	-	-	-	C	Subject to State Review
Residential Care Facility (24 Hour)											
General (6 or more clients)	C	C	C	C	-	-	-	-	-	L 36	
Limited (up to 6 clients)	P	P	P	C	-	-	-	-	-	P L 36	
Supportive Housing (No limit on stay)	L30	L2 L30	L30	L2, L30	L 30	L 30	L 30	C L 30	-	L 30	
Transitional Housing (Temporary)	L30	L2 L30	L30	L2, L30	L 30	L 30	L 30	C L 30	-	L 30	
Emergency Shelter	P L39	P L39	P L39	P L39					C		Subject to 17.152. Emergency Shelter Ordinance
COMMERCIAL											
Adult Business	-	-	-	-	-	-	-	L7	-	-	Section 17.104.170
Ambulance Service	P	P	P	P	P	P	P	P	-	-	
Animal Sales and Services											
Boarding Kennel	-	C	-	-	C	-	-	A	A	-	
Grooming	A	A	A	A	P	P	P	A	A	-	
Retail Sales (Pet Shop Supplies)	P	P	P	-	P	P	-	-	-	L36	
Veterinary Services	A	A	A	A	P	P	P	A	-	-	
Automobile Sales and Services											
Alternative Fuels and Recharging Facility	A L28	A L28	A L28	-	A L28	A L28	A L28	A L28		-	
Automobile Rental Office	P L15	P L15	P L15	-	P L15	P L15	A L14	A L14	-	-	
Auto/Vehicle Sales & Leasing, New and Used, autos, RV, motorcycles	A L17, L17a	A L17	A L17, L17a	A L17 L17a	A L17 L17a	P L17 L17a	PL17a	A L17	-	-	No Standalone used car lots
Auto/Vehicle Sales Showroom (only)	P	A	P	A	P	P	P	A		-	No open lots and service areas must be fully enclosed

	Zoning District										
LAND USE	Corridor Mix Use (CMU)				Commercial			Industrial		Residential	Comments
	CMU-East	CMU-Kentucky	CMU-West Main	CMU-Light Industrial Flex Overlay	Community Commercial	Regional Commercial	Regional Commercial Light Industrial Flex Overlay	Industrial Light Industrial Flex Overlay	Industrial	High Density Residential	P = Permitted A = Zoning Administrator Permit C = Conditional Use Permit “-“ = Not Permitted L = Special Criteria – Provides clarification whether a use is allowed, when and under what conditions. *See the Industrial Use Table 3 of the Zoning Ordinance for permitted, conditionally permitted or prohibited uses. This table supplements or clarifies Table 3. If a cell is blank, see Table 3 for reference..
	CMUE	CMUK	CMUWM	CMU/LIF	CC	RC	RC/LIF	I/LIF	I*	HDR	
Automobile/Vehicle Repair, Minor	P L 10 L14	P L10 L14	P L10 L14	P L10 L14	A L10 L14	C L14	A L14	P L14		-	No overnight parking of vehicles
Automobile/ Vehicle Repair, Major	C L14	C L14	-	C L14	-	-	C L14	C L14		-	Screening; Minimize noise, light, vibration impacts if adjacent to residential
Auto/Vehicle Washing (Full Service)	A L8 L11	-	-	-	C L8	C L8	C L8			-	Circulation, design, screening Circulation, screening, noise
Auto/Vehicle Washing (Self Service)	-	A L8 L11	A L8 L11	A L8 L11	C L8 L11	A L8	A L8	P L8		-	
Service Stations		C	C	-	C	C	C	C		-	
Automobile/Recreational Vehicle (RV) Storage Lot	-	-	-	-	-	-	A L14 L14a	A L14 L 14a		-	Must be screened from view and accessory to an existing active business
Farm/Agricultural Equipment Sales, Service & Leasing	A L14	A L14	A L14	A L28	A L14	A L14	A L14	A L28		-	
Large Vehicle and Equipment Sales, Service and Rental	-	-	-	C L 28	-	-	C L 14	C		-	
Tire Retreading and Recapping	-	-	-	-	-	-	-	C L14		-	
Banks and Institutions	P	P	P	-	P	L12	L12	-		A	
With Drive-Through Service	C	C	C	-	C	C	-	-	-	-	
Check Cashing & Alternative Lenders	A L35	A L35	A L35	-	A L35	-	-	-	-	-	
Business and Communication Services	P	P	P	P	P	L12	-	L3		L36	
Commercial Parking Facilities	C	C	C	C	C	C	C	A		-	Circulation, design, screening Circulation, screening, compatibility in Light Industrial Flex Overlay Zones
Commercial Entertainment and Recreation											
Hookah Bar/Smoking Lounge	-	-	C L32	-	-	C L32	C L32	-	-	-	
Small Scale Facility	P	P	P	P	P	P	P	A	-	-	Noise circulation, hours, security, compatibility Circulation, compatibility in Light Industrial Flex Overlay Zones
Large Scale Facility	A	C	A	A	A	P	P	A		-	Circulation, compatibility in Light Industrial Flex Overlay Zones
Eating & Drinking Establishments											
Bar/Night Club/ Lounge/	C L4	C L4	C L4	C L4	C L4	C L4	C L4	C L4	-	-	See Section 17.104.160 Alcoholic beverage establishments
Micro-brewery/Wine-bar/Brewpub	A	A	A	A	A	A	A	C	-	-	See Section 25-21-70 Alcoholic beverage establishments Odor, noise, transport traffic
Restaurant, Full Service	P	P	P	P	P	P	P	A	-	-	See Section 17.104.160 Alcoholic beverage establishments Circulation, access, compatibility in Light Industrial Flex Overlay Zones
Restaurant, Limited Counter Service/ Fast Food	PL18	P L 18	P L18	P	P L18	P	P	P	P	A L36	Circulation, access, compatibility in Light Industrial Flex Overlay Zones

