

Planning & Community Development

## IMPLEMENTING THE HOUSING ELEMENT – EMERGENCY SHELTERS AND OTHER CODE AMENDMENTS

City Council

June 12, 2023





## Housing Element Update (2021-2029)

- Housing Element adopted by Council in July 2022
- Certified by California Department of Housing and Community Development (HCD) in March 2023
- Program items related to proposed amendments:
  - Emergency shelters, low barrier navigation centers, and design review thresholds (Housing Element "recycled" sites)
    - Program #23 (Zoning Code Updates)
  - > Safe Parking
    - Program #19 (Homeless Services)
  - Modifications for Individuals with Disabilities
    - Program #16 (Housing for People with Disabilities)



### Planning Commission Review

- January 11, 2023 Study Session
- April 26, 2023 Public Hearing and recommendation that the City Council approve the Zoning Code Amendment as presented by staff, with recommended amendments.

# Proposed Amendments Low Barrier Navigation Centers

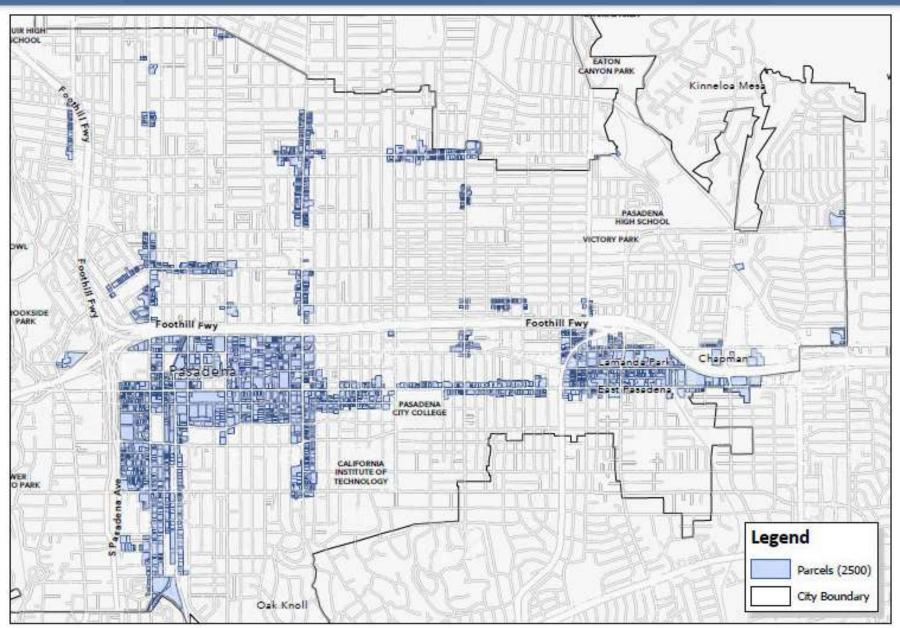
Planning & Community Development

### Assembly Bill 101 (2019)

- Defines "low barrier navigation centers" as:
  - A "Housing First, low-barrier, service-enriched shelter, focused on moving people into permanent housing, that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing."
  - > "Low Barrier" means using best practices to reduce barriers to entry, such as allowing partners, pets, storage of personal items, and privacy.
- Required per State law as a by-right use in areas zoned for mixed-use and nonresidential zones permitting multifamily uses if specific requirements are met:
  - Offers services that connect people to permanent housing
  - Use of a coordinated entry system (i.e. Homeless Management Information System)
  - > Use of "Housing First" model as defined by Welfare and Institutions Code
    Section 8255

    PAJADENA





## Proposed Amendments - Emergency Shelters

- Emergency Shelter regulations to be updated
  - > Update definitions of "emergency shelters" and "emergency shelters, limited"
  - Increase bed capacity for "emergency shelters, limited"
  - > 17.80.020 Definitions
    - Emergency Shelters (land use). A nonprofit facility that provides short-term lodging without rent or fees on a first-come first-serve basis. where people must vacate the facility each morning and have no guaranteed bed for the next night.
    - Emergency Shelters, Limited (land use). A nonprofit facility that provides short-term lodging without a fee or rent on a first-come first-serve basis for not more than twelve forty persons at one time. where people must vacate the facility each morning and have no guaranteed bed for the next night.

## Proposed Amendments - Emergency Shelters

- Emergency Shelter regulations to be updated (Program #23)
  - > Update definitions of "emergency shelters" and "emergency shelters, limited" to allow for longer stays
  - Update bed capacity above current 12-bed limit for "emergency shelters - limited" to 40 beds
  - Revise parking requirements based on shelter staffing needs
  - Expand zones where "emergency shelters" are allowed with Minor CUP and "emergency shelters, limited" are permitted by right
  - > Allow low barrier navigation centers as a by-right use

## Proposed Amendments - Emergency Shelters

- Emergency Shelter regulations to be updated
  - Increase bed capacity from 12 beds maximum to 40 beds for "emergency shelters, limited"
    - Current zoning and bed limit would allow up to 372 shelter beds
    - Proposed amendment would allow up to 2,400 shelter beds
  - > Revise parking requirements based on shelter staff needs

Services	
Emergency Shelters	1 space for every 4 beds per every two on- site staff members
Emergency Shelters, Limited	1 space <del>for every 4 beds</del> per every two on- site staff members



## Proposed Amendments - Safe Parking Use

- Safe parking use to be considered (Program #19) to allow unhoused individuals and families the ability to safely park in designated areas temporarily
  - Such sites typically include access to programs to assist in transitioning from homelessness to permanent housing
- Program #19 required the City to "investigate establishing a safe parking ordinance by 2024"
  - > Staff has accelerated this effort to respond to community needs
- On April 28, 2023, the Planning Commission included a recommendation to allow safe parking as a permitted use (with MCUP) on all sites occupied by a religious facility throughout Pasadena



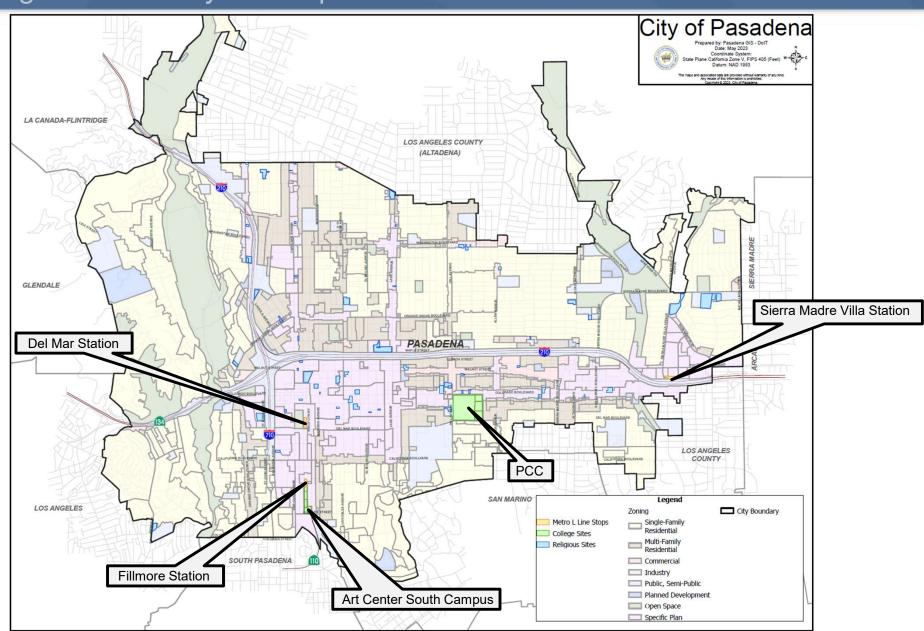
## Proposed Amendments - Safe Parking Use

