

ATTACHMENT 2A

Coastal Emergency Shelter Ordinance

ORDINANCE NO. ____ - ____ AMENDING THE COASTAL ZONING REGULATIONS BY ADDING EMERGENCY SHELTERS TO SECTIONS 313-47.1 OF CHAPTER 3 OF DIVISION 1 OF TITLE III OF THE HUMBOLDT COUNTY CODE.

The Board of Supervisors of the County of Humboldt ordains as follows:

SECTION 1. PURPOSE OF ADDITION TO THE ZONING REGULATION

The Humboldt County 2019 Housing Element included Implementation Measures H-IM54 and H-IM71, providing that the County amend the Zoning Regulations and the General Plan to allow emergency shelters as a principally permitted use in certain zones. This ordinance allows emergency shelters as principally permitted in Commercial General (CG), Limited Industrial (ML), and Neighborhood Commercial Zones (CN) in the Coastal Zone by adding section 313-47.1, and amending associated definitions and zoning tables in Chapter 3 of Division 1 of Title III of the County Code.

SECTION 2. EMERGENCY SHELTERS

Add Section 313-47.1 Emergency Shelters to Title III, Division 1, Chapter 3 of the Humboldt County Code as follows (additions are shown in underline text; deletions are shown in ~~striketrough~~. Changes made pursuant to Coastal Commission recommendations show deletions in double ~~striketrough~~, and additions in double underline, and are **highlighted in yellow**):

47.1 EMERGENCY SHELTERS

47.1.1 Purpose.

The purpose of these regulations is to increase development of emergency shelters and services for people who are experiencing homelessness and to establish development standards. No individual or household may be denied housing and shelter because of inability to pay.

47.1.2 Applicability and General Provisions.

These regulations apply to emergency shelters as defined in 313-140. Emergency shelters that meet all of the following requirements are principally permitted in **the CN, CG, and ML zoning districts**. Emergency shelters may only be subject to those development and management standards that apply to residential or commercial development within the same zone except as follows in Section 47.1.3.

47.1.3 Development Standards

47.1.3.1 Lighting. Adequate external lighting must be provided. The lighting must be stationary, and directed away from adjacent properties and public rights-of-way.

47.1.3.2 Common Facilities. Common Facilities may be provided for cooking and dining, recreation, counseling, child care, and other support services, for use of the residents and staff. Laundry facilities, electricity, wi-fi, and pet shelter and exercise areas are recommended in accordance with low barrier practices.

47.1.3.3 Waiting and Intake Area. If client intake occurs on-site, an enclosed or screened waiting and intake area must be provided on the property to prevent queuing in the public right-of-way. The area must be at least ten percent of the total square footage of the shelter, and must

be located outside of the yard setbacks.

47.1.3.4 Security. The Provider must provide security for residents, visitors and employees during hours that the emergency shelter is in operation.

47.1.3.5 Emergency Shelter Provider. The agency or organization operating the shelter must comply with the following requirements:

47.1.3.5.1 The provider must have a written management plan that specifies the hours of operation and the number of beds up to a maximum of fifty beds.

47.1.3.5.2 Temporary shelter must be available to residents for no more than six months, with review and renewal as specified in the Provider's management plan.

47.1.3.6 Maximum Unit Density. Homeless shelters located in residential districts, when not developed in an individual dwelling unit format, is not be subject to the density standard of the General Plan, but the number of beds must be limited to 50. In no case may occupancy of the facility exceed the limit set forth in the adopted Airport Land Use Plan.

47.1.3.7 Proximity to Other Emergency Shelters. Principally permitted emergency shelters may not be located within 300 feet of each other.

47.1.3.8 Exceptions. Exceptions to each of the development standards 47.2.3.1-47.2.3.7 may be allowed with a Special Permit.