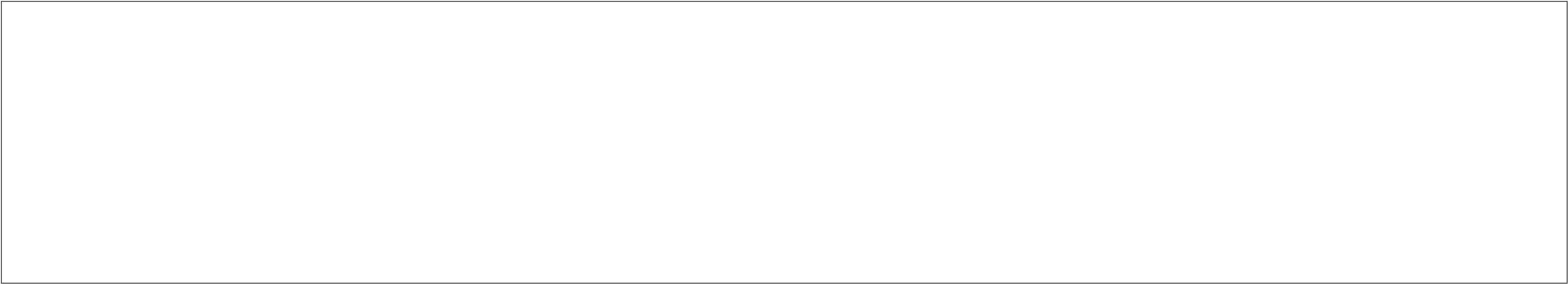
	Zoning District										
LAND USE	Corridor Mix Use (CMU)				Commercial			Industrial		Residential	Comments
	CMU-East	CMU-Kentucky	CMU-West Main	CMU-Light Industrial Flex Overlay	Community Commercial	Regional Commercial	Regional Commercial Light Industrial Flex Overlay	Industrial Light Industrial Flex Overlay	Industrial	High Density Residential	<i>P = Permitted</i> <i>A = Zoning Administrator Permit</i> <i>C = Conditional Use Permit</i> <i>“,” = Not Permitted</i> <i>L = Special Criteria – Provides clarification whether a use is allowed, when and under what conditions.</i>
	CMUE	CMUK	CMUWM	CMU/LIF	CC	RC	RC/LIF	I/LIF	I*	HDR	
Restaurant with Drive-Thru Service	-	-	-	-	-	C L21	C L21	-	-	-	Shall be considered only in limited circumstances with review of overconcentration, proximity to schools, housing, and impact on healthy lifestyle choices.
Tasting Room	P	P	P	P	P	P	P	P	A	A	
Food and Beverage Sales											
Convenience Market	P L9	P L9	P L9	P L9	P L9	P L9	P L9	L9	A L9	-	Section 17.104.160
Farmers Market	A	-	A	-	A	A	A	-		A L 36	
General Market	P	P	P	P L20	P	P	P L20	P L20	-	P L36	
Healthy Food Grocer	P	P	P	P L20	P	P	P	-	-	P L 36	
Liquor Store		C	C	-	C	C	C	-	-	-	Section 17.104.160
Funeral Homes and Internment	P	P	-	P	P	-	A	A	-	-	
Crematorium	-	-	-	-	-	-	-	-	C L 37	-	Shall meet AQMD and CAP requirements
Live-Work	P	P	P	A L22	P	-	A L22	C		L 36	
Maintenance and Repair Services	P L28	P L28	P L 28	P L28	P L28	P L28	P L28	PL28		-	
Mixed-Use	P L33	P L33	P L33	P L33	P L33	P L33	P L33	P L33	C L33	-	Consistent with uses that are otherwise allowed in the District
Offices, Business and Professional											
Administrative and Professional Offices	P L5	P L5	P	P L5	P	P L12	P L5	P L3		P L 36	
Medical/ Dental Offices	P	P	P	A	P	P L12	A	-		-	
Walk-in Clientele	P	P	P	P L20	P			P L20		-	
Personal Services											
Fortune Telling Service	P	P	P	P L20	P	P L12	P L20	L18		-	
General Personal Services	P	P	P	P L20	P	P L12	P L20	L18		P L 36	
Instructional Services	P	P	P	P L20	P	P L12	P L20	L18		P L 36	
Massage Establishment	L34	L34	L34	-	L34	L19 L34	-	-		P L 34, L 36	Sections 5.20.10 & 5.04.040 considered same as a beauty salon with a license.
Health/Fitness Facility	P	P	P	A	P	P	C	C		P L 36	
Beauty/Salon/Spa	P	P	P	P	P	P L12	P L3	-		P L36	
Tattoo or Body Modification Parlor	A	-	A	-	A	C	-	-		-	
Regional Shopping Center	-	-	-	-	-	C	C	-		-	
Retail Sales											
Artisan Shop, with limited crafting	P L14	P	P	P	P	P	P			P L 36	
Building Materials, Sales and Service	A L14	A L14	A L14	A L 14	A L14		A L14	A L14		-	
Consignment/Secondhand store	P	P	P	-	P	P	-	-		P L 36	Chapter 5.24