- Proposed amendment would allow safe parking as an accessory use (with MCUP) on sites occupied by:
  - > "Transit Stations or Terminals" and
  - "Colleges Traditional campus setting" when
    - Site is in a Specific Plan area or within 1/2 mile of a transit station
  - > Religious facilities in non-residential zones
  - Sites typically include underutilized parking areas, lighting, on-site or portable restrooms, security staff, and may also include connections to community services.
- Site-specific operational requirements would include:
  - > Hours of operation,
  - Number of vehicles to be parked on-site,
  - > Provision of restroom facilities and lighting, and
  - > Program monitoring





## Safe Parking - Proposed Eligible Sites





## Safe Parking Site Calculations

#### Planning & Community Development

#### Original Staff Recommendation

	Sites	
Existing Eligible Sites	0	
Proposed Eligible Sites		
Transit Stations/Terminals	3	
College - Traditional Campus	1	
Total	4	

#### Revised Staff Recommendation

	Sites
Existing Eligible Sites	0
Proposed Eligible Sites	
Transit Stations/Terminals	3
College - Traditional Campus	2
Religious Facilities	69
Total	74





## Safe Parking - 997 E. Walnut St.

- Staff has been in contact with Trinity Lutheran Church regarding safe parking (Council District 5)
- Site currently hosts a temporary safe parking program (TUP)
- Proposed amendment would allow long-term operation of safe parking with a MCUP
- Trinity Lutheran is the only known location to formally request on-site safe parking





## Proposed Amendments - Modifications for Individuals with Disabilities

- Process for zoning modifications for Individuals with Disabilities to be updated (Program #16)
  - > Section 17.61.080.I currently requires a minor variance process for individuals with disabilities seeking relief from zoning requirements
  - Modifications not granted for standards related to density, floor area ratio, gross floor area, or lot coverage, but may be requested for other development standards.
    - Typical examples include access ramps extending into required setback areas and modifications to allow larger wheelchair-accessible bathrooms.
  - > If granted, modification is a personal accommodation granted to the applicant and does not run with the land.
- Proposed amendment would create a by-right process for staff-level review and determination of requests
  - Appeal of Director's decision would be heard by Board of Zoning Appeals
    14

## Proposed Amendments - Recycled Sites

- The City is required to implement State law; the proposed amendment would document this in the Zoning Code.
- Update design review thresholds for recycled Housing Element sites (Program #23)
- Proposed amendment would amend thresholds for design review (Section 17.61.030.B) to make five sites eligible for streamlining, if a qualifying project is submitted.
  - Sites would remain subject to ministerial review and objective development standards
- Government Code Section 65583.2 requires that these sites are eligible for by-right approval of housing projects that:
  - > Include at least 20 percent of units for lower-income households; and
  - > Do not require a subdivision





### **Summary of Proposed Amendments**

#### Planning & Community Development

- Emergency shelter regulations to be updated (Program #23)
  - Update definitions to allow stays longer than one night
  - Update minimum bed capacity above current 12-bed limit for "emergency shelters - limited")
  - Expand areas where emergency shelters are permitted
  - > Update parking requirements based on shelter staff needs
  - > Allow low barrier navigation centers as a by-right use
- Safe parking use to be allowed as accessory use with a MCUP for certain sites (Program #19)
- Process for zoning modifications for Individuals with Disabilities to be updated (Program #16)
- Update design review thresholds for five Housing Element recycled sites (Program #23)

16

## Planning Commission Recommendation

#### Planning & Community Development

1. Clarify that the maps in the staff report reflect the staff recommendation.

This recommendation has been included in staff's recommendation.

2. Include safe parking sites as a permitted use on all religious institutions throughout Pasadena with a Minor Conditional Use Permit.

Staff agrees with expanding safe parking as an accessory use to include religious facilities with a Minor Conditional Use Permit (MCUP), but limited to sites in non-residential zones. Staff additionally recommends allowing safe parking as an accessory use for "transit stations" or terminals" and "colleges - traditional campus setting" uses when located within a Specific Plan Area or when located within ½ mile of a light-rail station platform to allow for additional suitable locations that still provide access to transit and services.

When a Minor Conditional Use Permit is required for emergency shelters, special consideration shall be given to communication and coordination with adjacent schools.

This recommendation has been included in staff's recommendation.

4. Allow "emergency shelters" and "emergency shelters, limited" land uses in the same areas that low barrier navigation centers are required to be permitted by State law.

This recommendation has been included in staff's recommendation. PA JA DENA





#### Planning & Community Development

#### It is recommended that the City Council:

- 1. Find that the Addendum to the 2015 Pasadena General Plan Environmental Impact Report has been prepared consistent with CEQA Guidelines (Cal. Code Regs., Title 14, Sections 15162 and 15164). The addendum found that the proposed amendments will not result in any potentially significant impacts that were not already analyzed;
- Make the Findings for Approval for the Zoning Code Text Amendment; and
- 3. Direct the City Attorney to prepare an ordinance for the Zoning Code Amendment within 90 days consistent with the provisions set forth in the agenda report.





Planning & Community Development

## IMPLEMENTING THE HOUSING ELEMENT – EMERGENCY SHELTERS AND OTHER CODE AMENDMENTS

City Council

June 12, 2023





#### Planning & Community Development

#### #16 - Housing for People with Disabilities

 "Amend the Municipal Code to remove the Minor Variance requirement for a request for a reasonable accommodation and replace the process with a staff-level ministerial action. Reduce overall processing time by up to four weeks."



#### Planning & Community Development

#### #19 - Homeless Services

 "Investigate establishing a "safe parking" ordinance that allows people without permanent housing to park on a temporary basis in designated safe parking areas, with some form of discretionary review required to allow such use. If found to be an appropriate City program, establish an ordinance by 2024."



#### Planning & Community Development

#### #23 - Zoning Code Updates

"Update emergency shelter regulations in the Zoning Code to ensure consistency with State law and specifically, to ensure adequate capacity to accommodate the City's unhoused need and address constraints. The updated code provisions would revise parking requirements to comply with State law, increase bed limits above the current 12bed limit to at least 35 beds based on input from service providers, and allow for Low Barrier **Navigation Centers.**"



#### Planning & Community Development

"For sites used in prior Housing Elements designated in this element as sites required to achieve the lower-income RHNA, adopt zoning code amendments, in compliance with Government Code section 65583.2, subdivision (c), that establish regulations that allow by-right approval of housing projects that include at least 20 percent of the units for lower-income households and do not require a subdivision.

Under State law, by right approval means that no review under the California Environmental Quality Act may be required, and no discretionary approval may be required, although the City may require design review approval based on objective standards. In the interim and prior to adoption of the ordinance, the City will establish a process or procedure that implements by-right approval for eligible projects in compliance with Government Code section 65583.2, subdivision (c). This will include a provision for design review with objective standards."



## **Existing Development Standards**

#### Planning & Community Development

#### PMC 17.50.105 - Emergency Shelters, Limited:

#### A. Separation requirements.

- 1. 300-foot separation requirement between "emergency shelter, limited" or "emergency shelter".
- 2. "Emergency shelters, limited" shall be a minimum of 150 feet from a residential zoning district.

