



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: July 22, 2014

TO: Mayor and Councilmembers

FROM: Planning Division, Community Development Department

SUBJECT: Municipal Code Amendments For Implementation Of Senate Bill 2 Related To Emergency Shelter Zoning

RECOMMENDATION: That Council:

- A. Continue the Public Hearing opened on July 15, 2014, to further consider proposed amendments to the Santa Barbara Municipal Code establishing regulations for Emergency Shelters; and
- B. Introduce, and subsequently adopt, by reading of title only, either:
 - 1. An Ordinance of the Council of the City of Santa Barbara Establishing Regulations for Emergency Shelters As a Permitted Use in the R-4, C-P, C-L, C-1, C-2 and C-M Zones (Option 1), or
 - 2. An Ordinance of the Council of the City of Santa Barbara Establishing Regulations for Emergency Shelters As a Permitted Use in the C-M Zone (Option 2).

DISCUSSION:

On July 15, 2014, Council considered draft amendments to the Municipal Code related to emergency shelter zoning in accordance with State law. Staff recommended the designation of multiple zones (where overnight accommodations are allowed) where emergency shelters with minimal supportive services would be allowed as a permitted use without a conditional use permit or other discretionary approval. However, Council continued the hearing in order to consider whether to designate a single zone (i.e., C-M, Commercial Manufacturing) rather than multiple zones to satisfy the requirements of Senate Bill 2. A super majority vote (five affirmative votes) is needed to adopt ordinances amending the Zoning Ordinance.

Staff has prepared two ordinances for consideration. Option 1 designates the R-4, C-P, C-L, C-1, C-2 and C-M Zones as the zones where emergency shelters would be allowed as a permitted use. Option 2 designates the C-M Zone as the only zone where emergency shelters would be allowed as a permitted use.

Responding to Mayor Schneider's questions about staff and volunteer parking during the July 15th hearing, both ordinances propose a new parking standard of one parking space for every eight beds to cover residents, staff, and volunteers. This is the parking requirement under which Casa Esperanza has operated. Staff is not aware of complaints regarding the parking at Casa Esperanza. Applicants proposing the development of emergency shelters would continue to have the option to propose a lower parking requirement if they can demonstrate with a parking study that they will satisfy their anticipated parking demand.