	Zoning District										
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Firearm Sales and Servicing	A L35	A L35	A L35	A L35	A L35	A L35	A L35	-		-	Must be accessory use to a larger sporting goods or similar type of retailer
Flea Market/Swap Meet	C						C	-		-	
General Drive-Thru Service	-	-	-	-	C	C	-	-		-	
General Retail Sales (small 25,000 sf or less)	P	P	P	P	P	P	P L20	P L18		P L 36	
General Retail Sales(Large over 25,000 59,999 sf)	P	P	P	-	P	P	P	-		-	
Large Format Retail (over 60,000 sf)					A L11	P L11	A L11			-	
Nursery and Garden Center	A L14	A L 14	P L14	P L14	P L14	A L14	P L14	P L14		-	
Pawn Shop	A	A	A	A	-	-	-	-		-	Chapter 5.24
Smoke Shop			A L32		A L32	A L32	-	-		-	
Visitor Accommodations											
Bed and Breakfast	A	-	A	-	-	-	-	-		A L36	
Homestay	C	C	-	-	-	-	-	-		-	
Hotel and Motel	A	-	A	-	A	A	A	-		-	
RV Park.	-	-	-	C	-	-	-	-		-	
Short-Term rental	C	-	C	-	-	-	--	-		-	
INSTITUTIONAL, PUBLIC/SEMI-PUBLIC, AND COMMUNITY FACILITIES											
College and Trade School	P	P	P	A	P	P	-	-		A L 36	
Community & Religious Assembly	A	A	A	A	A	A	-	-		A L 36	
Community Garden	A	A	-	A	-	-	-	A		A L 36	
Cultural Facility	P L3 L10	P L3 L10	P L3 L10	P L3 L10	P L10	P	P	A		A L 36	
Day Care Center	C	C L2	A	C	A	A	C	C		C L 36	
Emergency Shelter	C	C L2	-	-	-	-	A	C		-	Section 17.152.10
Government Buildings	P	P	P	-	P	P	P	P		L 36	
Civic Health Care Facility	-	C	-	C	C	C	C	C		-	
Hospitals	C	C L2	C	-	C	C	-	-		-	
Medical or Dental Clinics	A	A L2	A	C	A	A	A	-		-	
Skilled Nursing /Assisted Living	A	A L2	A	C	A	A	C	-		A	
Social Service Center	C	A L2	-	C	C	-	C	C		-	
INDUSTRIAL											
Artisan/Small-scale Manufacturing	P L3 L14	P L3 L14	-	P L14	-	-	P L14	P L14		-	
Agricultural Production, Light	-	-	-	A L14	-	A L14	A L14	A L14		-	
Artists Studio	P L14	P L14	P L14	P L14	P 14	-	P L14	P		P L36	
Brewery/Distillery	-	-	-	-	-	C	C	C		-	
Food Preparation/Commercial Kitchen	P L14	P L14	A L14	A L14	P L14	A L14	P L14	P L14		-	
Dry Cleaning/Laundry bulk scale (not personal)	-	-	-	-	-	-	A	P		-	

Zoning District											
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Heavy Industrial	-	-	-	-	-	-	-	-	A	-	
Light Industrial	A L14	A L 14	-	P L14	-	A L28	P L28	P		-	
With limited outdoor processing or storage of materials, or the processing and manufacturing of Hemp CBD.	-	A L14 L11	-	A L14	-	-	A L14 L11	A L14 L11		-	
Medium Industrial	-	-	-	-	-	-	A L14 L11	A L14 L11		-	
With limited outdoor processing or storage of materials	-	-	-	-	-	-	A L14 L11	A L14 L11		-	
Recycling Facilities											
Collection Facilities	-	-	-	L6	L6	L6	L6	L6		-	
Processing Facilities	-	-	-	-	-	-	-	C			
Research and Development	A L3	P L3	P L3	P	L3	-	A L14	P, L14	P	-	Must be fully screened, subject to Fire and Building Safety Codes
Salvage, Vehicle Impound, and Tow Yard	-	-	-	-	-	-	-	-	C L 14, L 14a	-	Outdoor storage may only be considered as an accessory use to an active on-site business and must be fully screened from public view
Wrecking, Scrap, Junkyard	-	-	-	-	-	-	-	-	-		
Specialty Food Processing	-	-	-	P L29	A L14, L 29	A, L14, L29	P, L14, L29	P, L14,L29	P L29	-	
Storage Yard	-	-	-	A L14_L14a	-	-	C, L14L14a	A, L14 L14a	A L14, L 14a	-	A storage yard may only be considered as an accessory use to an active on-site business and fully screened from public view. A stand-alone storage lot is not permitted
Warehouse, Storage and Distribution											
Indoor Warehousing and Distribution, Limited (< 5,000 SF)	A L14 L25	A L14 L25	-	P L14 L25	A L14 L25	-	P L14	P L14	P L14	-	
Indoor Warehousing and Distribution, General (> 5,000 SF)	-	-	-	A L14 L25	-	-	P L14	P L14	P L14	-	
Personal/Self Storage (Mini-storage)	-		-	-	C L13 L27	-	-	- L27	-	-	
Personal Self Storage (Warehouse)	-	-	-	-		-		- L 27	-	-	
Chemical Mineral Storage	-	-	-	-	-	-	-	-	C	-	
Wholesale Nursery and Garden Center	-	A	-	A	-	-	P	P		-	
TRANSPORTATION, COMMUNICATIONS, AND UTILITIES											
Communication Facilities											
Antennas and Transmission Towers	L16	L16	L16	L16	L16	L16	L16	L16		L 16	See Sections 17.104.180 Wireless Facilities Ordinance
Equipment within Buildings	L16	L16	L16	L16	L16	L16	L16	L16			
Transportation Facilities											
Transportation Passenger Facility	C	C	-	-	-	-	C	C		-	

Zoning District												
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Park-and-ride facility	-	A	-	P	P	P	P	P		-		
Utilities, Minor	P	P	P	-	P	P	-	-		-		
TEMPORARY OR OTHER USES												
Ancillary Uses	Permitted if principal use is permitted; requires a use permit if principal use requires a use permit											See Section 17.104.020
Temporary Uses	Requires Zoning Administrator approval											See Section 17.60.040
COMMERCIAL CANNABIS USES												
Manufacturing: both volatile and non-volatile (limited to manufacturing for wholesale, distribution for resale); Retail (on-site) sales prohibited	-	-	-	-	-	-	-	C	C	-	Sections 17.110.60 and 5.28	
Testing, Research and Development: Retail (on-site) sales prohibited.	-	-	-	-	-	-	-	C	C	-	Sections 17.110 and 5.28	
Distribution: Retail (on-site) sales prohibited	-	-	-	-	-	-	-	C	C	-	Sections 17.110 and 5.28	
Retailers Storefront: (Dispensaries):	C- L38	C- L38	C- L38	C- L38	C- L38	-	C- L38	-	-	-	- A storefront retail use may include delivery - Distribution as an accessory use may be allowed Section 17.110	
Retailers (Delivery only) Prohibited												
Indoor Commercial Cultivation: prohibited	-	-	-	-	-	-	-	-	-	-		
Outdoor Cultivation: prohibited	-	-	-	-	-	-	-	-	-	-		
Indoor Personal Cultivation	L31	L31	L31	L31	-	-	-	-	-	-		

