



CITY COUNCIL HOMELESS SUBCOMMITTEE MEETING

May 16, 2016

CHAPP YEAR-ROUND OPERATIONS

Outline of Options

- TEMPORARY CONTINUATION AS EMERGENCY FACILITY (Section 20-52.040(C))
 - Based on continuing health and safety need
 - Perhaps up to 12 months total (Compare section 20-52.040 (D))
 - Allow time for permanent solution

- MODIFICATION OF INDIVIDUAL CONDITIONAL USE PERMITS
 - Catholic Charities, Redwood Gospel Mission, other individual entities
 - Note – “global” CUP not viable

- CODE AMENDMENTS
 - Roving Shelter:
 - Amend zoning ordinance to allow use of meeting facilities for overnight stays
 - Set parameters
 - Location / zoning districts
 - Number of nights per month
 - Number of guests
 - Hours of operation
 - Operational requirements
 - Permitting requirements
 - Registration / inspection
 - Zoning clearance / MUP / CUP
 - Note – In most zones, meeting facilities require only MUP (while emergency shelter requires CUP)
 - Perhaps overnight stays trigger CUP?
 - Permanent or temporary allowance

- Safe Parking:
 - Amend Chapter 11-22 and zoning ordinance to allow use of parking lots for safe parking
 - Set parameters
 - Location / zoning districts
 - Number of nights per month / number of months per year
 - Number of guests
 - Hours of operation
 - Operational requirements
 - Permitting requirements
 - Registration / inspection
 - Zoning clearance / MUP / CUP
 - Permanent or temporary allowance
- Safe Camping
 - Amend Chapter 11-22 and zoning ordinance to allow camping
 - Set parameters
 - Location / zoning districts
 - Number of nights per month / number of months per year
 - Number of guests
 - Hours of operation
 - Operational requirements
 - Permitting requirements
 - Registration / inspection
 - Zoning clearance / MUP / CUP
 - Permanent or temporary allowance
- CITY FACILITIES: DECLARATION OF SHELTER CRISIS (Gov Code sections 8698 – 8698.2)
 - Standard: “A significant number of persons are without the ability to obtain shelter, resulting in a threat to their health and safety.”
 - Use of city facilities for shelter
 - Waiver of housing standards to the extent that strict compliance would hinder or delay mitigation of the effects of the shelter crisis
 - Grant of immunity (ordinary negligence)
 - Declaration may give additional support for emergency extension of temporary use
 - Could draft ordinance amendments such that declaration could trigger additional allowances (see above)
- CITY FACILITIES: USE WITHOUT DECLARATION OF SHELTER EMERGENCY
 - May require amendments to Chapter 11-22.
 - Generally exempt from zoning regulations (Section 20-10.030(G))
- OTHER ALTERNATIVES