#### B. Operational requirements.

- 1. Lodging and meals shall be provided only for guests, paid staff and volunteers.
- 2. A minimum of one paid staff shall be present whenever guests are present.
- 3. Storage area or locker of a minimum of eight square feet shall be provided for each bed.
- 4. Admission to the facility shall be limited to the hours between 7:00 a.m. and 10:00 p.m.
- 5. No outdoor waiting areas shall be allowed.
- 6. Parking areas shall have lighting to provide security for clients, visitors and employees.
- 7. Temporary shelters shall be available to clients for no more than six continuous months.
- 8. Written Management Plan required, to include provisions for staff training, neighborhood outreach, security, screening of clients to ensure compatibility with proposed services provided, counseling, particularly for assisting in finding permanent housing and a source of income, training and treatment programs for clients, drug and alcohol dependency referrals and an exit strategy.
- 9. A refuse storage area is required.
- 10. Service provider required to remove litter daily along any street or alley abutting the site for a 300-foot distance. 24





## **Existing Development Standards**

#### Planning & Community Development

#### **Existing Parking Requirements:**

1 space for every 4 beds

#### Permitted Zones:

- Emergency Shelters, Limited
  - > CDSP (CD-6)
  - > SFOSP (CG, CL, CF, IF, MU-C, MU-N, MU-T)
  - > EPSP (d1-IG)
- Emergency Shelters (with MCUP)
  - > CDSP (CD-1 through CD-6)
  - > ECSP (MU-C, MU-G, MU-N, CG-5, CG-6)
  - > EPSP (d1-CG, d1-IG, d2-CG, d2-IG, d3-CG)





- Emergency shelters may only be subject to those development and management standards that apply to residential or commercial development within the same zone except that a local government may apply written, objective standards that include all of the following:
  - The maximum number of beds or persons 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 hours that the emergency shelter is in operation.





#### Planning & Community Development

#### **Government Code Section 65583**

- Requires identification of a zone or zones where emergency shelters are permitted by right with sufficient capacity, as identified by the most recent homeless point-in-time count before the start of the Housing Element planning period (2021-2029)
  - > The applicable point-in-time count occurred in 2020
  - > The 2020 homeless count identified 527 people.
    - No count was conducted in 2021
    - The 2022 homeless count identified 512 people experiencing homelessness in Pasadena
    - The 2023 homeless count identified 556 people experiencing homelessness in Pasadena





## Welfare and Institutions Code 8255

#### Planning & Community Development

"Core components of Housing First" means all of the following:

- Tenant screening and selection practices that promote accepting applicants regardless of their sobriety or use of substances, completion of treatment, or participation in services.
- Applicants are not rejected on the basis of poor credit or financial history, poor or lack of rental history, criminal convictions unrelated to tenancy, or behaviors that indicate a lack of "housing readiness."
- Acceptance of referrals directly from shelters, street outreach, drop-in centers, and other parts of crisis response systems frequented by vulnerable people experiencing homelessness.
- Supportive services that emphasize engagement and problem solving over therapeutic goals and service plans that are highly tenant-driven without predetermined goals.





### Welfare and Institutions Code 8255

#### Planning & Community Development

"Core components of Housing First" means all of the following:

- Participation in services or program compliance is not a condition of permanent housing tenancy.
- Tenants have a lease and all the rights and responsibilities of tenancy, as outlined in California's Civil, Health and Safety, and Government codes.
- The use of alcohol or drugs in and of itself, without other lease violations, is not a reason for eviction.
- In communities with coordinated assessment and entry systems, incentives for funding promote tenant selection plans for supportive housing that prioritize eligible tenants based on criteria other than "first-come-first-serve," including, but not limited to, the duration or chronicity of homelessness, vulnerability to early mortality, or high utilization of crisis services. Prioritization may include triage tools, developed through local data, to identify high-cost, high-need homeless residents.



### Welfare and Institutions Code 8255

#### Planning & Community Development

"Core components of Housing First" means all of the following:

- Case managers and service coordinators who are trained in and actively employ evidence-based practices for client engagement, including, but not limited to, motivational interviewing and client-centered counseling.
- Services are informed by a harm-reduction philosophy that recognizes drug and alcohol use and addiction as a part of tenants' lives, where tenants are engaged in nonjudgmental communication regarding drug and alcohol use, and where tenants are offered education regarding how to avoid risky behaviors and engage in safer practices, as well as connected to evidence-based treatment if the tenant so chooses.
- The project and specific apartment may include special physical features that accommodate disabilities, reduce harm, and promote health and community and independence among tenants.





### Recent State Legislation

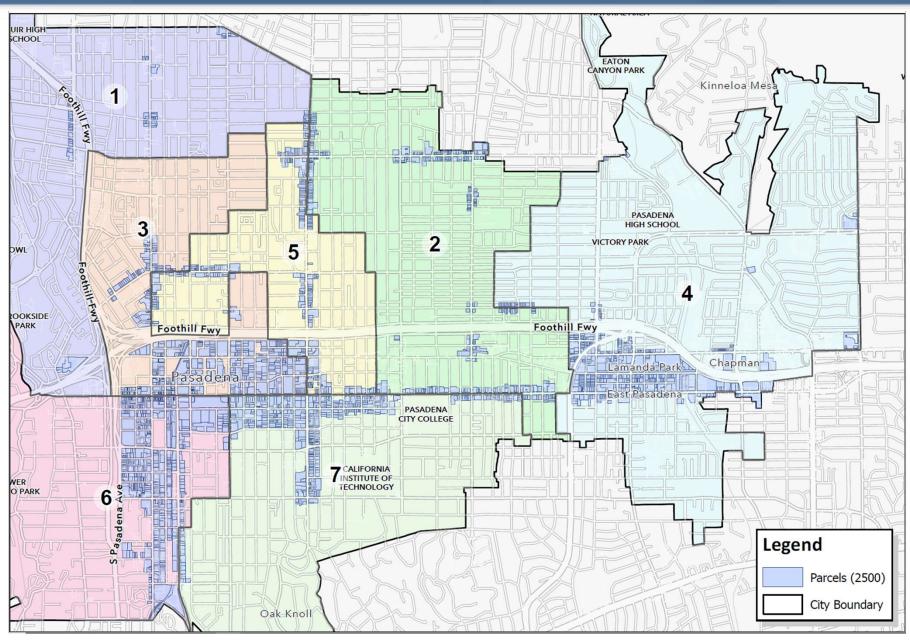
#### Planning & Community Development

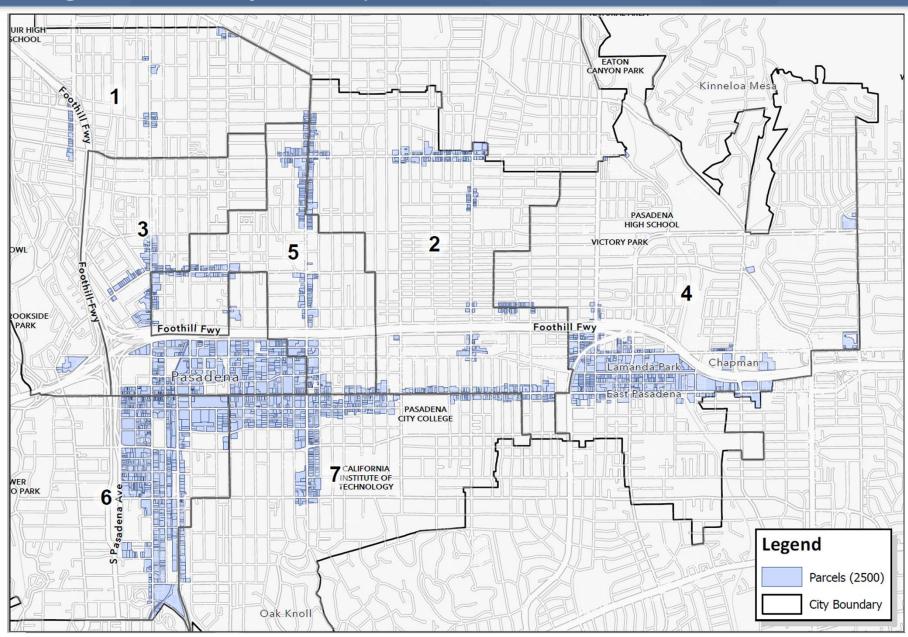
#### Assembly Bill 2339 (2022)