SPECIAL LIMITATIONS:
L1 May be allowed with a Zoning Administrator use permit L2 Residential or other similar sensitive uses may be considered on the south side of Kentucky Avenue, but on the north side these uses may only be allowed with an approved Specific Plan. L3 A Zoning Administrator Permit is required for more than 2,000 sq. ft. L4 Cannot be located within 500 feet of a school or park. L5 Over 10,000 square feet, may be approved with a Zoning Administrator Permit. L6 Allowed on a shopping center site as an accessory use within an enclosed structure, which may be portable. L7 Only allowed on the rear half of a lot and not within 500 feet of a school or public park, must be located more than 750 feet from any following zones: OS, R-1, R-2, NP, or RM, must be more than 1,000 feet from any other adult book store or adult motion picture theater, and a conditional use permit is required. Refer to Section 17.104.170 L8 Only allowed as an accessory use to a gas station or car dealership, typically on the same parcel. Drive through lane and wash stall area shall be screened from public view. L9 Not allowed under 5,000 square feet in the RC,RC/LIF, CMU, CC districts, and only if associated with a service station. No hard alcohol sales may be allowed if associated with a service station. L10 Shall be designed to minimize noise, light, glare, vibration, and other nuisance concerns. Where adjacent to a residential district shall require a Zoning Administrator Permit. L11 A conditional use permit required if site is abutting a residential zone. L12 – Up to 10% of the total square footage of shops within a regional commercial center may consist of ancillary office spaces that support other uses. Limit does not apply to stand alone, professional office buildings. L13 – Requires a master plan in which 50% shall be commercial or uses other than mini-storage and all necessary access and utility easements and improvements are identified and installed as necessary to ensure adequate service to the site and master plan areas; mini-storage portions shall be set back from a street frontage and no closer than 300- feet from an arterial , buildings shall be a minimum of two stories where adjacent to freeway or major arterial to screen views; buildings shall exhibit exemplary architectural design, and facilitate a lively and vibrant street/active street frontage. The project shall incorporate conservation and sustainability features to achieve net zero energy use, shall provide a lighting and security plan, and shall demonstrate measurable community benefit in a manner agreed upon by the City and memorialized in a documented agreement. L14 - All materials stored outside must be fully screened from view from any rights of way and below fence height. If outdoor storage of materials or equipment is adjacent to a residential district a conditional use permit is required. Any work bay area shall be screened from public view. L14a – Outdoor storage may only be allowed in conjunction with an existing active business located and operated within a building and active business license. The storage or truck parking area must be an accessory use to the existing business. A single use outdoor storage or truck parking lot is not permitted. L15 – On-site rental car parking is limited to the minimum needed for immediate customer pick up only, no on site storage of cars. L16 - Subject to Section 17.104.180; Wireless Facilities Ordinance L17 – Auto sales in an open lot may be considered as an accessory use to a retail showroom and service area, or as part of a complete dealership complex. Site access, internal vehicle circulation, auto-display, and landscaping are subject to review. No surface parking lot or outdoor display area solely intended for the sale of new or used cars and not accessory to an indoor showroom is allowed as a primary use on a site L17a- Used car sales must be associated with a new car dealership, except for large format used car dealerships (as example Carmax). A single use used car sale lot is not permitted. L18 – In the Industrial areas small-scale establishments serving local businesses are allowed. The proximity of fast food uses within 1/2 mile of schools, youth facilities or residential uses shall be evaluated for overconcentration. The General Plan emphasized “dining” and “slow food: establishments. L19 -.Reserved L20 - Zoning Administrator permit is required for more than 3,000 sq. ft. L21 - Drive through fast food may not be allowed within 1/2 mile of a school, evaluate the extent of overconcentration of existing or proposed fast food restaurants and drive through fast food within 1,000 feet of the proposed location, minimize the siting of unhealthy land uses, and evaluate the impact to the City’s GHG emissions. See Section 3.06 L22 - Only allowed as a secondary use occupying less than one-third of the floor area in a multi-tenant building. L23 - Allowed within a shopping center on in an Industrial zone on the site of a recycling processing facility and must be within an enclosed structure, which may be portable. L24 - Only allowed as an accessory use with a service station with a Zoning Administrator permit. L25 - Only allowed on the rear half of a lot in order to ensure that the street frontage is activated. L26 –Tasting room is permitted as an ancillary use to an existing active business. If it is a stand-alone business it is considered a micro-brewery/wine bar/brew pub. L27 New mini-storage is not permitted, except the expansion of a previously approved and constructed mini-storage facility subject to a Conditional Use Permit. The new buildings shall be a minimum of two-stories in height. The project shall incorporate conservation and sustainability features to achieve net zero energy use; shall provide a security and lighting plan; and shall demonstrate measurable community benefit in a manner agreed upon by the City and memorialized in a documented agreement. L28 - Outdoor storage may be allowed as an ancillary use on the same parcel as the primary business with a Zoning Administrator Permit. All outdoor storage must be fully screened from view from any public rights-of-way and below fence height. All work areas, work bays shall be screened from public view. L29 Agricultural Production may be allowed as an accessory or ancillary use to a primary use, as example, for research, testing or demonstration purposes with a Zoning Administrator Permit L 30 Transitional and supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. L31 provides that any person within the City of Woodland may cultivate cannabis inside of any residence or enclosed and secure secondary structure that meets certain requirements specified in the ordinance, consistent with state law that permits indoor cultivation of cannabis for medical and non-medical purposes L32 Smoke shops, tobacco stores, hooka/smoking lounge shall not be located within 1000 feet, measured property line to property line, from a school (public or private), family day care home, child care facility, youth center, community center, recreational facility, park, church or religious institution, hospital, or other similar uses where children regularly gather. L33 – Mixed uses are allowed, consistent with the manner in which the individual uses are otherwise allowed in the District. The review required will be dependent upon the most restricted use intended for the development. L34 - Permitted with a license per Municipal Code Section 5.20.010 or with a Conditional Use Permit L35 – May not be located within 500 feet of a school, shall hold and maintain all applicable licenses and permits with the State Department of Justice, exterior areas shall be well lit and include video surveillance. Advertising and signage on clear windows and doors shall be placed so that law enforcement have personnel have a clear and unobstructed view of the interior. L 36 – Non-residential uses may occupy up to 1/3 of the square footage of the building/buildings, as long as residential use occupies 2/3 of the building (s) square footage. Nonresidential uses that may be considered are those listed as P/A in the Comprehensive Use Table L 37 – A Crematorium shall provide adequate analysis to verify that the use meets all AQMD standards, meets the City’s Climate Action Plan goals and policies, and will not create harmful odor, particulate, or other environmental impacts to adjacent uses. No more than one crematorium facility shall be permitted. L 38 – Subject to provisions contained in Section 17.110 and 5.28 L 39 – Emergency Shelters shall comply with requirements of Section 17.152. Maximum by-right shelter size is 30 beds or less.



