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**AGENDA
SPECIAL MEETING
Commission on Homelessness
Monday, November 26, 2012 – 3:00 p.m. – 4:30 p.m.
HR Activity Room, 300 W. Third Street
(use entrance on B Street)**

A. ROLL CALL

B. PUBLIC COMMENTS

At a special meeting a person may address the Commission only on matters on the agenda. The presiding officer shall limit public comments to three minutes each.

C. SB 2 DISCUSSION

A discussion on the proposed ordinance and zoning of SB2 will take place by the Commission, Planning Department Staff, local service providers and members of the general public.

E. DECEMBER MEETING

Public Comments will be heard on the rescheduling of the December 3, 2012 meeting.

1. The Commission will take action on whether to reschedule or postpone the meeting scheduled for Monday, December 3, 2012.

D. ADJOURNMENT

The next business meeting of the Commission on Homelessness will be December 3, 2012, at 3:30 p.m. in the City Council Chambers, 305 West Third Street, Oxnard, CA, 93030.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a meeting, please contact Will Reed at (805) 385-8044. Notification 72 hours prior to the meeting will enable the City to make reasonable accommodations to assure accessibility to the meeting.

PORTION OF DRAFT ORDINANCE

SENATE BILL 2 EMERGENCY SHELTER STANDARDS

October 29, 2012 Revisions

DIVISION 18. EMERGENCY SHELTERS

SEC. 16-504. EMERGENCY SHELTER DEVELOPMENT AND OPERATION STANDARDS.

(A) Permanent emergency shelters and emergency shelters for families shall meet the following standards:

(1) No shelter patron shall be re-admitted to the same emergency shelter within five days of being discharged after a stay of six months.

(2) ~~If site characteristics permit the intake of shelter patrons occurs on-site,~~ an enclosed or screened waiting area shall be provided between the on-site intake area for shelter patrons and the public right-of-way in order to prevent ~~There shall be no queuing within any public right-of-way or within any parking lot.~~

(3) Each shelter shall establish ~~and maintain set~~ hours of operation for patron intake and discharge, patron rules of conduct, and procedures for notifying patrons of such hours and rules of conduct. ~~Hours shall be clearly displayed at the entrance to the shelter at all times.~~

(4) ~~Rules regarding the discharge of shelter patrons that are socially disruptive, a threat to the safety of others or in violation of the emergency shelter regulations, shall be posted.~~

(5) On-site manager/shelter personnel shall be provided during all hours of operation when patrons are present. A designated area for on-site personnel shall be located near the main entry to the shelter for the purpose of controlling admittance and providing security.

(6) ~~The emergency shelter operator shall not intake any person as a patron of the shelter if the operator determines the person is wanted by the police or has been convicted of committing any serious or violent felony, as those terms are defined in Cal. Penal Code sections 667.5, 1192.7 and 1192.8. A person with a felony conviction prior to the last five years, that is other than a serious or violent felony conviction, may be a patron of an emergency shelter.~~ The emergency shelter operator shall also conduct a background check on all prospective patrons using Megan's Law database and restrict patron intake in accordance with State and local registered sex offender residency restrictions.

(7) ~~Beds in a permanent emergency shelter shall be provided for men, women, and families with children in separate and secured areas. Sleeping areas in emergency shelters for families shall be provided for each individual family.~~

(8) ~~A private storage area or closet shall be provided for each on-site bed. p-Patrons of an emergency shelter be allowed to keep shall not possess or consume on-site any alcoholic beverages, or store any type of or illegal substances, or drugs while in the shelter, nor shall they possess or weapons of any kind while in the shelter. The manager shall conduct routine inspections of each on-site patron's personal space to verify compliance and report to the Police Department any patron found in possession of illegal substances, drugs and/or weapons of any kind.~~

(9) ~~A minimum of 50 square feet of personal-s Space shall be allocated for each patron consisting of a bed and private storage area, or as may be required by Building and Fire Code requirements.~~

(10) ~~A communal restroom facility with at At least two toilets, one shower and one sink shall be provided for every twenty patrons residing at a permanent emergency or family emergency shelter. Separate and secure restroom and shower facilities shall be provided for men and women if the facility serves both genders.~~

(11) A shelter shall be limited to serving no more than the number of patrons allowed by fire or building code occupancy.

(12) ~~Off-street parking shall be provided at the ratio of one on-site parking space for every 8 adult beds plus one additional space for the on-site manager.~~

(13) Each emergency shelter shall provide be equipped with exterior security lighting on the property, in accordance with section 16-320. Lighting shall be shielded from all adjacent residential areas. ~~On-site lighting shall be subject to the review and approval of the Police Department.~~

(14) The emergency shelter operator shall be required to submit maintain an on-site security plan and emergency preparedness plan to the Police Department for review and approval. The emergency shelter operator shall be responsible for ensuring that the approved security plan is implemented at all times.

(15) All items stored outdoors storage areas shall be screened from the view of all public rights-of-way.

(16) An emergency shelter shall not be located within 300 feet of another parcel or lot with an emergency shelter unless a special use permit is approved as provided in sections 16-530 through 16-553.

(17) Should an emergency shelter be proposed within 300 feet of a school, the Development Services Director or designee may request that the developer/sponsor coordinate with the school district to address potential concerns.

Emergency Shelters (Proposed)

SB-2 requires a zone where shelters are a permitted use.

- Permanent Shelter (up to 6 month stay)
 - Permitted: **M-L**
 - SUP: **CM & C-2**
- Temporary Shelter - Winter Warming
 - Permitted: **ML, CM and C-2**
- Shelter for Families (up to 6 month stay)
 - Permitted: **ML, CM, C-2**
 - SUP: **R-2, R-3 & R-4**



Transitional Housing – Multi-family Rentals, two-year stay limit (Proposed)

SB-2 requires this use to be considered residential & subject only to restrictions that apply to other dwellings in the same zone.

- Permitted: **R-3 & R-4**
 - Admin Permit for resident on-site services
- SUP: **C-2 & C-M** with on-site services



Supportive Housing – Low income disabled persons, no stay limit (Proposed)

SB-2 requires this use to be considered residential & subject only to restrictions that apply to other dwellings in the same zone.

- Permitted: **R-1, R-2, MH**, no on-site services
- Permitted: **R-3, R-4**
 - Admin Permit for resident on-site services
- SUP: **C-2, C-M**, resident on-site services



Farmworker Housing (Proposed)

Deed-restricted housing for agricultural workers occupied by low and very low income households.

- Permitted use in all residential zones.
- Sup required in commercial zones that require all residential uses to have approval of an SUP

