

EXHIBIT A

Development Code Section 19.02.050 (Definitions)

19.02.050 (Definitions) shall be modified to read as follows:

Emergency Shelter. ~~As used in Government Code Sections 65582, 65583 and 65589.5 (Senate Bill 2), and as defined in Health and Safety Code Section 50801(e), “emergency shelter” means 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 shelters shall be occupied only by homeless persons unable to pay for housing. Facilities occupied by individuals who pay for their housing shall not be permitted as emergency shelters. Also referred to as “homeless shelter”, “homeless facility” or “social service center with a residential component.”~~ Any structure or facility, the primary purpose of which is to provide housing or temporary shelter, with minimal supportive services for homeless persons that is limited to occupancy of six (6) months or less by homeless persons. No individual or household may be denied emergency shelter because of an inability to pay. This definition includes other interim interventions, including but not limited to a navigation center, bridge housing, and respite or recuperative care.

EXHIBIT B

Development Code Section 19.06.020
(Permitted, Development Permitted, and Conditionally Permitted Uses)

19.04.020 (Permitted, Development Permitted, and Conditionally Permitted Uses); Table 06.01 (Commercial Zones – Permitted, Development Permitted, and Conditionally Permitted Uses) shall be modified to read as follows:

TABLE 06.01
PERMITTED, DEVELOPMENT PERMITTED, AND
CONDITIONALLY PERMITTED USES

LAND USE ACTIVITY		CO	CG-1	CG-2	CG-3	CR-1	CR-2	CR-3	CR-4	CH	CCS-1	CCS-2
H.	<u>Medical/Care Facilities/Social Services</u> Commercial establishments, which provide services of a medical/care nature, related to the health and welfare of the City's residents. Examples of allowable land use activities include, but are not limited to, the following:											
	1. Blood Banks	C	C	--	--	--	--	--	--	--	--	--
	2. Emergency Shelters	--	--	--	--	--	<u>D¹⁵</u>	--	--	<u>D¹⁵</u>	--	--
	3. Health Clinics/Outpatient Surgery	D	D	D	D	D ⁵	D	D	--	--	D	--
	4. Medical Offices	D	D	D	D	D	D	D	--	D	D	D
	5. Hospitals	C	C	--	--	--	--	--	--	--	--	--
	6. Outpatient – Treatment Programs	C	C	C	--	--	--	--	--	--	D	--
	7. Residential Care Facilities	C	C	C	--	--	C	--	--	--	--	--
	8. Senior/Congregate Care Facilities	C	C	C	--	--	C	--	--	--	--	--
	9. Social Services Centers	C	C	C	C	--	C	C	--	--	--	--

¹⁵ Permitted in the Emergency Shelter Overlay, pursuant to Chapter 19.10-E.

EXHIBIT C

Development Code Section 19.08.020 (Permitted, Development Permitted, and Conditionally Permitted Uses)

19.08.020 (Permitted, Development Permitted, and Conditionally Permitted Uses); Table 08.01 (Industrial Zones – Permitted, Development Permitted, and Conditionally Permitted Uses) shall be modified to read as follows:

**TABLE 08.01
PERMITTED, DEVELOPMENT PERMITTED, AND
CONDITIONALLY PERMITTED USES**

LAND USE ACTIVITY		OIP	IL	IH	IE
11.	Emergency Shelters	<u>D</u> ¹	<u>D</u> ¹	=	=

¹ Permitted in the Emergency Shelter Overlay, pursuant to Chapter 19.10-E.

CHAPTER 19.10-E
ES (EMERGENCY SHELTER OVERLAY) ZONE

<u>Section</u>	<u>Page</u>
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19.10-E.020 Applicability	II-19.10-E-1
19.10-E.030 General Provisions	II-19.10-E-1
19.10-E.040 Development Standards	II-19.10-E-2

19.10-E.010 PURPOSE

The purpose of this chapter is to provide for areas within the ~~CH~~, Commercial Regional (CR-2), Commercial Heavy (CH), ~~IL~~, Industrial Light (IL), and ~~OIP~~, Office Industrial Park (OIP) 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 CR-2, 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 Regional (CR-2), Commercial Heavy (CH), ~~IL~~, Industrial Light (IL), and ~~OIP~~, Office Industrial Park (OIP) zones as specified in reference maps adopted with the Emergency Shelter Overlay zone and available in the Community Development and Housing 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 CR-2, 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 CR-2, CH, IL, and OIP zones, as applicable, as well as Chapter 19.10-E.
2. Emergency shelters shall be permitted with the ministerial approval of an Administrative Development 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. The purpose of the Administrative Development Permit shall be limited to review for conformance with the development standards established within this subsection.