Woodland, California Municipal Code

Title 17 ZONING

Chapter 17.16 RESIDENTIAL LAND USE TABLE

17.16.020 Table 1—Permitted uses.

To determine in which zone a specific use is allowed:

- A. Find the use in the left-hand column.
- B. Read across the table until either a “letter” or an “x” appears in one of the columns.
- C. If a letter appears this means that the use is allowed in the zone represented by that column, but only if certain conditions are complied with. The conditions applicable to that use are those corresponding to the letter listed in Section [17.16.030](#).
- D. If an “x” appears in a column the use is allowed in the zone represented by that column without being subject to any of the conditions listed in Section [17.16.030](#).
- E. If neither a “letter” nor an “x” appears in a column, the use is not allowed in the zone represented by that column.
- F. The Planning Commission shall interpret the appropriate zone for any land use not specifically listed in the table, based on a finding of consistency with the purpose of the zone and that the use is of the same general character as that of the uses permitted in that zone.
- G. Overlay zones are not included in table.

Table 1
Residential Land Uses

Uses	Zone												
	A-1	O-S	R-1	R-2	N-P	R-M	C-1	CBD	C-2		C-3	C-H	I
Accessory buildings including guesthouses and uses customarily appurtenant to a permitted use	x	x	x	x	x	x		m					
Accessory dwelling units			f	f	f	f							
Apartments and multiple-family dwellings					a	p		m	d		d		
Bed and breakfast inns					k			m	d		d	x	
Boarding and rooming houses					a	b		m	b				
Businesses and uses prohibited by State or Federal law													
Churches	d		d	d	d	d		m	d		d	d	
Day care centers			d	d	d	d	d	m	d		d	d	d
Duplexes			c	x	x	x		m	l		l		
Emergency shelter						d							d
Family day care homes/max of 14 children			x	x	x	x		x					
Family day care homes with more than 14 children			d	d	d	d							
Foster homes, residential care homes			b	b	b	b							
Deep lot developments				g	g								
Home occupations/cottage food operations	e		e	e	e	e		e					
Mobile homes on permanent foundations	h		h	h	h	h		h					
Mobile home parks	h		h	h	h	h							
Nursing and convalescent homes					a	d			d				
Public and private schools	d		d	d	d	d		m	d		d	d	d

Uses	Zone												
	A-1	O-S	R-1	R-2	N-P	R-M	C-1	CBD	C-2		C-3	C-H	I
Residence for a caretaker or watchman	i								i		i	i	i
Single-family dwellings	x		x	x	x	x		m	l		l		
Split lot duplexes			c	x	x	x		m	l		l		
Supportive housing	q	q	q	q	q	q	q	q			q	q	q
Temporary tract offices	j		j	j	j	j							
Transitional housing	q	q	q	q	q	q	q	q			q	q	q

(Prior code § 25-4-10)

17.16.030 Special conditions.

The following special conditions apply to those land uses indicated by corresponding letter in Table 1:

- a. Existing uses in N-P zone on December 6, 1979. These uses may be replaced with new structures containing the same number of, but no additional, dwelling units, rooms or beds than existed on December 6, 1979. Nursing and convalescent homes may be expanded or enlarged by conditional use permit.
- b. Conditional use permit required if for more than six guests or persons.
- c. Permitted on corner lots only. Each entrance must front on a separate street.
- d. Conditional use permit required.
- e. Accessory use, incidental to principal use; subject to Section [17.104.110](#), home occupations.
- f. Subject to Section [17.104.010](#).
- g. Conditional use permit subject to Section [17.104.080](#).

- h. Subject to Section [17.104.120](#).
- i. Residence must be located in the building of the use. If use is open storage that has no buildings a mobile home is permitted.
- j. Office must be converted to residences when sales activity ceases.
- k. Conditional use permit required. Only allowed in neighborhood preservation/transitional overlay zone (NP/T).
- l. Zoning administrator permit required.
- m. Refer to downtown specific plan and the Land Use Area Matrix contained in Section [17.68.050](#).
- n. Refer to East Street Corridor specific plan.
- o. Refer to East Street Corridor specific plan.
- p. Permitted use if in compliance with zoning requirements and community design standards, site plan and design review by the Planning Commission is required.
- q. Transitional and supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. (Prior code § 25-4-20)

Emergency Shelter Analysis

State housing element law (California Government Code Sections 65582, 65583, and 65589.5) requires local jurisdictions to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit. The identified zone must have sufficient capacity to accommodate at least one emergency shelter and must be suitable (i.e., contain residential or compatible uses) for an emergency shelter, which is considered a residential use. The law also requires permit procedures and development and management standards for emergency shelters to be objective and encourage and facilitate the development of emergency shelters.

Assembly Bill 139, (2019) revised State housing element law by requiring that emergency shelters only be required to provide 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 addition, Assembly Bill 101, (2019) requires that Low Barrier Navigation Centers be a by-right use in mixed-use zones and nonresidential zones permitting multifamily uses if it meets specified requirements. Most recently, AB 2339, passed in 2022, amends code sections to clarify definitions, locational requirements, and site capacity analysis requirements.

The zone used to satisfy the sites requirement shall be located near amenities and services that serve people experiencing homelessness, which may include, health care, retail, employment, and social services, and transportation, or that the local government will provide free transportation to services or offer services on site.

