



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 015-14

CITY-WIDE

RECOMMENDATION TO CITY COUNCIL ON PROPOSED ORDINANCE AMENDMENTS REGARDING EMERGENCY SHELTERS JUNE 12, 2014

EMERGENCY SHELTER ORDINANCE

In 2011, the City Council adopted the General Plan Update including policies directing amendments to the Santa Barbara Municipal Code to satisfy the requirements of Senate Bill 2 (SB2) regarding emergency shelter zoning. SB2 requires the identification of a zone or zones that allow emergency shelters without a conditional use permit or other discretionary approval. The purpose of this hearing is for the Planning Commission to review the proposed ordinance amendments and forward a recommendation to the City Council concerning allowing emergency shelters with minimal supportive services without a discretionary land use approval in certain zones that allow overnight accommodations, including the R-4 (Hotel-Motel Multiple Residence), C-P (Restricted Commercial), C-L (Limited Commercial), C-1 (Limited Commercial), C-2 (Commercial), and C-M (Commercial Manufacturing) zones. Amendments related to emergency shelters are also proposed to the Definitions Chapter (28.04) and Conditional Use Permits Chapter (28.94) of the Municipal Code.

WHEREAS, the Planning Commission has held the required public hearing on the proposed ordinance amendments regarding emergency shelters.

WHEREAS, no one appeared to speak in favor of the proposed ordinance amendments, and no one appeared to speak in opposition thereto, and the following exhibits Staff Report with Attachments, June 5, 2014

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission recommended to City Council :

- I. Adoption of Proposed Amendments to the Municipal Code Related to Emergency Shelter Zoning, as outlined in Exhibit B of the Staff Report, dated June 5, 2014, with the following comments:
 - A. Recommends change to intake/waiting area be at least 10 square feet per bed.
 - B. Recommends the following amendment to the parking standard: Staff shall develop a parking standard for emergency shelters based on objective criteria (i.e., the number of beds proposed for the shelter) that reasonably addresses the anticipated vehicle parking demand for residents and employees/volunteers, and bicycles. Staff shall develop the parking standard with the goal of avoiding offsite parking impacts while at the same time not overburdening the emergency shelter with unnecessary parking. The ordinance may allow the emergency shelter to propose a lower parking requirement if the applicant can demonstrate, with a parking study, that the proposed parking will satisfy the project's anticipated parking demand. In any case, the parking standard for emergency shelters shall not exceed the parking requirements for similar uses within the same zone.

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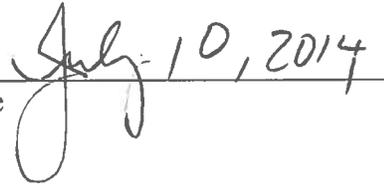
This motion was passed and adopted on the 12th day of June, 2014 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 6 NOES: 1 (Jordan) ABSTAIN: 0 ABSENT: 0

I hereby certify that this Resolution correctly reflects the action taken by the city of Santa Barbara Planning Commission at its meeting of the above date.



Julie Rodriguez, Planning Commission Secretary



Date