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 Regional (CR-2), Commercial Heavy (CH), ~~IL~~, Industrial Light (IL), and ~~OIP~~, Office Industrial Park (OIP) 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.~~
- (1) Number of Beds. The maximum number of beds or persons permitted to be served nightly by an emergency or homeless shelter shall be determined and as allowed by Building and Fire Codes.
- (2) Required Parking. An emergency or homeless shelter shall provide off-street parking at a ratio of one (1) space per employee.
- (3) Waiting Area. An emergency or homeless shelter shall provide an on-site, client intake, waiting area to prevent queuing on public sidewalks.
- (4) Onsite management. An emergency or homeless shelter shall have a manager on-site during operating hours.
- (5) Proximity. Emergency or homeless shelters shall not be less than 300-feet apart from other emergency or homeless shelters, as measured from the nearest property lines.
- (6) Length of Stay. The maximum length of stay at an emergency or homeless shelter shall be 180-days in a consecutive 365-day period, or not longer than the time frame established by the California Health and Safety Code for Emergency Shelters, whichever is greater.
- (7) Lighting. Sites with an emergency or homeless shelter shall provide lighting in all parking, pedestrian, and entry areas. Lighting shall be in compliance with Title 24, California Code of Regulations.
- (8) Security. Emergency or homeless shelters shall provide on-site security during hours that the emergency shelter is in operation.

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Exhibit E - EMERGENCY SHELTER OVERLAY PARCELS

Existing parcels within Emergency Shelter Overlay

District 1

0269-171-05	0269-231-22
0269-171-09	0269-231-23
0269-171-12	
0269-171-21	
0269-171-27	
0269-171-39	
0269-171-35	
0269-171-42	
0269-171-46	

District 2a

0142-081-12	0142-211-05
0142-081-25	0142-211-08
0142-081-26	0142-211-19
0142-094-34	0142-211-10
0142-094-38	0142-211-11
0142-094-42	0142-211-28
0142-094-45	0142-211-29 (portion of combined parcel)
0142-094-46	
0142-094-47	0142-212-03
0142-094-48	0142-212-04
0142-094-49	0142-212-05
0142-095-15	0142-212-06
0142-095-16	0142-212-07
0142-111-04	0142-212-15
0142-111-10	0142-212-18
0142-111-13	0142-212-22
0142-111-17	0142-212-24
0142-111-18	
	0142-221-02
0142-112-13	0142-221-04
0142-112-14	0142-221-05
0142-112-24	0142-222-12
0142-211-01	0142-222-03
0142-211-02	0142-222-31
0142-211-26	

District 2b

0142-042-01	0142-043-09
0269-271-71	
	0269-291-04
0142-043-04	
0142-043-07	0269-291-11
0142-043-08	

Exhibit E - EMERGENCY SHELTER OVERLAY PARCELS

District 3

0283-032-01	0283-041-04
0283-032-02	0283-041-05
0283-032-03	0283-041-06
0283-032-04	0283-041-07
0283-032-05	0283-041-09
0283-032-06	0283-041-10
0283-032-07	0283-041-11
0283-032-08	0283-041-12
0283-032-09	0283-041-13
0283-032-10	0283-041-14
0283-032-12	0283-041-18
0283-032-13	0283-041-19
0283-032-15	0283-041-22
0283-032-16	0283-041-23
0283-032-17	0283-041-34
0283-032-18	0283-041-35
0283-032-19	
0283-032-22	
0283-032-23	
0283-032-25	
0283-032-29	
0283-032-30	
0283-032-31	
0283-032-32	
0283-032-33	
0283-032-34	
0283-032-39	
0283-032-41	
0283-032-42	
0283-032-45	
0283-032-46	
0283-032-47	
0283-032-48	
0283-032-50	
0283-032-51	

District 4

1191-231-35
1191-231-36
1191-231-49
1191-231-50
1191-231-51

District 5

(deleted)

District 6

0280-021-48 (portion of combined parcel)

Exhibit E - EMERGENCY SHELTER OVERLAY PARCELS

Proposed (CR-2) parcels to add to Emergency Shelter Overlay

1) 0.68 acres

0134-014-24
0134-014-25
0134-014-26
0134-014-27

2) 0.68 acres

0134-021-26
0134-021-27
0134-021-28
0134-021-29

3) 0.24 acres

0134-023-19

4) 1.28 acres

0134-023-50
0134-023-57

5) 0.31 acres

0134-051-29

6) 0.37 acres

0134-052-22

7) 1.11 acres

0134-053-07
0134-053-20
0134-053-21
0134-053-22
0134-053-23
0134-053-25
0134-053-26