The City had previously complied with the by-right zoning requirement, by permitting shelters in zones C and E of the East Street Specific Plan. However, when the Interim Zoning Ordinance was adopted in 2018, repealing the East Street Specific Plan, the by-right zoning for emergency shelters was inadvertently removed. As a result, the city is required to conduct an analysis to identify zones where emergency shelters may be located in order to determine if the city provides adequate sites. Emergency shelters are currently listed as conditionally allowed in the residential RM district with a CUP. The analysis for by-right emergency shelters focuses on vacant land availability in the CMU districts. However, it is likely that shelters will seek to be located in existing facilities rather than build new.

Analysis of Zones and Capacity for By-Right Emergency Shelters:

Unmet Shelter Need

The City's unmet homeless shelter need is based upon the number of individuals identified during the annual Yolo County Homeless Count conducted by the Yolo County Homeless and Poverty Action Coalition. In 2018, there were 238 unhoused individuals counted. In February 2022, a total of 267 homeless individuals were identified in Woodland and 746 countywide. The existing emergency homeless shelter at East Beamer Way provides 100 emergency shelter beds. This leaves a shortfall of 167 beds.

Zone Analysis for By-Right Emergency Shelter

To comply with State law, the City will need to amend the Zoning Ordinance to allow emergency shelters by-right in at least one zoning district. The Corridor Mixed Use (CMU) Zones have been identified as candidate zones for allowing emergency shelters by-right. State code already requires that Low Barrier Navigation Centers be allowed by right in the CMU districts, which allow multi-family residential as a by-right use.

The City's Corridor Mixed Use (CMU) development standards are appropriate to facilitate emergency shelters, and can be summarized as follows:

Corridor Mixed Use (CMU) Zone Standards

- **Minimum lot size:** None identified
- **Maximum lot coverage:** 60%-70%
- **Maximum height:** 3-5-floors
- **Minimum lot width:** None identified

Emergency Shelter Analysis

- **Setbacks:** 5-15-front; 0-side; street side-5 -15 feet; 0-rear
- **Walls:** 7 feet
- **Landscaping:** Min 8-foot front landscaping; one tree every 35 feet along the public right of way. 50% parking lot shading required. Six percent of the auto parking area to be landscaped.
- **Storage:** storage shall be contained within enclosed buildings. Outdoor storage must be screened.

The sites inventory must identify an adequate number of vacant sites to meet the shortfall. Recently approved legislation, AB 2339, added criteria to Government Code Section 665583(4) to state that site accommodation shall be evaluated using a requirement of 200 square feet per person. At 30 beds, with a minimum of 200 square feet per person, a minimum required site size is 6,000 square feet, or (0.13 of an acre). All of the sites meet that requirement. The smallest identified vacant site is 0.14 acres (6,098 square feet). At 200 square feet per person, a site this size could potentially accommodate 30 individuals.

The ordinance amendment proposes that in the CMU zones that shelters with 30 beds or less be allowed as a by-right use and that shelters over 30 beds be allowed for consideration with a conditional use permit (CUP). There are 29 sites in the CMU zones, totaling 36.21 acres, and varying in size from 0.14 to 5.6 acres. Assuming 30 beds per site provides for 870 beds, which is well over the shortfall need of 167 beds. In addition, it is noted that the analysis does not take into account the likely re-use of existing buildings. All sites in the CMU zones are served within a half mile or less of a transit stop. As the County seat there are multiple service agencies, hospitals, clinics, and other amenities readily available to serve homeless individuals. Where needed, an agency may provide transportation or on-site assistance.

TABLE 1: Corridor Mixed Use Capacity Analysis

Area and APN	Vacant sites	Address
Corridor Mixed Use (East)		
005-060-025	0.96	1021 Beamer
005-060-044	4.81	No address
005-124-010	0.70	No Address
063-060-006	3.02	No Address
063-060-012	0.94	No Address
063-071-015	2.46	No Address
063-076-001	0.52	1225 Armfield
066-021-028	1.52	1237 Oak Ave
005-680-010	10.8	1000 Kentucky
063-072-004	0.14	309 C Street
063-072-013	0.14	313 C Street
063-077-001	0.26	1211 Armfield
066-011-007	0.18	1242 E Main St
066-011-008	0.36	1244 E Main Street
066-111-029	0.49	845 East Street
	27.32	
Corridor Mixed Use (West)		
006-024-001	0.21	419 Grand Ave
006-025-003	0.21	116 Main St
064-170-050	0.15	No Address
065-280-023	0.48	No Address
065-280-043	0.23	No Address
065-280-067	0.29	448 California St
	1.57	
Corridor Mixed Use (Kentucky)		
005-720-025	0.63	22 Kentucky Ave
005-720-027	3.67	No Address
005-702-008	0.47	No Address
005-703-010	0.17	300 Kentucky Ave

Emergency Shelter Analysis

005-703-013	0.24	326 N. Walnut
064-320-001	0.48	No Address
	5.66	
Corridor Mixed Use (East/LIF)		
063-090-031	0.67	25 East Street
063-101-002	1.01	1203 Commerce Ave
	1.68	
Total Corridor Mixed Use	36.21	

The Industrial (I) Zone is recommended as a zone where emergency shelters may be allowed with a conditional use permit. Table 2 shows 11 available sites within the I Zone totaling 290 acres. For 11 sites at 30 beds per site results in a minimum of 330 beds possible.

The sites identified in Table 2 below are all within one mile of a transit stop and along transportation corridors, are not located near any environmental hazards, and are located near potential jobs. The City's existing emergency shelter when annexed will be located in the Industrial Zone.

TABLE 2: Industrial Capacity Analysis

Industrial (I) Zone		
APN	Vacant Land (Acres)	Address
027-370-031-000	4.9	No Address
027-360-034-000	6.2	No Address
027-350-058-000	17.6	231 HANSON WAY
027-350-054-000	24.1	No Address
027-210-036-000	100.0	1791 E KENTUCKY AVE
027-210-035-000	50.0	No Address
027-210-034-000	15.1	No Address
027-210-037-000	17.8	No Address
027-210-038-000	24.4	No Address
027-210-039-000	15.1	No Address
027-210-040-000	15.1	No Address
TOTAL – 11 sites	290.3 acres	

Low Barrier Navigation Centers.