- Effective January 1, 2023
  - Requires that sites identified for emergency shelters must be in residential areas or area otherwise suitable
  - Specifies that "emergency shelters" includes other interim interventions, including navigation centers, bridge housing, and respite or recuperative care
  - > Requires objective development standards
- Not applicable to City of Pasadena
  - > AB 2339 is not applicable to Pasadena for this Housing Element cycle (2021-2029)
  - > Will be applicable for next Housing Element cycle

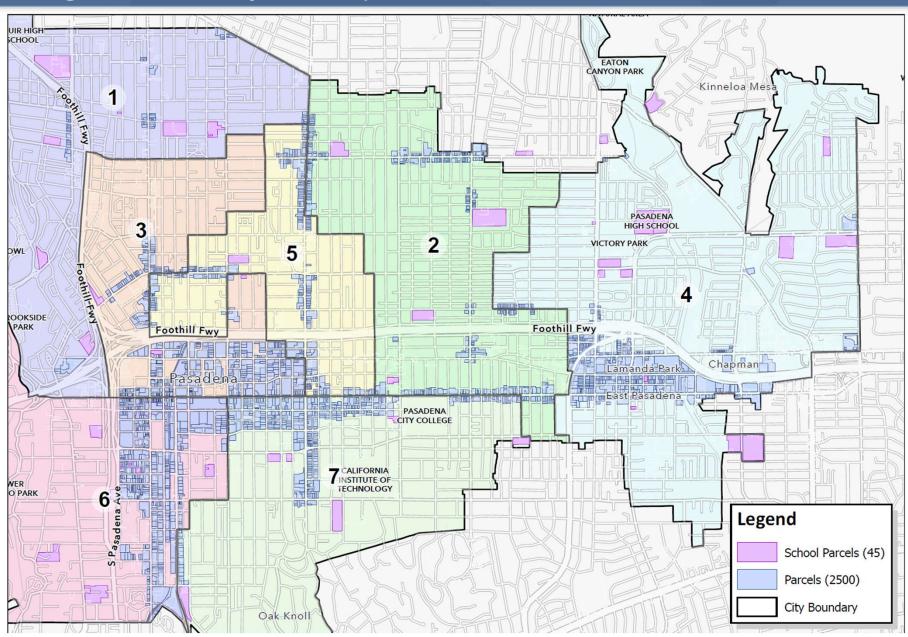




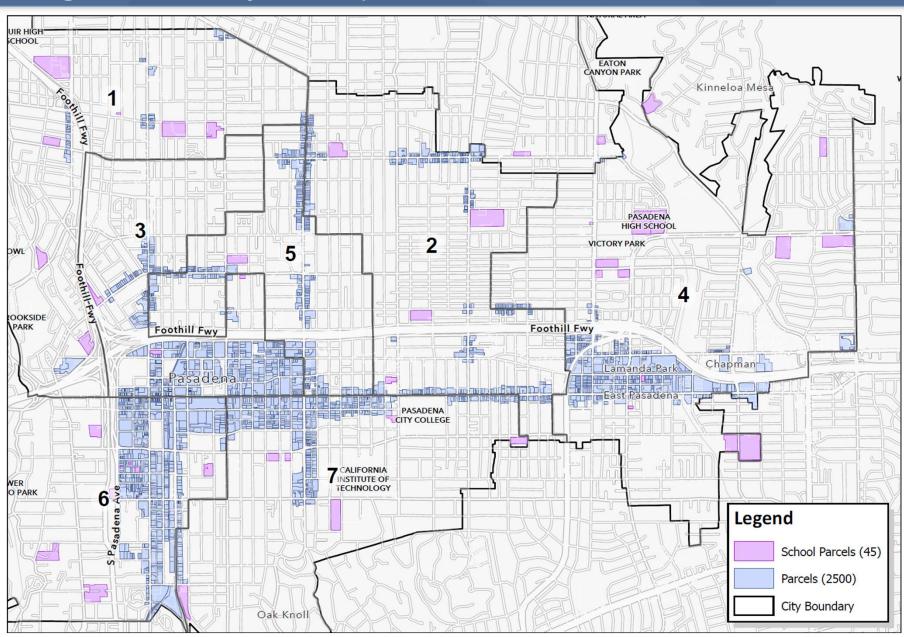










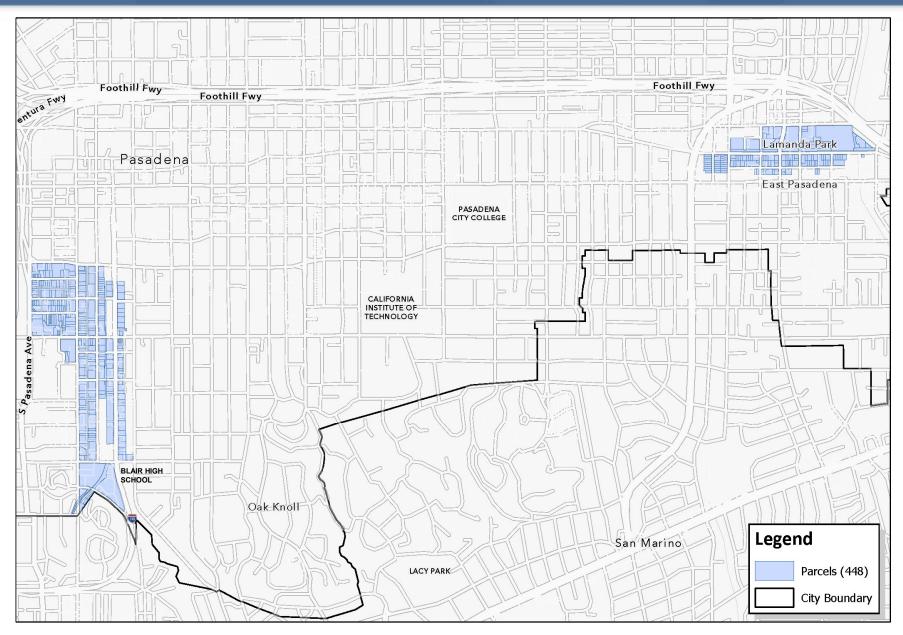


## Emergency Shelters, Limited (By Right)

- Emergency Shelter regulations to be updated
  - Expand zones where "emergency shelters, limited" are permitted by right