SECTION 3. RESIDENTIAL USE TYPES

Section 313-1717, ~~Residential~~ Civic Use Types, is hereby amended as follows (additions are shown in underline text, deletions are shown in ~~striketrough~~ text. Changes made pursuant to Coastal Commission recommendations are highlighted in blue):

313-171 CIVIC USE TYPES

171.5 ESSENTIAL SERVICES

The Essential Services Use Type includes uses which are necessary to support principal development. Typical Essential Services uses include: Former Section CZ#A313-6(B))

171.5.1 Fire and police stations; (Former Section CZ#A313-6(B)(1))

171.5.2 Ambulance services; (Former Section CZ#A313-6(B)(2))

171.5.3 Post offices, excluding major processing centers; (Former Section CZ#A313-6(B)(3))

171.5.4 Dumpster sites, solid waste transfer stations, and road maintenance yards; (Former Section CZ#A313-6(B)(4))

171.5.5 Community wells, water storage tanks, and associated water treatment facilities. (Former Section CZ#A313-6(B)(5))

171.5.6 Public, parochial and private day-care centers, family day care centers, nursery schools, elementary, junior high, and high schools. (Former Section CZ#A313-6(B)(6); (Ord. 1842, Sec. 18, 8/16/1988)

171.5.7 Public and parochial parks, playgrounds and playing fields. (Former Section CZ#A313-6(B)(7)), Safe Parking and Safe Shelter Sites

171.5.8 Emergency Shelters, Safe Parking Programs and Safe Shelter Programs

~~313-177.2.05 EMERGENCY SHELTER~~

~~The Emergency Shelter Use Type includes temporary housing with or without supportive services for persons experiencing homelessness which may be in the form of dormitory or congregate housing, or individual shelters. Emergency Shelter may include Day Shelters, Low Barrier Navigation Centers, or Safe Parking or Safe Shelter sites consisting of tents or other structures if those uses are allowed in this Code. Emergency shelter is provided by a public agency, religious organization, or non-profit organization at no cost to persons without permanent housing. Operations may be seasonal or year-round and client services may be offered, including but not limited to, such as counseling, medical evaluation and job/life skills training in addition to food, showers and sleeping accommodations.~~

SECTION 4. COMMERCIAL ZONE REGULATIONS

Amend Tables 313-2.1 and 313-2.2 as follows (additions are shown in underline text, deletions are shown in ~~strikethrough~~ text.):

313-2 Commercial Zone Regulations

<u>313-2.1</u>	CN: Neighborhood Commercial
	Principal Permitted Use
	Neighborhood Commercial Principal Permitted Use (See Section <u>313-163.1.9</u> for description)
Use Type	Conditionally Permitted Use
Residential Use Types	Caretaker's Residence Emergency Shelter
Civic Use Types	Administrative Community Assembly Essential Services Minor Generation and Distribution Facilities Oil and Gas Pipelines; subject to the Oil and Gas Pipelines Regulations Major Electrical Distribution Lines; subject to the Electrical Distribution Lines Regulations
Commercial Use Types	Retail Sales Retail Services Office and Professional Service
Industrial Use Types	Cottage Industry; subject to the Cottage Industry Regulations.

<u>313-2.1</u>	CN: Neighborhood Commercial
Use Types Not Listed in This Table**	Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the CN zone.

* See, Industrial Performance Standards, Section [313-103.1](#).

** See, "Classifying Uses Not Specifically Mentioned in Use Type Descriptions," Section [313-165](#).

<u>313-2.2</u>	CG: Commercial General
Use Type	Principal Permitted Use
Civic Use Types	Minor Utilities Essential Services Administrative Non-Assembly Cultural
Commercial Use Types	Retail Sales Retail Services Automotive, Sales, Service and Repair Office and Professional Service
Industrial Use Types*	Cottage Industry; subject to the Cottage Industry Regulations
Use Type	Conditionally Permitted Use
Residential Use Types	Caretaker's Residence Emergency Shelter
Civic Use Types	Community Assembly Health Care Services Extensive Impact Civic Use Oil and Gas Pipelines; subject to the Oil and Gas Pipelines Regulations Major Electrical Distribution Lines; subject to the Electrical Distribution Lines Regulations Minor Generation and Distribution Facilities
Commercial Use Types	Heavy Commercial Warehousing Storage and Distribution Transient Habitation
Industrial Use Type*	Research/Light Industrial
Natural Resource Use Type	Coastal Access Facilities

<u>313-2.2</u>	CG: Commercial General
Use Types Not Listed in This Table**	Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the CG zone.