Assembly Bill 101 (2019) requires that Low Barrier Navigation Center (LBNC) development be a by-right use in mixed use zones and non-residential zones permitting multi-family uses. Emergency shelters, including LBNCs will be permitted in all corridor mixed use districts (CMU) that allow residential multifamily. Most recently, AB 2339 (2022), amends state code sections to clarify the definition of emergency shelter. The updated definition of emergency shelter states that, “*emergency shelter*” shall include other interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care. The expanded definition incorporates LBNCs. Based on the sites analysis there is a total of 386 acres of land zoned Corridor Mixed Use in the City in which residential multi-family is a permitted use. Shelters may develop on not only on vacant land, but also through re-use of an existing facility, which may be the more economical option.

Existing Shelter Capacity

The City has facilitated the development of a multi-level assisted housing facility, called East Beamer Way Campus, that includes emergency shelter as well as supportive housing and services. The site is located on City property in the Industrial General Plan land use district. The site is currently in Yolo County, but is in the process of being annexed into the City as Industrially zoned property. The project is being built in phases. Phase 1 was completed in December 2020 and provides a 100 bed emergency shelter. Phase 2, completed in 2022, includes a 61 bed permanent supportive housing facility to serve the homeless. Phase 3 includes Walters house, an approximately 60-72 bed on-site treatment facility, which is currently in review. To date the city has provided

Emergency Shelter Analysis

161 beds to house the homeless with additional capacity for approximately 60 additional beds underway at the East Beamer Way campus, resulting in 221 beds, of which 100 beds are currently considered emergency shelter housing.

Conclusion

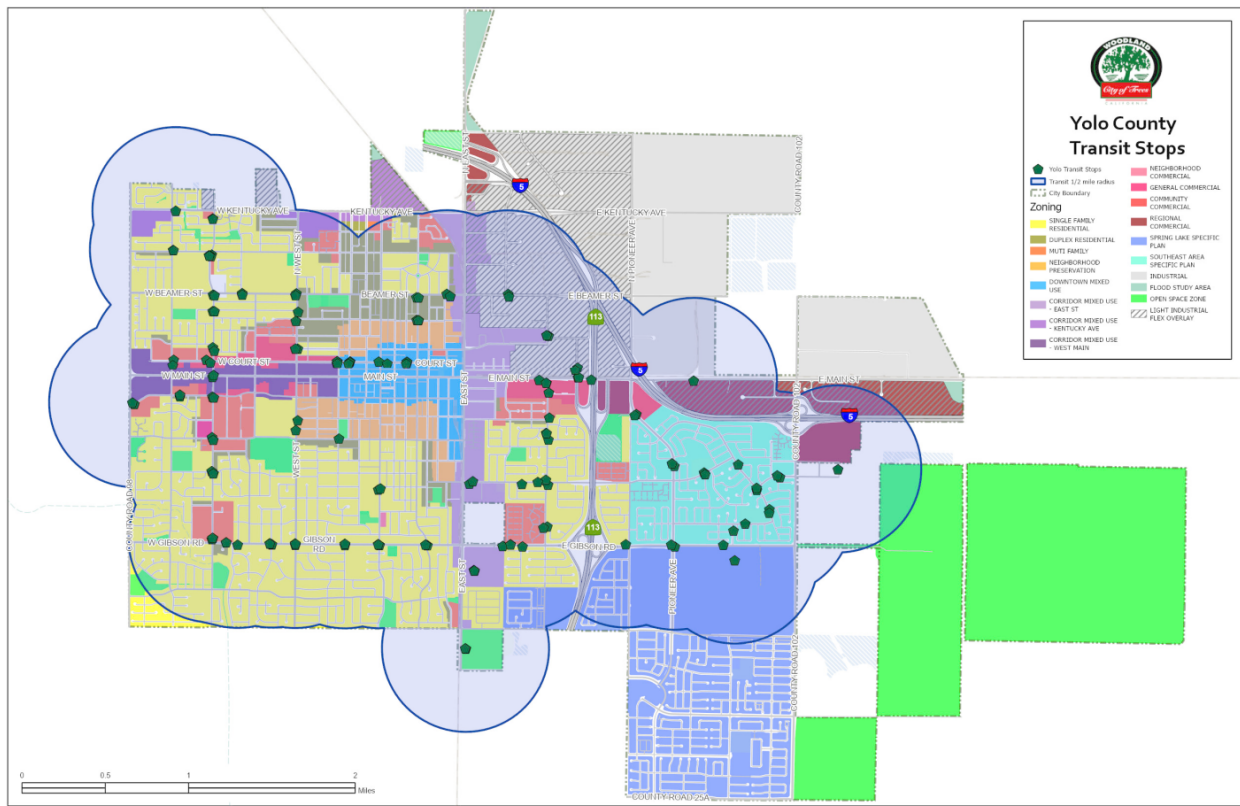
Housing Element Program A.14 calls for the City to amend the Zoning Code to allow for emergency shelters by right in one or more zones that provides appropriate access to transportation and other services and has capacity to meet the City's unmet shelter need for 167 emergency shelter beds.

In addition, recent legislation, (AB 2339-2022), requires the identification of one or more zoning designations that allow residential uses, including mixed uses or non-residential zones where multi-family is permitted, where emergency shelters are permitted as a by-right use pursuant to GCS 665583(4)(A). In addition, GCS 665583(4)(C) states that "emergency shelter" shall include other interim interventions including but not limited to, a navigation center, bridge housing, and respite or recuperative care.

Therefore, allowing emergency shelters, including Low Barrier Navigation Centers, in all corridor mixed use zones meets the requirements of GCS 665583(4)(A).

