

### **18.96.060 Emergency shelter performance standards.**

In addition to the development standards in the underlying zoning district, emergency shelters shall comply with the standards set forth in this section. In the event of conflict between these standards and the underlying zoning district regulations, the provisions of this section shall apply.

All emergency shelters, if allowed in accordance with the underlying zoning district, shall be subject only to the same development standards that apply to the other permitted, or conditionally permitted, uses in those zones, except for the following requirements unique to emergency shelters, as authorized by Government Code Section [65583](#)(a)(4):

(a) Shall not be located within five hundred feet of any preschool, elementary school, or high school or within three hundred feet of another emergency shelter, unless such social service is located within the same building or on the same lot.

(b) The maximum number of beds or persons permitted to be served nightly by the facility shall not exceed the maximum density allowed by the zone in which it is proposed or forty beds or persons in zones without a maximum density.

(c) There shall be adequate space inside the structure such that prospective and current residents are not required to wait on sidewalks or any other public rights-of-way.

(d) There shall be a gated and fenced outdoor area.

(e) Security lighting shall be installed and maintained to provide adequate lighting of the property. Facilities shall provide exterior lighting on pedestrian pathways and parking lot areas on the property. Lighting shall reflect away from residential areas and public streets.

(f) The maximum length of stay by a homeless person in an emergency shelter shall be six months.

(g) Off-street parking shall be required based upon demonstrated need, but not to exceed parking requirements for other residential or commercial uses within the same zone.

(h) A management plan is required for all emergency shelters to address management experience, good neighbor issues, transportation, client supervision, client services, and food services. Such plan shall be submitted to and approved by the ~~e~~City ~~p~~Planner. Minimum standards and practices in the plan shall be as follows:

(1) The emergency shelter shall be operated by a responsible agency or organization, with experience in managing or providing social services.

(2) Security during the hours that the shelter is in operation.

(23) The emergency shelter shall have an identified administrator and representative to address community concerns.

(34) The emergency shelter shall provide at least one responsible on-site supervisor at all times for every ten occupants.

(45) Residents shall be evaluated by persons experienced in emergency shelter placement.

(56) The program shall identify a transportation system that will provide its clients with a reasonable level of mobility including, but not limited to, access to social services and employment opportunities.

(67) Medical assistance, training, counseling, and personal services essential to enable homeless persons to make the transition to permanent housing may be provided, with or without meals, as an incident to the operation of an emergency shelter.

(78) Referral services shall be provided to assist residents in obtaining permanent housing and income. Such services shall be available at no cost to residents of a shelter.

(89) All emergency shelters shall be maintained in a safe and clean manner and free from refuse or discarded goods. (Ord. 1372 § 6(A), 2015; Ord. 1292 § 1 (part), 2005).