SECTION 5. INDUSTRIAL USE REGULATIONS

Amend Table 313-3.2 as follows (additions are shown in underline text, deletions are shown in ~~strikethrough~~ text.):

<u>313-3.2</u>	ML: Light Industrial
Use Type	Principal Permitted Use
Civic Use Types	Minor Utilities
Commercial Use Types	Warehousing, Storage and Distribution
	Heavy Commercial
Industrial Use Types*	Research/Light Industrial Aquaculture; subject to the Coastal-Dependent Industrial Development Regulations
Use Type	Conditionally Permitted Use
Residential Use Types	Caretaker's Residence Emergency Shelter
Civic Use Types	Oil and Gas Pipelines; subject to the Oil and Gas Pipeline Regulations Major Electrical Distribution Lines; subject to the Major Electrical Distribution Lines Regulations Minor Generation and Distribution Facilities Extensive Impact Civic Uses
Commercial Use Types	Retail Service Retail Sales
Industrial Use Types*	Coastal-Dependent; subject to the Coastal-Dependent Industrial Development Regulations Coastal-Related; subject to the Coastal-Dependent Industrial Development Regulations Timber Product Processing
Agricultural Use Type	General Agriculture
Extractive Use Type	Surface Mining - 2; subject to the Surface Mining Regulations
Natural Resource Use Type	Coastal Access Facilities
Use Types Not Listed in This Table**	Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the ML zone.

SECTION 6. EFFECTIVE DATE.

This ordinance shall become effective upon certification by the California Coastal Commission.

PASSED AND ADOPTED this _____ day of _____, 2022, on the following vote, to wit:

AYES: Supervisors:
NAYS: Supervisors:
ABSENT: Supervisors:
ABSTAIN: Supervisors:

VIRGINIA BASS, CHAIRPERSON,
HUMBOLDT COUNTY BOARD OF SUPERVISORS

(SEAL)

ATTEST:

Kathy Hayes, Clerk of the Board of Supervisors
of the County of Humboldt, State of California

By: _____
Nicole Turner, Deputy Clerk

Date:

ATTACHMENT 2B

Local Coastal Plan Amendments – Emergency Shelters

**DRAFT AMENDMENTS TO THE LOCAL AREA PLANS OF THE HUMBOLDT COUNTY
LOCAL COASTAL PROGRAM**

**HUMBOLDT BAY AREA PLAN, CHAPTER 4 STANDARDS FOR PLAN
DESIGNATIONS AND CHAPTER 5 DEFINITIONS.**

Chapter 4 and 5 of the Humboldt Bay Area Plan are hereby amended as follows (text deletions and additions are shown in strike out and as underlined text):

4.10 A. URBAN LAND USE DESIGNATIONS

CG: COMMERCIAL GENERAL

PURPOSE: to allow the integrated development of commercial districts or neighborhood commercial centers providing for the economic well being and convenience of the community.

PRINCIPAL USE: retail sales, retail services, office and professional uses, and emergency shelters.

CONDITIONAL USES: hotels, motels.

CHAPTER 5, DEFINITIONS

EMERGENCY SHELTERS

The Emergency Shelters are temporary housing with or without supportive services for persons experiencing homelessness which may be in the form of dormitory or congregate housing, or individual shelters, provided by a public agency, religious organization, or non-profit organization at no cost to persons without permanent housing. Operations may be seasonal or year-round and client services may be offered, including but not limited to, counseling, medical evaluation and job/life skills training in addition to food, showers and sleeping accommodations.

**NORTH COAST AREA PLAN, CHAPTER 5 STANDARDS FOR PLAN
DESIGNATIONS AND CHAPTER 6 DEFINITIONS.**

Chapters 5 and 6 of the North Coast Area Plan are hereby amended as follows (text deletions and additions are shown in strike out and as underlined text):

5.20 URBAN PLAN DESIGNATIONS

CG: COMMERCIAL GENERAL

Purpose: To allow the integrated development of commercial districts or neighborhood commercial centers providing for the economic well-being and convenience of the community.

Principal Use: Retail sales, retail services, office and professional uses, and emergency shelters.

Conditional Uses: Hotels, motels.

CHAPTER 6, DEFINITIONS

EMERGENCY SHELTERS

The Emergency Shelters are temporary housing with or without supportive services for persons experiencing homelessness which may be in the form of dormitory or congregate housing, or individual shelters. provided by a public agency, religious organization, or non-profit organization at no cost to persons without permanent housing. Operations may be seasonal or year-round and client services may be offered, including but not limited to, counseling, medical evaluation and job/life skills training in addition to food, showers and sleeping accommodations.

MCKINLEYVILLE AREA PLAN, CHAPTER 5 STANDARDS FOR PLAN DESIGNATIONS AND CHAPTER 6 DEFINITIONS.

