

4. DEVELOPMENT CODE

4.8. EMERGENCY SHELTER STANDARDS

- A. **Purpose.** This Section provides a definition and development standards for Emergency Shelters within the Transit Villages Specific Plan area and are designed to make such buildings and uses compatible with surrounding buildings and uses.
- B. **Definition.** Emergency Shelter shall be defined as: "Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay" (California Health and Safety Code, Section 50801). Emergency shelter may also include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care.
- C. **Applicability.** The requirements of this Section apply to all renovations of existing Emergency Shelter buildings, all additions to existing Shelter Buildings, and new Emergency Shelter buildings within the applicable zones of this Transit Villages Specific Plan.
- D. **Design and Development Standards**
1. **Minimum/Maximum Number of Persons/Beds.**
Emergency shelters may have a minimum of 25 beds/persons for overnight occupants per facility. The Maximum number of Persons/beds shall be based on building occupancy requirements established by the building official for the structure(s).
Facilities shall be designed with separate areas for males, females, and families with children.
 2. **On-site Supervisors.**
A minimum of two on-site supervisors, one (1) male and one (1) female, shall be present on site during the hours of operation. Additional supervisors shall be required on-site at a ratio of one (1) supervisor for every twenty (20) persons.
 3. **Waiting and Intake Areas.**
Each emergency shelter shall provide a minimum interior waiting area of no less than 500 square feet and be of adequate space to accommodate waiting clients in order to prevent queuing outside of the building and public right-of-way.
 4. **Separation Requirements.**
A minimum distance of two hundred (200) feet shall be maintained from other emergency shelters. The distance separation shall be measured in a straight line between the property lines of each use without regard to intervening structures or objects.
 5. **Length of Stay.**
Individuals and families may not stay at an emergency shelter for more than a total of 180 days in a consecutive 12 month period.
 6. **Lighting.**
Adequate external lighting shall be provided for security purposes in compliance with the Section 4.11 (On-Site Landscape, Outdoor Lighting, and Public Art Standards).
 7. **Security.**
Parking and outdoor facilities shall be designed to provide security for clients, visitors, employees, neighbors and the public. On-Site supervisory and security personnel shall be provided at all times during the hours the shelter is in operation, with security provided at both interior and exterior locations. In addition, the area surrounding the shelter site during hours that the shelter is in operation shall be patrolled by the facility's security personnel, to ensure that homeless persons who have been denied access are not congregating in the neighborhood.
 8. **Parking.**
Sufficient parking shall be provided to accommodate all staff working in the emergency shelter on the largest shift, provided that the standard does not require more parking for the emergency shelter than other residential or commercial uses within the same zone.