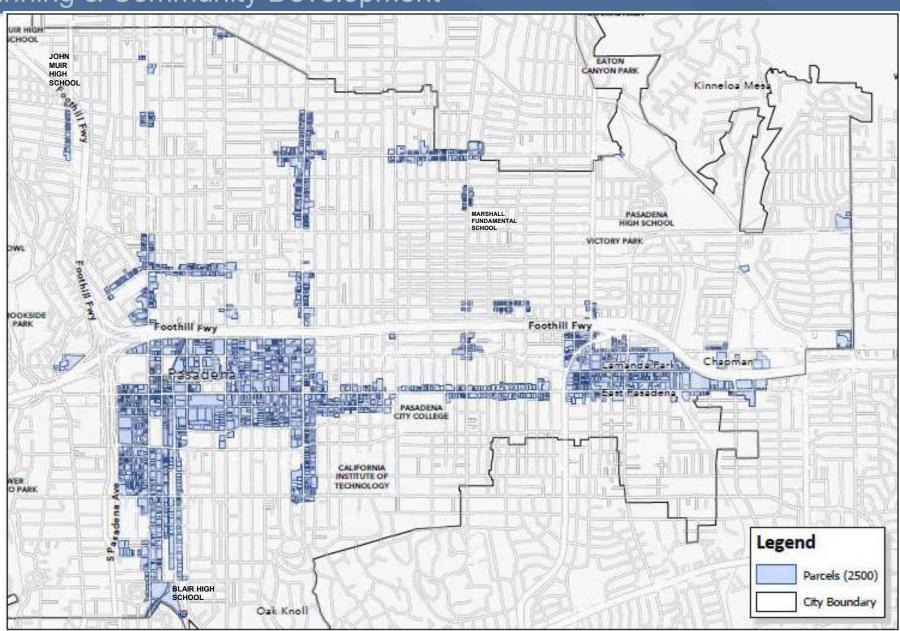
CDSP	SFOSP	ECSP (2022)	ECSP (2003)	EPSP	LASP	FOOG	NLSP	OTHER
CD-1	SFO-CG	EC-MU-C	ECSP-CG-5	EPSP-d1-IG	LA-MU-N	FGSP-CL-1b	SP-1a	СО
CD-2	SFO-CL	EC-MU-G	ECSP-CG-6	EPSP-d1-CO		FGSP-C-3a	SP-1b	CL
CD-3	SFO-CF	EC-MU-N		EPSP-d1-CL		FGSP-C-3b	SP-1c	CL-2
CD-4	SFO-IF			EPSP-d1-CG		FGSP-C-3d	SP-1e	
CD-5	SFO-MU-C			EPSP-d2-CO				
CD-6	SFO-MU-N			EPSP-d2-CL				
	SFO-MU-T			EPSP-d2-CG				
	SFO-MU-G			EPSP-d3-CO				
				EPSP-d3-CG		DA	CA	D E NI

## Parcels allowing Emergency Shelters, Limited By-Right





## Additional parcels proposed to allow Emergency Shelters, Limited By-Right



## Proposed Amendments - Emergency Shelters, Limited

Planning & Community Development

- Emergency Shelter regulations to be updated
  - Increase bed capacity from 12 beds maximum to 40 beds for "emergency shelters, limited"

	Sites	12 bed capacity	40 bed capacity
Existing Zoning	31	372	1,240
Additional Recommended Zoning	29		1,160
Total	60		2,400

> Revise parking requirements based on shelter staff needs

Services	
Emergency Shelters	1 space <del>for every 4 beds</del> per every two on- site staff members
Emergency Shelters, Limited	1 space <del>for every 4 beds</del> per every two on- site staff members



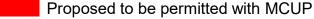


### **Emergency Shelters (MCUP)**

- Emergency Shelter regulations to be updated
  - Expand zones where "emergency shelters" are permitted with MCUP

CDSP	SFOSP	ECSP	ECSP	EPSP	LASP	FOOG	NLSP	OTHER
		(2022)	(2003)					
CD-1	SFO-CG	EC-MU-C	ECSP-CG-	EPSP-d1-IG	LA-MU-	FGSP-CL-	SP-1a	CO
			5		N	1b		
CD-2	SFO-CL	EC-MU-G	ECSP-CG-	EPSP-d1-CO		FGSP-C-	SP-1b	CL
			6			3a		
CD-3	SFO-CF	EC-MU-N		EPSP-d1-CL		FGSP-C-	SP-1c	CL-2
						3b		
CD-4	SFO-IF			EPSP-d1-CG		FGSP-C-	SP-1e	
						3d		
CD-5	SFO-MU-C			EPSP-d2-IG				
CD-6	SFO-MU-N			EPSP-d2-CO				
	SFO-MU-T			EPSP-d2-CL				
	SFO-MU-G			EPSP-d2-CG				
				EPSP-d3-CO				
				EPSP-d3-CG				

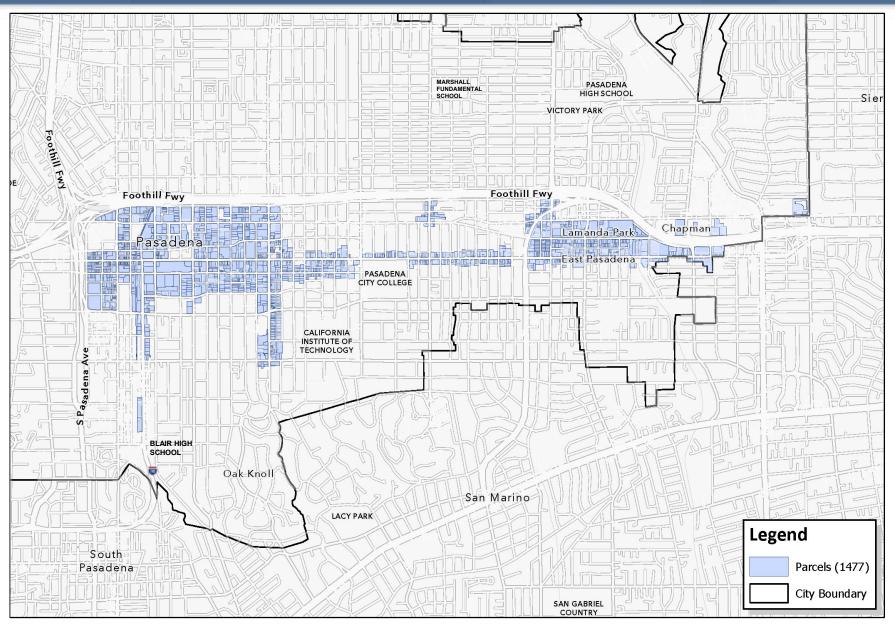






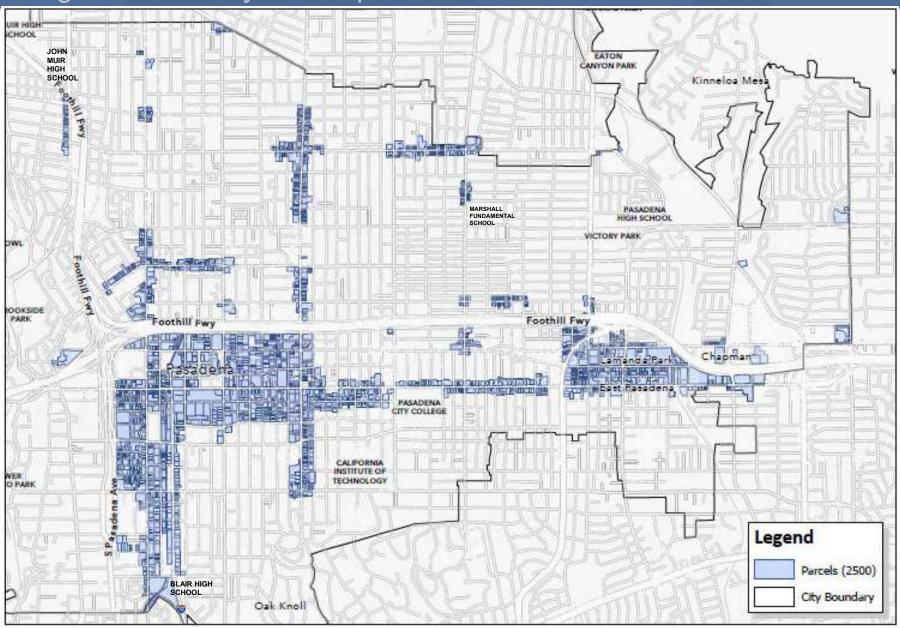


## Parcels currently allowing Emergency Shelters with MCUP





## Parcels proposed to allow Emergency Shelters with MCUP

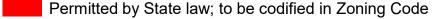




## Low Barrier Navigation Centers (By Right)

- Low Barrier Navigation Center use to be added
  - Permitted by-right in mixed-use zones and nonresidential zones that allow multifamily housing