Chapters 5 and 6 of the McKinleyville Area Plan are hereby amended as follows (text deletions and additions are shown in strike out and as underlined text):

5.20 URBAN PLAN DESIGNATIONS

CG: COMMERCIAL GENERAL

Purpose: To allow the integrated development of commercial districts or neighborhood commercial centers providing for the economic well-being and convenience of the community.

Principal Use: Retail sales, retail services, office and professional uses, and emergency shelters.

Conditional Uses: Hotels, motels.

CHAPTER 6, DEFINITIONS

EMERGENCY SHELTERS

The Emergency Shelters are temporary housing with or without supportive services for persons experiencing homelessness which may be in the form of dormitory or congregate housing, or individual shelters. provided by a public agency, religious organization, or non-profit organization at no cost to persons without permanent housing. Operations may be seasonal or year-round and client services may be offered, including but not limited to, counseling, medical evaluation and job/life skills training in addition to food, showers and sleeping accommodations.

EEL RIVER AREA PLAN, CHAPTER 5 STANDARDS FOR PLAN DESIGNATIONS AND CHAPTER 6 DEFINITIONS.

Chapters 5 and 6 of the Eel River Area Plan are hereby amended as follows (text deletions and additions are shown in strike out and as underlined text):

5.20 URBAN PLAN DESIGNATIONS

CG: COMMERCIAL GENERAL

Purpose: to allow the integrated development of commercial districts or neighborhood commercial centers providing for the economic well-being and convenience of the community.

Principal Use: retail sales, retail services, office and professional uses, and emergency shelters.

Conditional Uses: Hotels, motels.

CHAPTER 6, DEFINITIONS

EMERGENCY SHELTERS

The Emergency Shelters are temporary housing with or without supportive services for persons experiencing homelessness which may be in the form of dormitory or congregate housing, or individual shelters, provided by a public agency, religious organization, or non-profit organization at no cost to persons without permanent housing. Operations may be seasonal or year-round and client services may be offered, including but not limited to, counseling, medical evaluation and job/life skills training in addition to food, showers and sleeping accommodations.

SOUTH COAST AREA PLAN, CHAPTER 5 STANDARDS FOR PLAN DESIGNATIONS AND CHAPTER 6 DEFINITIONS.

Chapters 5 and 6 of the South Coast Area Plan are hereby amended as follows (text deletions and additions are shown in strike out and as underlined text):

5.20 URBAN PLAN DESIGNATIONS

CG: COMMERCIAL GENERAL

Purpose: to allow the integrated development of commercial districts or neighborhood commercial centers providing for the economic well-being and convenience of the community.

Principal Use: retail sales, retail services, office and professional uses, and emergency shelters.

Conditional Uses: Hotels, motels.

CHAPTER 6, DEFINITIONS

EMERGENCY SHELTERS

The Emergency Shelters are temporary housing with or without supportive services for persons experiencing homelessness which may be in the form of dormitory or congregate housing, or individual shelters, provided by a public agency, religious organization, or non-

profit organization at no cost to persons without permanent housing. Operations may be seasonal or year-round and client services may be offered, including but not limited to, counseling, medical evaluation and job/life skills training in addition to food, showers and sleeping accommodations.

TRINIDAD AREA PLAN, CHAPTER 4 STANDARDS FOR PLAN DESIGNATIONS AND CHAPTER 5 DEFINITIONS.

Chapters 4 and 5 of the Trinidad Area Plan are hereby amended as follows (text deletions and additions are shown in strike out and as underlined text):

4.20 URBAN PLAN DESIGNATIONS

CG COMMERCIAL GENERAL

Purpose: to allow the integrated development of commercial districts or neighborhood commercial centers providing for the economic well-being and convenience of the community.

Principal Use: retail sales, retail services, office and professional uses, and emergency shelters.

Conditional Uses: Hotels, motels.

CHAPTER 5, DEFINITIONS

EMERGENCY SHELTERS

The Emergency Shelters are temporary housing with or without supportive services for persons experiencing homelessness which may be in the form of dormitory or congregate housing, or individual shelters. provided by a public agency, religious organization, or non-profit organization at no cost to persons without permanent housing. Operations may be seasonal or year-round and client services may be offered, including but not limited to, counseling, medical evaluation and job/life skills training in addition to food, showers and sleeping accommodations.