8) 0.26 acres

0134-061-06

9) 0.13 acres

0134-061-10

10) 0.54 acres

0134-081-18
0134-081-21

11) 0.33 acres

0135-021-04
0135-021-05

12) 0.18 acres

0135-021-07

13a) 0.72 acres

0135-081-11
0135-081-12
0135-081-13
0135-081-14
0135-081-15

13b) 0.40 acres

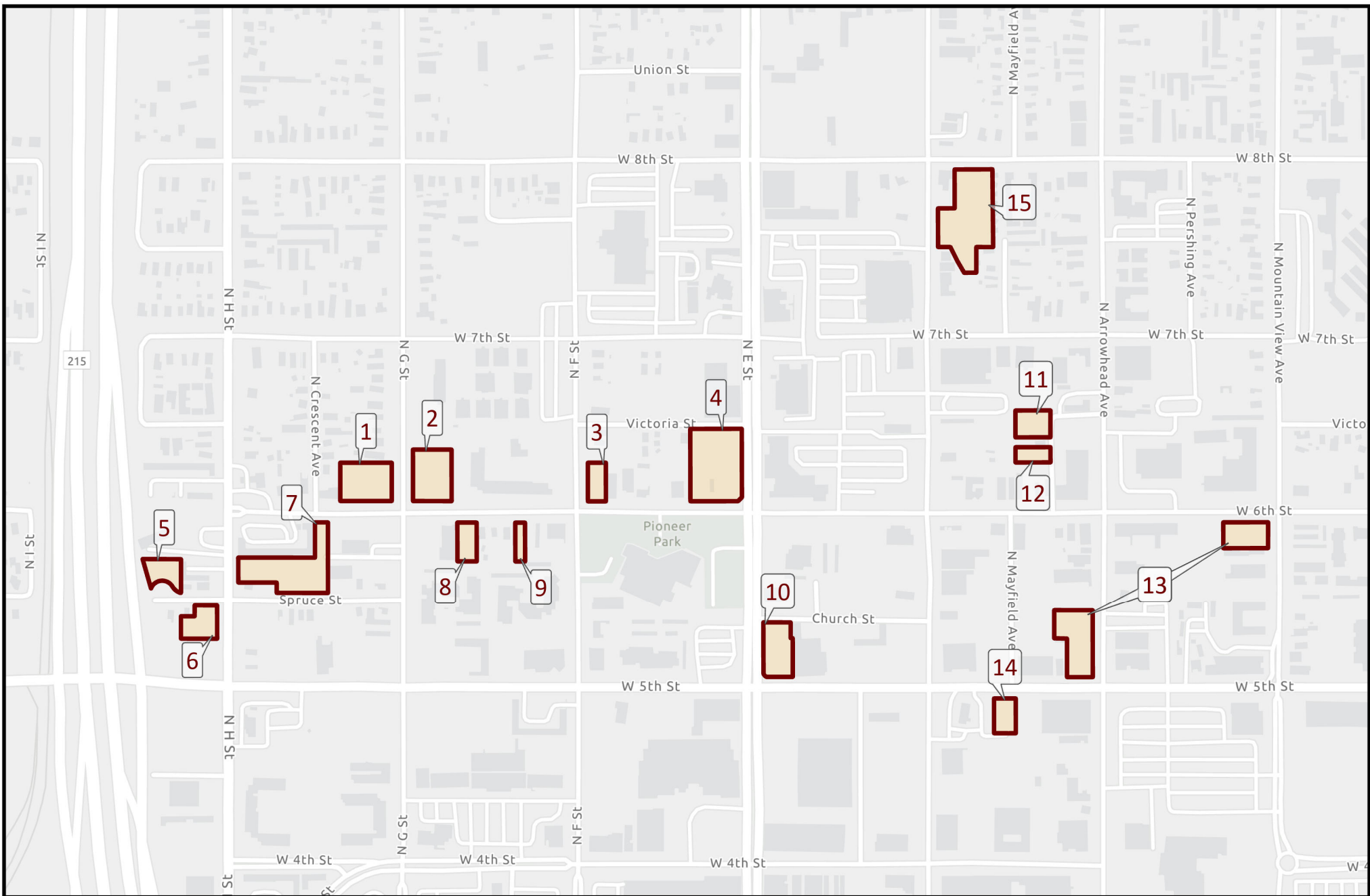
0135-091-09
0135-091-10
0135-091-11

14) 0.26 acres

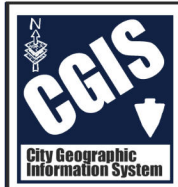
0135-101-08
0135-101-28

15) 1.41 acres

0140-282-02
0140-282-05
0140-282-43
0140-282-71
0140-282-73
0140-282-74
0140-282-81



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Emergency Shelter Overlay (CR-2 Parcels)