CDSP	SFOSP	ECSP (2022)	ECSP (2003)	EPSP	LASP	FOOG	NLSP	OTHER
CD-1	SFO-CG	EC-MU-C	ECSP-CG-5	EPSP-d1-IG	LA-MU-N	FGSP-CL- 1b	SP-1a	СО
CD-2	SFO-CL	EC-MU-G	ECSP-CG-6	EPSP-d1-CO		FGSP-C-3a	SP-1b	CL
CD-3	SFO-CF	EC-MU-N		EPSP-d1-CL		FGSP-C-3b	SP-1c	CL-2
CD-4	SFO-IF			EPSP-d1-CG		FGSP-C-3d	SP-1e	
CD-5	SFO-MU-C			EPSP-d2-CO				
CD-6	SFO-MU-N			EPSP-d2-CL				
	SFO-MU-T			EPSP-d2-CG				
	SFO-MU-G			EPSP-d3-CO				
				EPSP-d3-CG				







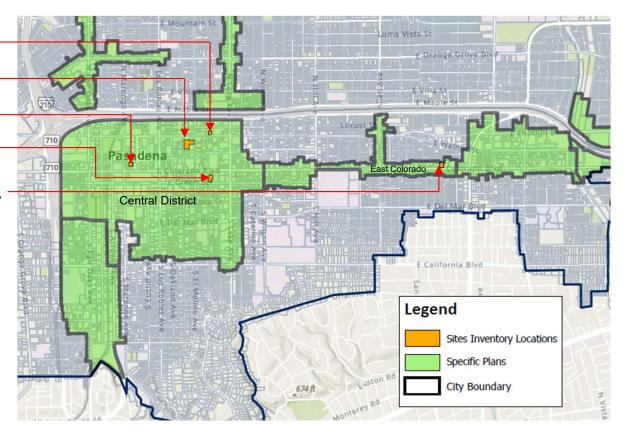
## Proposed Amendments - Design Review Thresholds

Planning & Community Development

 Update design review thresholds for recycled Housing Element sites (Program #23)



- > 150 N. Madison Ave.
- > 254 E. Union St.
- > 747 E. Green St.
- > 27 N. Grand Oaks Ave. -





# Proposed Amendments - Design Review Thresholds

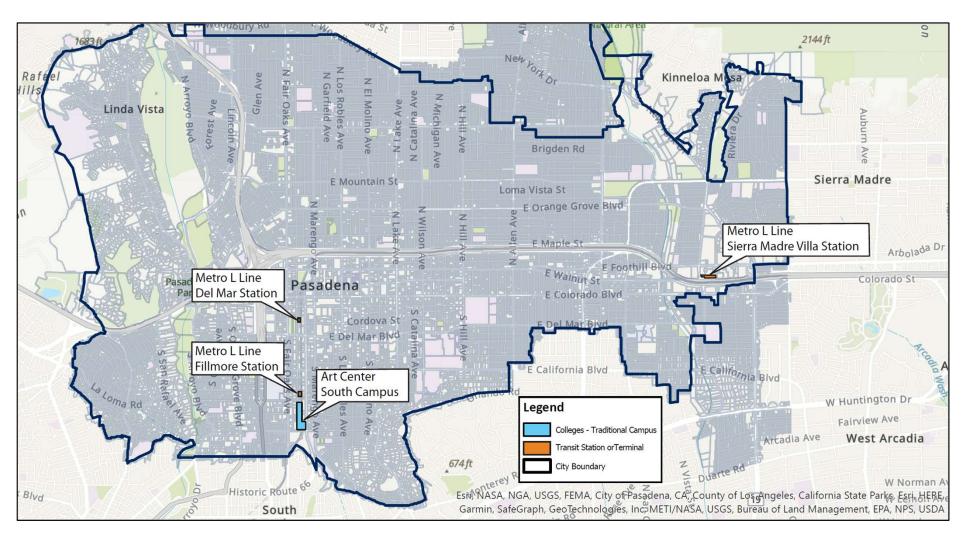
Planning & Community Development

 Update design review thresholds for recycled Housing Element sites (Program #23

Address	Zoning	Parcel Size (Acres)	Lower Income Capacity (units)
737 E. Walnut St.	CD-3	0.37	5
150 N. Madison Ave.	CD-3	1.51	118
254 E. Union St.	CD-2	0.50	15
747 E. Green St.	CD-4	0.79	6
27 N. Grand Oaks Ave.	ECSP-CG-4	0.63	18



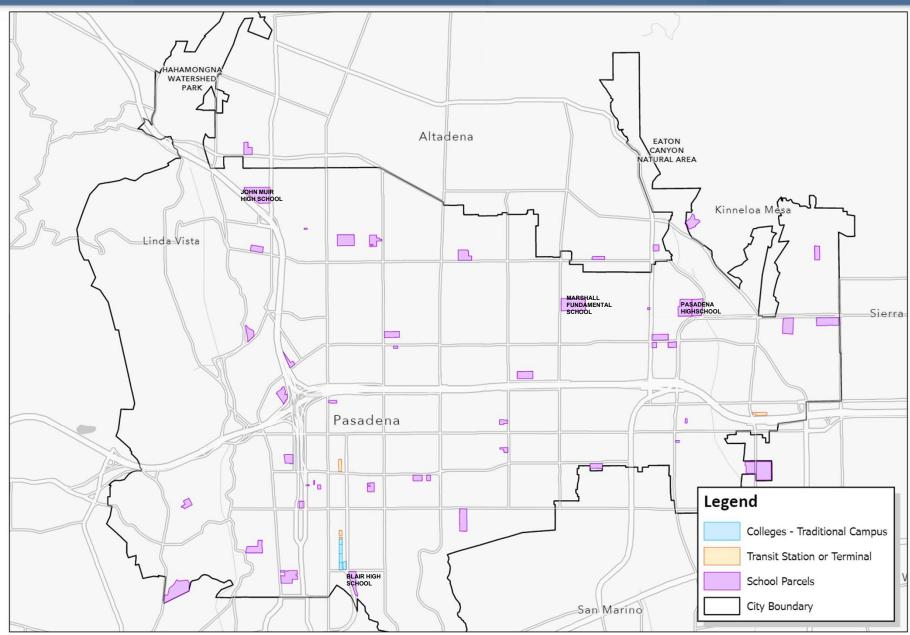
## Safe Parking - Proposed Eligible Sites (original Staff recommendation)







## Safe parking- proposed with MCUP and school sites (original Staff recommendation)





## Safe Parking Site Calculations

		Sites
	Existing Eligible Sites	0
Original Staff	Proposed Eligible Sites	
Recommendation	Transit Stations/Terminals	3
	College - Traditional Campus	1
	Total	4

		Sites
	Existing Eligible Sites	0
Pavisod Staff	Proposed Eligible Sites	
Revised Staff Recommendation	Transit Stations/Terminals	3
Recommendation	College - Traditional Campus	2
	Religious Facilities	69
	Total	74

		Sites
Revised Staff Recommendation	Existing Eligible Sites	0
	Proposed Eligible Sites	
with additional	Transit Stations/Terminals	3
Planning Commission sites	College - Traditional Campus	2
	Religious Facilities (in non-residential zones)	69
	Religious Facilities (in residential zones)	47
	Total	121



