

CHAPTER 19.10-E

EMERGENCY SHELTER OVERLAY ZONE

Section

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19.10-E.010 PURPOSE

The purpose of this chapter is to provide for areas within the CH, Commercial Heavy, IL, Industrial Light and OIP, Office Industrial Park zones as referenced in Table 06.01 of Chapter 19.06 and Table 08.01 of Chapter 19.08, where emergency shelters, in accordance with Government Code Section 65583, are allowed without a conditional use permit or other discretionary permit. Recognizing the need for available and affordable sites for establishment of emergency shelters outside the traditional locations in commercial zones, the Emergency Shelter Overlay zone provides several areas within the CH, IL and OIP zones for new emergency shelters to be integrated with commercial and light industrial uses and existing social services throughout the City. The purpose of the designated boundaries (area of applicability) is to maximize the potential for provision of emergency shelter and support services throughout the City of San Bernardino.

19.10-E.020 APPLICABILITY

The Emergency Shelter Overlay zone shall apply to CH, Commercial Heavy, IL, Industrial Light and OIP, Office Industrial Park zones as specified in reference maps adopted with the Emergency Shelter Overlay zone and available in the Community Development Department. All land use regulations and development standards for commercial and industrial uses as specified in Chapters 19.06 and 19.08 shall remain in effect. The effect of the Emergency Shelter Overlay zone shall be to define the area of applicability where emergency shelters shall also be permitted with Director approval, and to add general and specific development standards for emergency shelters within the CH, IL and OIP zones.

19.10-E.030 GENERAL PROVISIONS

1. Emergency shelters located in the Emergency Shelter Overlay zone shall be developed and operated according to the land use regulations, development standards and design guidelines for the CH, IL and OIP zones, as applicable, as well as Chapter 19.10-E.
2. Emergency shelters shall be permitted with the approval of an Administrative Permit within the Emergency Shelter Overlay zone as specified in Table 06.01 of Chapter 19.06 and Table 08.01 of Chapter 19.08.

19.10-E.040 DEVELOPMENT STANDARDS

1. The following standards shall apply to development of emergency shelters within the Emergency Shelter Overlay zone:

A EMERGENCY SHELTERS

Emergency shelters, providing temporary housing and support services to homeless persons, shall be permitted in the Emergency Shelter Overlay zone of the CH, Commercial Heavy, IL, Industrial Light and OIP, Office Industrial Park zones, subject to the standards in this Section. As social services with residential components, emergency shelters are also conditionally permitted in several commercial zones and throughout the IL, Industrial Light zone. The following standards shall be required for development or establishment of emergency shelters in the Emergency Shelter Overlay zone:

- (1) The maximum resident density shall be one resident per 150 sq. ft., up to a maximum of 60 residents;
- (2) The maximum length of stay shall be six months;
- (3) The site shall be located no more than ½ mile from a public transit line;
- (4) Any new or existing structure proposed for use as an emergency shelter shall meet current California Building Code requirements.
- (5) Off-street parking shall be provided at a ratio of one space per 1,000 square feet of gross floor area, or one space for each employee on the largest shift plus one space for each agency vehicle plus three visitor spaces, whichever is greater;
- (6) Fencing and exterior lighting conforming to the development standards of Chapter 19.20 shall be required to ensure the security of site residents;
- (7) A security and management plan shall be required to demonstrate adequate plans and capability to operate the emergency shelter in a safe and effective manner, including complete descriptions of the following:
 - (a) Fencing, lighting, video cameras, and any other physical improvements intended to provide or enhance security for residents and staff;
 - (b) Staffing plans, including the qualifications and responsibilities of all staff members and the number and positions of employees on each shift;
 - (c) Procedures and policies for screening of potential residents to identify individuals who should be referred to medical facilities, residential care facilities, other service agencies or law enforcement;

- (d) Plans and policies for daily operations and supervision of residents;
- (e) Support services to be offered to residents, including life skills training, counseling, referral to other service agencies and job placement assistance;
- (f) Plans to coordinate services of the facility with other homeless service providers in San Bernardino County, to improve the effectiveness of the network of agencies serving the homeless, countywide.