

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
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February 20, 2014

W20c

TO: COMMISSIONERS AND INTERESTED PERSONS

**FROM: SHERILYN SARB, DEPUTY DIRECTOR, SAN DIEGO COAST DISTRICT
DEBORAH LEE, DISTRICT MANAGER, SAN DIEGO COAST DISTRICT
RICK CASSWELL, COASTAL PLANNER, SAN DIEGO COAST DISTRICT**

**SUBJECT: STAFF RECOMMENDATION ON CITY OF CARLSBAD MAJOR LCP
AMENDMENT NO. CAR-MAJ-3-12C (Emergency Shelters) for Commission
Meeting of March 12, 2014**

SYNOPSIS

The City of Carlsbad's Local Coastal Program (LCP) Amendment request #3-12 involves five Housing Element related revisions proposed to be made to the Zoning Ordinance policies and the Village Area Master Plan and Design Manual for establishing minimum densities (#3-12A) in the Village Area; identifying sites and establishing development standards for farmworker housing (#3-12B), emergency shelters (#3-12C) and transitional and supportive housing (#3-12D) on a citywide basis; and establishing development standards for managed living units (#3-12E) in the Village Area. This staff report addresses LCP Amendment #3-12 C (Emergency Shelters) only. LCP Amendment #3-12B (Farmworker Housing) will be addressed in a separate report for this hearing, as well as LCP Amendments #3-12A (Minimum Densities) and E (Managed Living Units) for the Village Area in a separate staff report. The City is processing some minor revisions to LCP Amendment #3-12D (transitional and supportive housing) and has asked that the amendment be scheduled at the Commission's June 2014 meeting.

The subject request was filed as complete on March 29, 2013 and a one-year extension was granted on June 12, 2013; therefore, the Commission must act on the amendment request by no later than the June 2014 hearing.

SUMMARY OF AMENDMENT REQUEST

The City of Carlsbad is requesting an amendment to the City's Zoning Ordinance to implement one of four Housing Element programs, which are necessary in order comply with State law. State law requires local governments to identify sites (i.e. land use zones or districts) and remove constraints to provide potential development sites for a variety of housing types for all income levels. The variety of housing types specifically includes emergency shelters, farmworker housing, managed living units, and transitional and supportive housing.

The proposed revision to provide emergency shelters (temporary housing for the homeless) as an amendment to the Zoning Ordinance would involve permitting by right, or conditionally, year-round emergency shelters within the M (Industrial) and P-M (Planned Industrial) zones. Up to 30 emergency shelter beds would be permitted by right within both of the aforementioned zones, while a Conditional Use Permit (CUP) would be required for development applications proposing emergency shelters in excess of 30 beds within these two zones.

Emergency shelters would be required to comply with all property development standards of the zone in which they are located. Additional development standards are proposed under Section 21.32.070 of Chapter 21.32 (M Industrial Zone) and would apply to both the M and P-M zones. As part of these standards, no emergency shelter is to be located adjacent to any residentially zoned property, or within 300 feet of another emergency shelter. Further, no camping/sleeping outside of a shelter would be permitted on the premises. Off-street parking requirements (Chapter 21.44) would be amended to include emergency shelters, which are proposed to have their number of parking spaces determined by the City Planner on a case-by-case basis.

SUMMARY OF STAFF RECOMMENDATION

Since emergency shelters are proposed within only the M (Industrial Zone) and P-M (Planned Industrial Zone), the scope of impact of this amendment to the Coastal Zone is relatively minor, and it will only impact properties located within the Mello II LCP segment of the City. Neither the M nor P-M Zones are intended to accommodate visitor-serving or recreational type uses, so potential development of emergency shelters within these subject zones would not compete with lands reserved or desirable for these Coastal Act priority uses. Additionally, given that no properties fronting the ocean are zoned M or P-M, coastal access is not expected to be adversely impacted. Moreover, emergency shelters would be subject to the development standards already in place for the subject zones, as well as additional development standards included as part of this amendment. The existing development standards have been established as part of the certified LCP, and include standards for building height limits, which relates to coastal view preservation. Also, with all development within the Coastal Zone being subject to a Coastal Development Permit (CDP), pursuant to Chapter 21.201 of the Zoning Ordinance (which this amendment does not propose to change), any proposed emergency shelter within the Coastal Zone would need to comply with the coastal development review procedures established under the City's certified LCP.