### Safe Parking Site Calculations

#### Planning & Community Development

#### Original Staff Recommendation

	Sites	Number of Parking Spaces
Existing Zoning	0	
Proposed Zoning	4	
L (Gold) Line SMV Station		841 free, 124 paid reserved
L (Gold) Line Del Mar Station		610 paid
L (Gold) Line Fillmore Station		125 free, 30 paid reserved
Art Center South Campus		Approx. 736 existing, 850 required (at full buildout)
Total	4	2,312 <sup>a b c</sup>

#### Revised Staff Recommendation

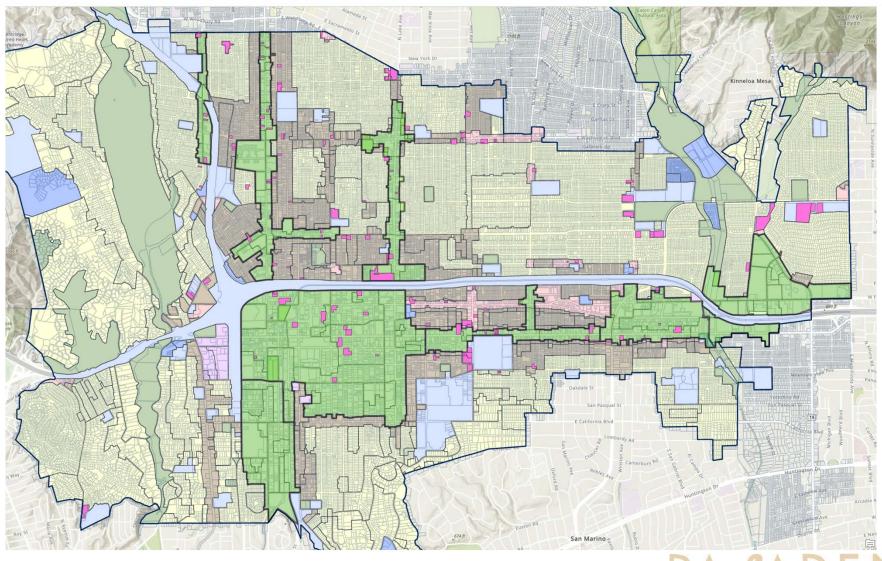
	Sites	Number of Parking Spaces
Existing Zoning	0	
Proposed Zoning	6	
L (Gold) Line SMV Station		841 free, 124 paid reserved
L (Gold) Line Del Mar Station		610 paid
L (Gold) Line Fillmore Station		125 free, 30 paid reserved
Art Center South Campus		Approx. 736 existing, 850 required (at full buildout)
Pasadena City College		Approx. 4,015
Total	6	Approx. 6,327 <sup>a b c</sup>

- a) Not including "paid reserved" parking spaces at Sierra Madre Villa and Fillmore Stations
- b) Not including full buildout at Art Center South Campus (would be 2,426 spaces if including full buildout)
- c) Not including eligible religious sites in non-residential zones