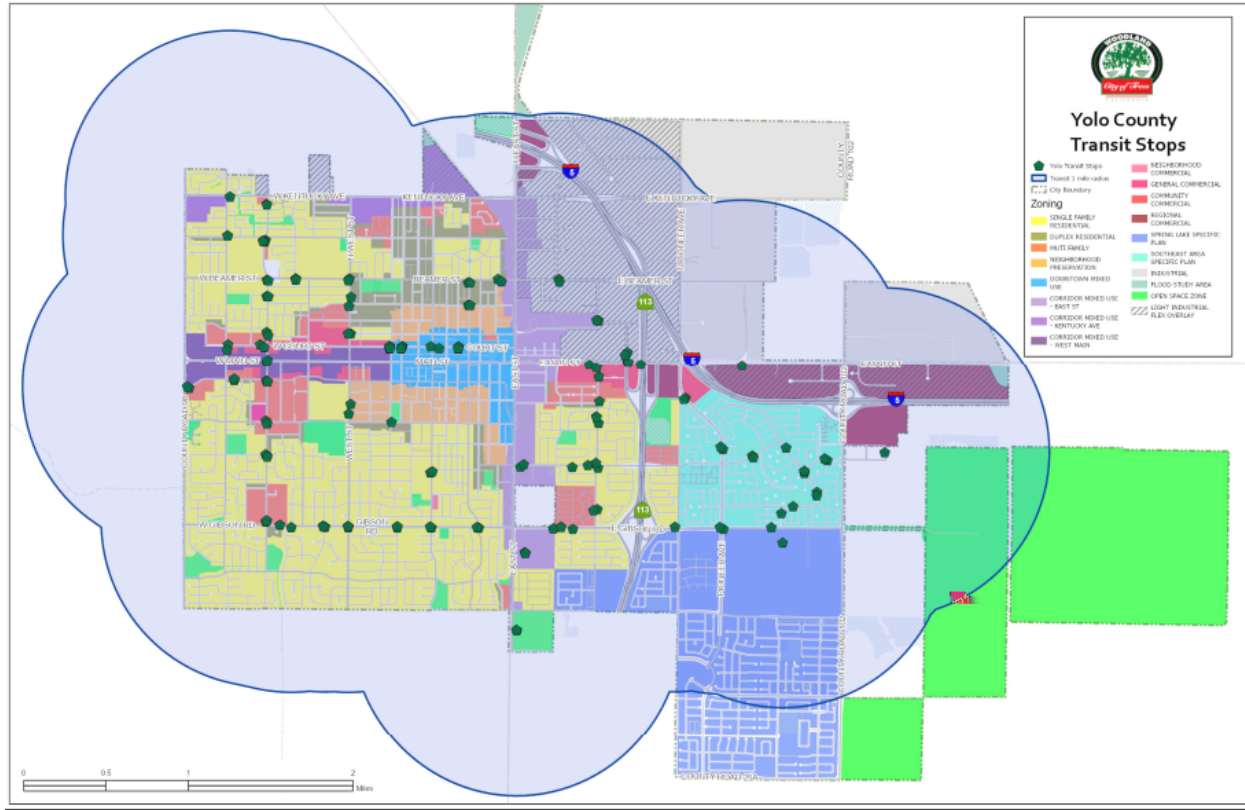
The proposed ordinance amendments provide objective standards that apply to all Emergency Shelters, Daytime Service Facilities, and Low Barrier Navigation Centers.

Yolo County Transit Stops with a ½ Mile Radius



Emergency Shelter Analysis

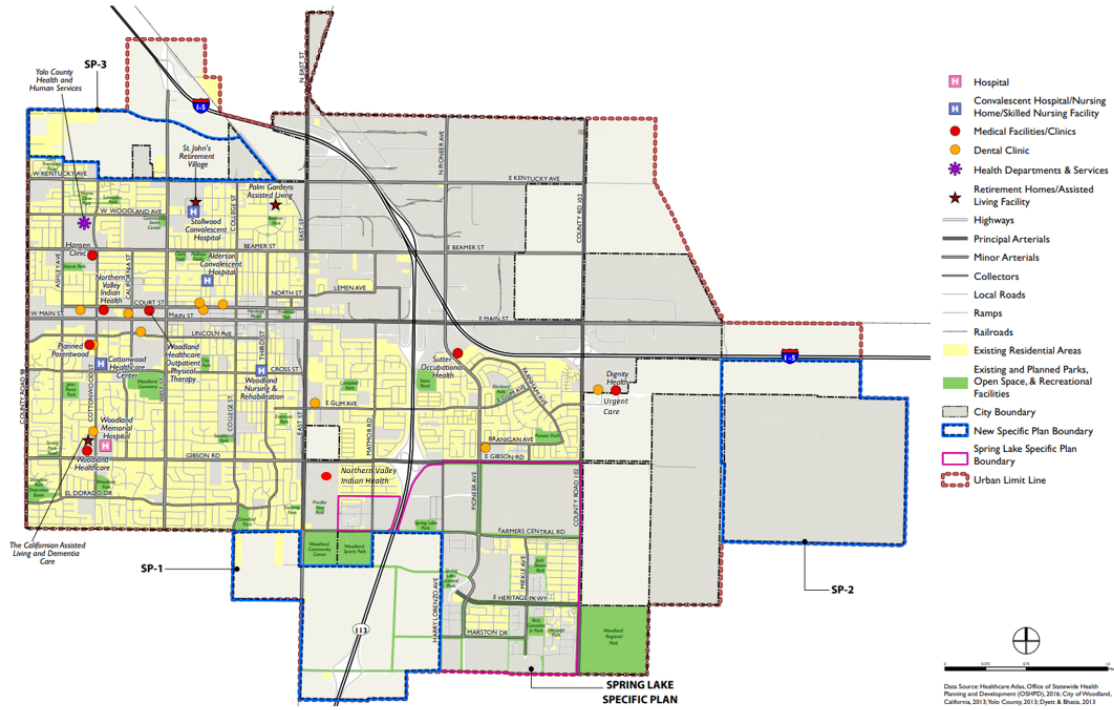
Yolo County Transit Stops with a 1 Mile Radius



Emergency Shelter Analysis

Medical and Health Facilities and Services

FIGURE 6-1: MEDICAL AND HEALTH FACILITIES AND SERVICES



Food and Grocery Stores with ½ Mile Radius from Grocery Stores