Staff recommends that the Commission find that the City's request to amend the City's Zoning Ordinance conforms with and is adequate to carry out the certified land use plan for the City's Mello II LCP segment. No adverse impacts to coastal access or coastal resources are anticipated.

Staff is therefore recommending that the amendment be approved as submitted by the City. The appropriate resolution and motion may be found on Page 4. The findings for approval of the Implementation Plan Amendment as submitted begin on Page 5.

BACKGROUND

LCP Amendment #3-12C was first submitted (along with LCP Amendments #3-12A, B, D, and E) on December 20, 2012, but was not filed as complete until March 29, 2013. A one year time extension was granted to Commission staff at the June, 2013, Commission meeting, due to insufficient time to adequately review and prepare recommendations on said amendments. Commission staff has worked with Planning staff from the City of Carlsbad during the review of this proposed amendment, which included a conference call on February 10, 2014.

ADDITIONAL INFORMATION

Further information on the City of Carlsbad's LCP Amendment #3-12C may be obtained from Rick Casswell, Coastal Planner, at (619) 767-2370.

PART I. OVERVIEW

A. LCP HISTORY

The City of Carlsbad's certified LCP contains six geographic segments as follows: Agua Hedionda, Mello I, Mello II, West Batiquitos Lagoon/Sammis Properties, East Batiquitos Lagoon/Hunt Properties, and Village Redevelopment. Pursuant to Sections 30170(f) and 30171 of the Public Resources Code, the Coastal Commission prepared and approved two portions of the LCP, the Mello I and II segments in 1980 and 1981, respectively. The West Batiquitos Lagoon/ Sammis Properties segment was certified in 1985. The East Batiquitos Lagoon/Hunt Properties segment was certified in 1988. The Village Redevelopment Area LCP was certified in 1988; the City has been issuing coastal development permits there since that time. On October 21, 1997, the City assumed permit jurisdiction and has been issuing coastal development permits for all segments except Agua Hedionda. The Agua Hedionda Lagoon LCP segment is a deferred certification area until an implementation plan for that segment is certified. This amendment modifies the City's Implementation Plan (IP) only.

B. STANDARD OF REVIEW

Pursuant to Section 30513 of the Coastal Act, the Commission may only reject Zoning Ordinances or other implementing actions, as well as their amendments, on the grounds that they do not conform with, or are inadequate to carry out, the provisions of the certified land use plan. The Commission shall take action by a majority vote of the Commissioners present.

C. PUBLIC PARTICIPATION

Section 30503 of the Coastal Act requires local governments to provide the public with maximum opportunities to participate in the development of the LCP amendment prior to its submittal to the Commission for review. The City has held Planning Commission and City Council meetings with regard to the subject amendment request. All of those local hearings were duly noticed to the public. Notice of the subject amendment has been distributed to all known interested parties.

PART II. LOCAL COASTAL PROGRAM SUBMITTAL – RESOLUTION

Following a public hearing, staff recommends the Commission adopt the following resolution and findings. The appropriate motion to introduce the resolution and a staff recommendation are provided.

MOTION: *I move that the Commission reject the Implementation Program Amendment No. 3-12C for City of Carlsbad as submitted.*

STAFF RECOMMENDATION:

Staff recommends a **NO** vote. Following the staff recommendation will result in certification of the Implementation Program Amendment as submitted and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

RESOLUTION TO CERTIFY IMPLEMENTATION PROGRAM AMENDMENT AS SUBMITTED:

The Commission hereby certifies the Implementation Program Amendment for the City of Carlsbad as submitted and adopts the findings set forth below on grounds that the Implementation Program Amendment conforms with, and is adequate to carry out, the provisions of the certified Land Use Plans, and certification of the Implementation Program Amendment will meet the requirements of the California Environmental Quality Act, because either: 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the Implementation Program Amendment on the environment; or 2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts on the environment that will result from certification of the Implementation Program.

PART III. FINDINGS FOR APPROVAL OF THE CITY OF CARLSBAD IMPLEMENTATION PLAN AMENDMENT, AS SUBMITTED

A. AMENDMENT DESCRIPTION

This request involves a city-initiated LCP amendment to the City's Zoning Ordinance (Municipal Code), which is certified as part of its LCP Implementation Plan. No changes to the City's certified LCP Land Use Plans are proposed herein.