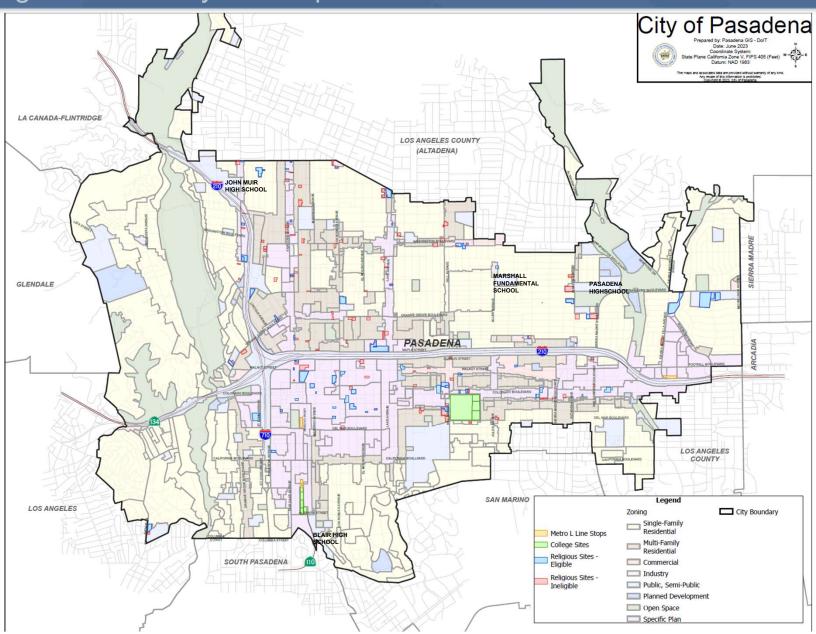


## Existing Religious Assembly uses



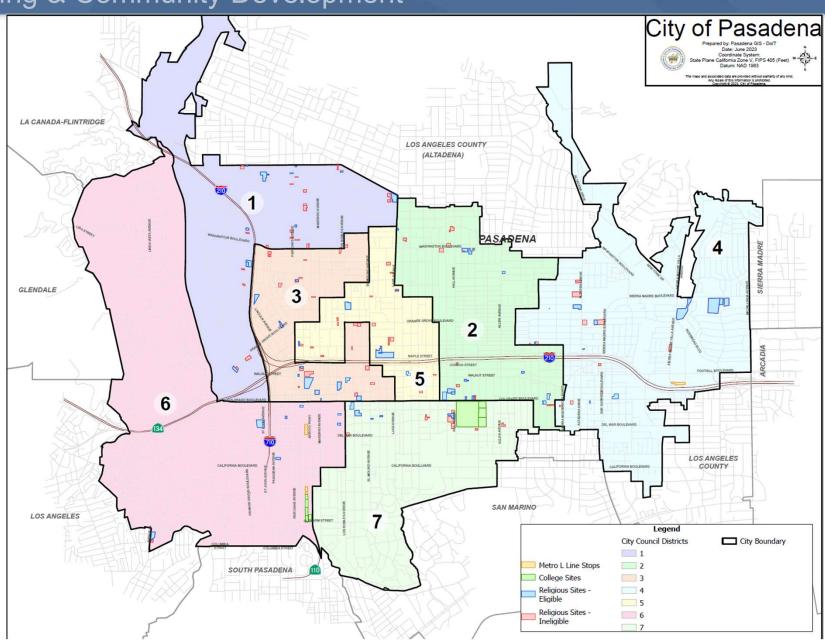


## Safe Parking - Staff Recommendation



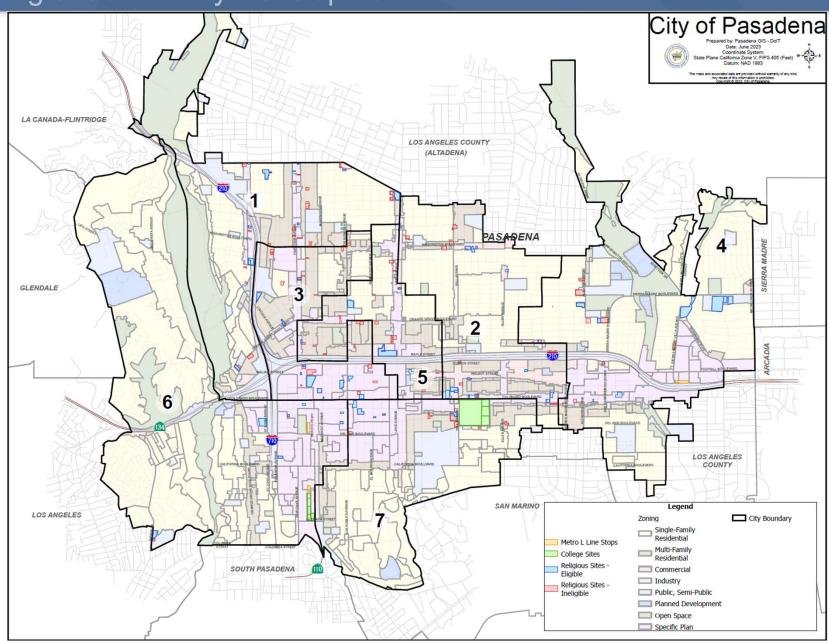


## Safe Parking - Council Districts





### Safe Parking - Council Districts





## Trinity Lutheran Church - Safe Parking







### Safe Parking - 404 E. Washington Blvd.

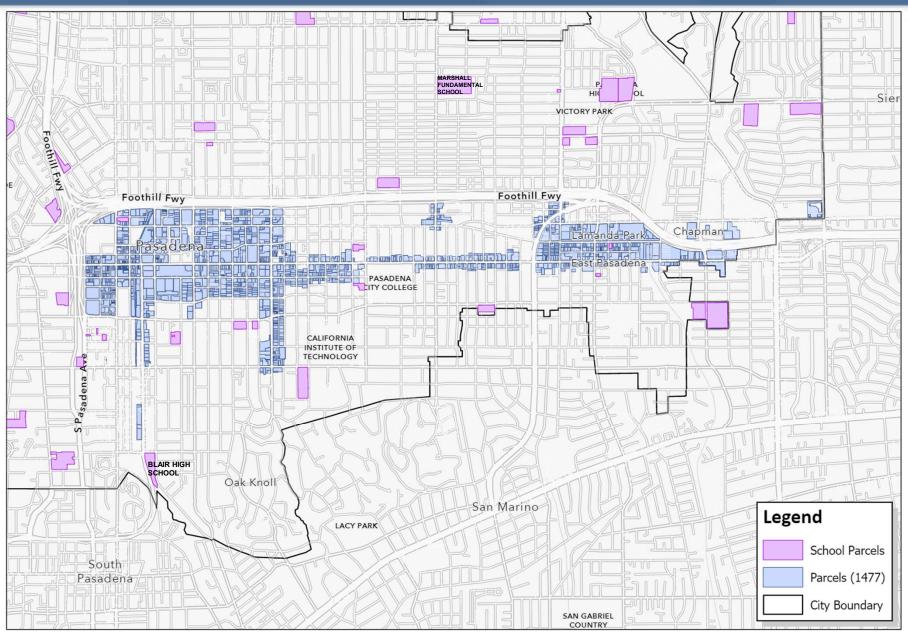
- Staff is aware of interest in operating a safe parking program at Pasadena Church
- Council District 3
- Site has approximately ten parking spaces on-site
- Site is located in a residential zone (RM-16)
- As proposed, amendment would not allow for long-term operation of safe parking at this location



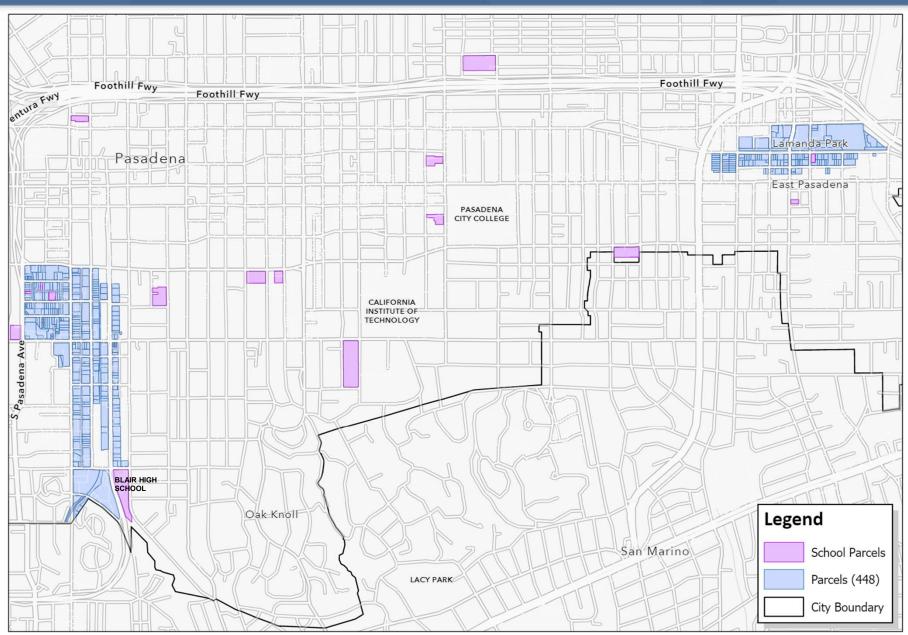


## 6

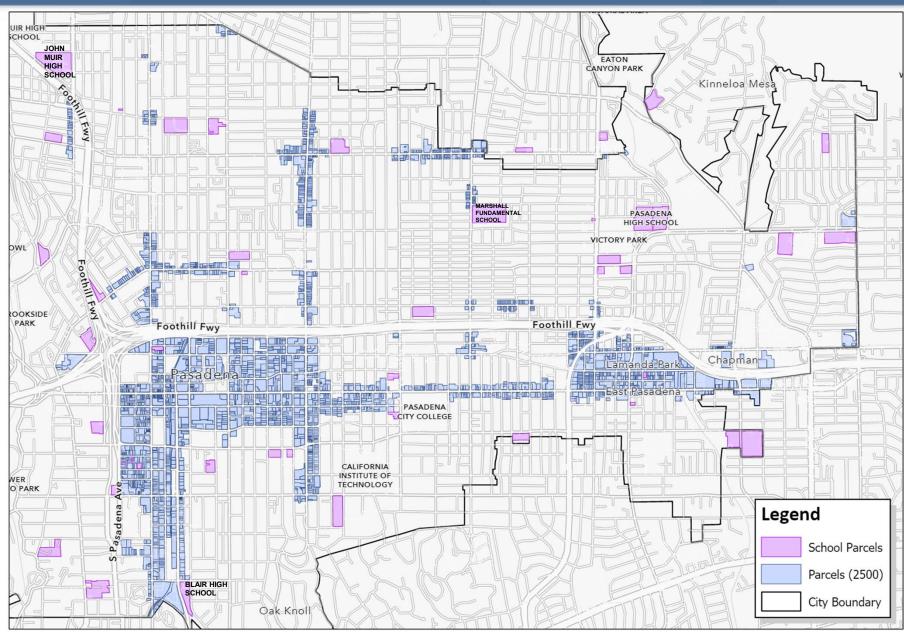
## Emergency Shelters - existing with MCUP and school sites



## Emergency Shelters, Limited - existing by right and school sites



# Low Barrier Navigation Centers - existing by right and school sites





### Related Housing Types

#### Planning & Community Development

#### Supportive Housing (land use).

Housing with no limit on length of stay, that is occupied by the target population as defined by the state Government Code Section 65582, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

#### Transitional Housing (land use).

Buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.





### Union Station Emergency Shelter

- 412 S. Raymond Ave. (SFO-MU-N)
  - > Adult shelter
  - > CUP #4335 (Approved in 2004) and variance (for reduced parking)
    - CUP was approved; variance was denied
    - CUP allowed for expansion of existing emergency shelter, previously approved by CUP #1449 (1985)
  - > Provides 56 total beds and 11 parking spaces
- 825 E. Orange Grove Blvd (CL-SP-1d)
  - > Family shelter, opened in 2003
  - > Provides emergency food, support services, and 50 beds





- The proposed use is allowed with a Conditional Use Permit (Major and Minor) or Hillside Development Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code;
- The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district;
- The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan;
- The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;
- The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City; and
- The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.