PREPARED BY: Irma Unzueta, Project Planner

SUBMITTED BY: George Buell, Community Development Director

APPROVED BY: City Administrator's Office



Emergency Shelter Zoning

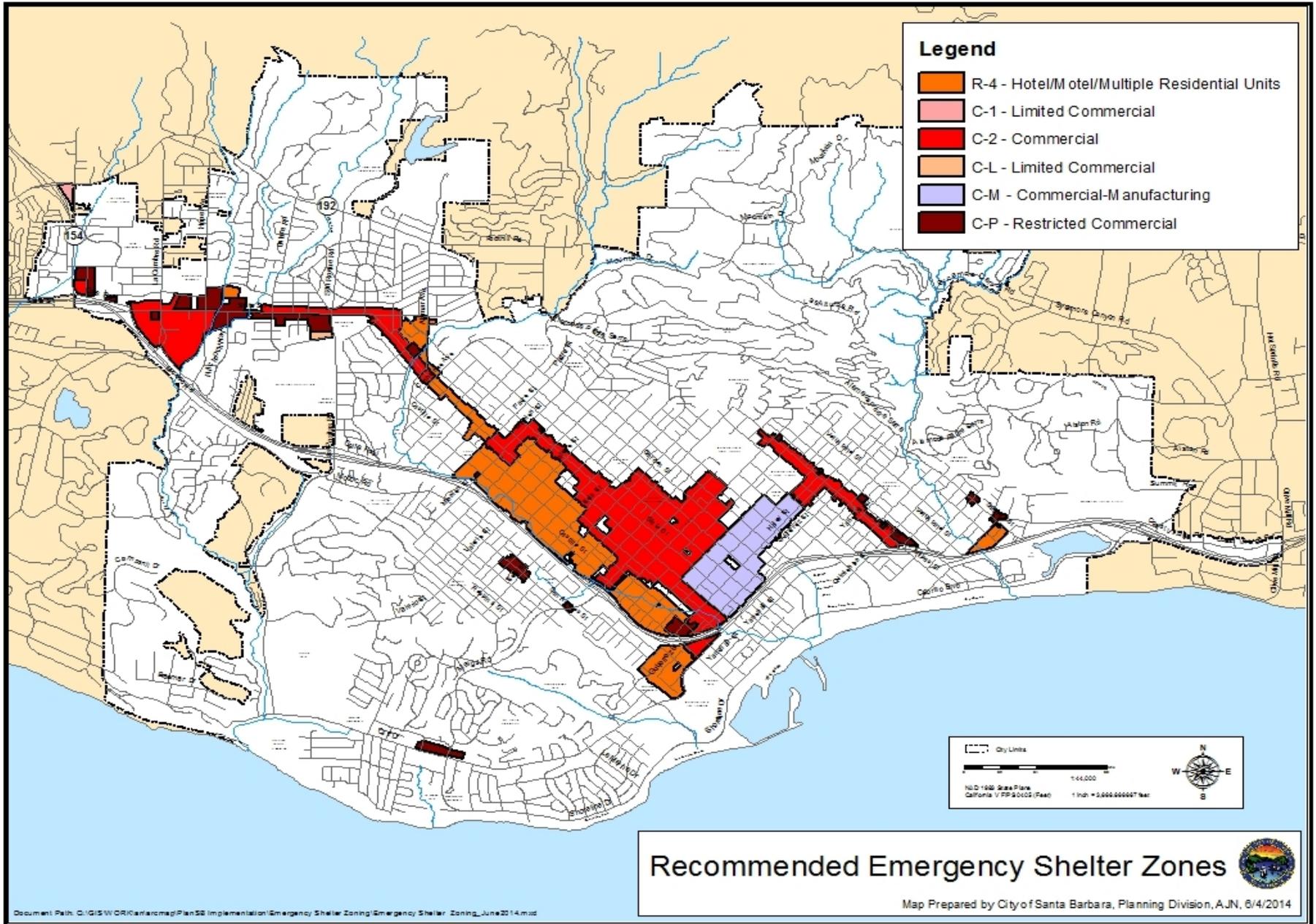
City Council

July 22, 2014

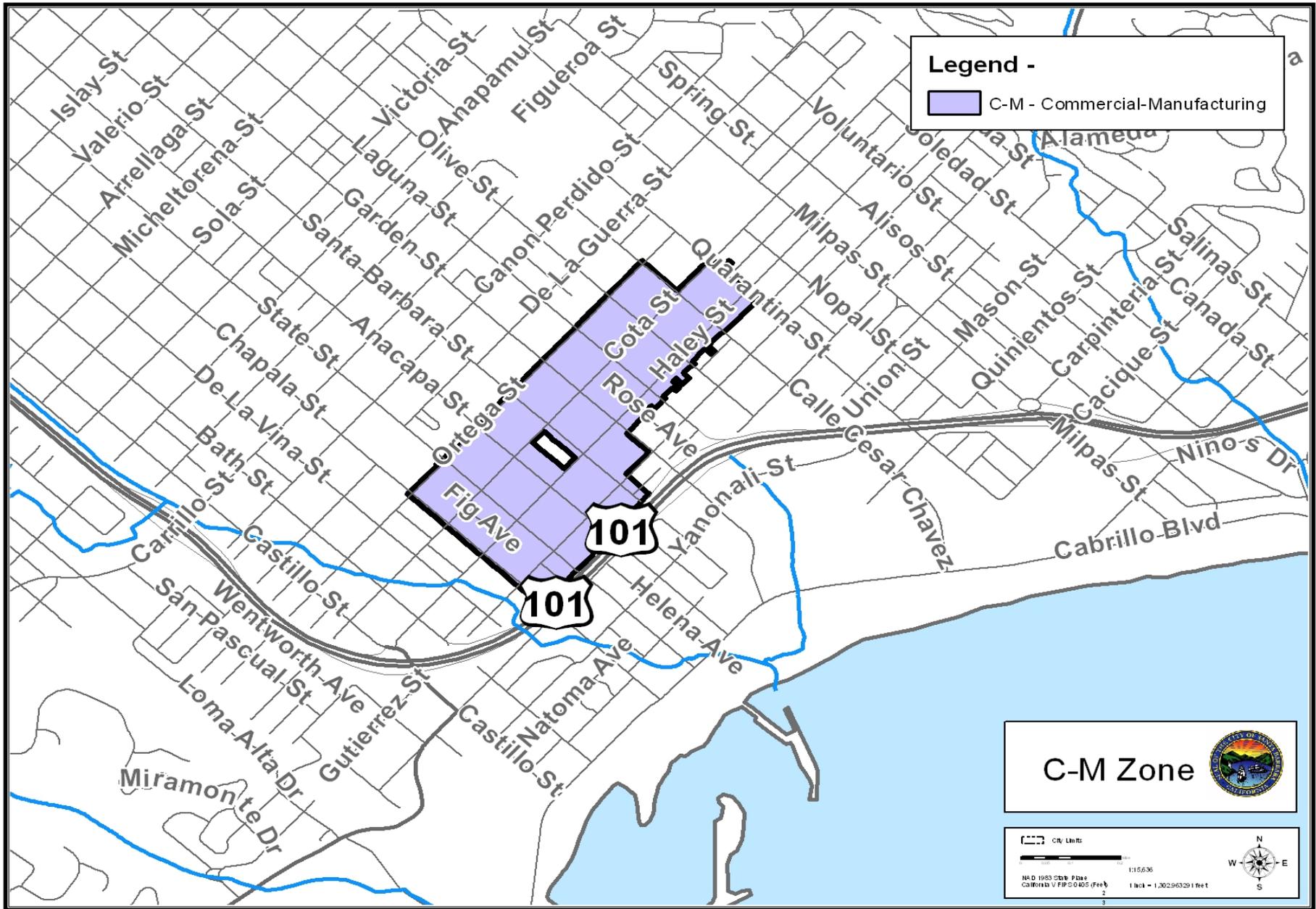


Purpose

- ◆ Continue discussion from July 15, 2014
- ◆ Consider two options for satisfying SB2 requirements
 - Option 1: R-4, C-1, C-2, C-L, C-M, C-P zones
 - Option 2: C-M zone



Document Path: C:\GIS\WORK\Carla\map\Plan52 Implementation\Emergency Shelter Zoning\Emergency Shelter_Zoning_June2014.mxd





Development Standards

- Capacity:
 - Option 1 - Multiple Zones: 50 beds in R-4, 100 beds in Commercial zones
 - Option 2 - C-M Zone: 100 beds
- Length of Stay: 6 months or less
- Intake/Waiting Area: at least 10 sf/bed, located in building
- Outdoor Area/Activity: screened, no queuing in public areas
- Parking:
 - 1 vehicle space/8 beds, 1 bicycle space/4 beds; OR
 - parking study
- Lighting: per City's Outdoor Light Ordinance
- Concentration of Use: 300 ft. for another shelter
- On-Site Management Plan: approved by CDD Director



Staff Recommendation

- ◆ Consider amendments to the Municipal Code related to emergency shelters
 - Option 1: R-4, C-1, C-2, C-L, C-M, C-P zones
 - Option 2: C-M zone
- ◆ Introduce an ordinance establishing regulations for emergency shelters for either Option 1 or Option 2



Emergency Shelter Zoning

City Council

July 22, 2014



Emergency Shelter Definition

SB2: Emergency 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.”