The proposed amendment to the Zoning Ordinance would involve permitting by right, or conditionally, year-round emergency shelters (temporary housing for the homeless) within the M (Industrial) and P-M (Planned Industrial) zones. Up to 30 emergency shelter beds would be permitted by right within both of the aforementioned zones, while a Conditional Use Permit (CUP) would be required for development applications proposing emergency shelters in excess of 30 beds within these two zones. Emergency shelters would be required to comply with all property development standards (including all LCP policies and standards) of the zone in which they are located. Additional development standards are proposed under Section 21.32.070 of Chapter 21.32 (M Industrial Zone) and would apply to both the M and P-M zones (with the P-M Zone cross-referencing Section 21.32.070 for all types of emergency shelters).

B. FINDINGS FOR APPROVAL

The standard of review for LCP implementation submittals or amendments is their consistency with and ability to carry out the provisions of the certified LUP.

1) **Purpose and Intent of the Ordinance.** The primary purpose of this Ordinance is to define and establish standards for the development of emergency shelters within the Industrial (M) and Planned Industrial (P-M) Zones.

2) **Major Provisions of the Ordinance.**

- Provides for the development of emergency shelters on lots designated and zoned for Industrial (M) and Planned Industrial (P-M).
- Establishes a definition of "emergency shelter" under Chapter 21.04 (Definitions).
- Permits by right emergency shelters up to 30 beds/persons within both the M (Industrial Zone; Chapter 21.32) and P-M (Planned Industrial Zone; Chapter 21.34) zones permitted uses tables.
- Conditionally permits emergency shelters for more than 30 beds/persons within the M and P-M Zones' permitted uses tables.
- Requires emergency shelters to be operated under the authority of a governing agency or private, non-profit, organization that provides, or contracts with a recognized community organization, to provide emergency shelters.

- Prohibits emergency shelters from locating adjacent to a residentially zoned property or within 300 feet of another emergency shelter.
- Off-street parking requirements for all emergency shelters are proposed to be added to Chapter 21.44, with the number of parking spaces to be determined by the City Planner on a case-by-case basis.

3) **Adequacy of the Ordinance to Implement the Certified LUP Segments.**

As noted above, the standard of review for LCP implementation submittals or amendments is their consistency with and ability to carry out the provisions of the certified LUPs (i.e. Mello I, Mello II, Village Area, East Batiquitos Lagoon, and West Batiquitos Lagoon LUPs). The most applicable LUP policies are as follows:

Mello II

Policy 3-1.2 for the Mello II Land Use Plan segment states:

Pursuant to Section 30240 of the California Coastal Act, environmentally sensitive habitat areas, as defined in Section 30107.5 of the Coastal Act, shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

Policy 6-4 for the Mello II Land Use Plan segment states:

Additional overnight camping facilities, the main source of lower cost visitor and recreational facilities, are needed throughout the San Diego coastal region...

Policy 7-10 for the Mello II Land Use Plan segment states:

Parking standards set forth within the City of Carlsbad Zoning Ordinance are appropriate for the future development of various land uses.

Policy 8-1 for the Mello II Land Use Plan segment states:

...Sites considered for development should undergo individual review to determine if the proposed development will obstruct views or otherwise damage the visual beauty of the area.

Since emergency shelters are proposed within only the M (Industrial Zone) and P-M zones (Planned Industrial Zone), the amendment's scope of impacts to the Coastal Zone is relatively minor, and it will only impact properties located within the Mello II LCP segment of the City. Neither the M nor P-M Zones are intended to accommodate visitor-serving or recreational type uses, so Policy 6-4 of the Mello II Land Use Plan segment would not apply to these zones. Consequently, potential development of emergency shelters within these subject zones would not compete with lands reserved or desirable for priority visitor-serving uses.

Additionally, given that no properties fronting or within walking distance of the ocean are zoned M or P-M, coastal access is not expected to be adversely impacted by this amendment. Moreover, emergency shelters would be subject to the development standards, including all applicable LCP policies, already in place for the subject zones, as well as additional development standards. These additional development standards would include new off-street parking requirements, individually assigned to each emergency shelter based on the City Planner's determination of parking needs for each shelter, which will be predominantly based on the operating characteristics of the emergency shelter. In addition, the City Planner will consider the existing certified LCP parking requirements established under Chapter 21.44 of the Zoning Ordinance (thus complying with Policy 7-10 for the Mello II Land Use Plan segment).

Further, with all development within the Coastal Zone being subject to a Coastal Development Permit (CDP), pursuant to Chapter 21.201 of the Zoning Ordinance (which this amendment does not propose to change), along with the fact that the existing development standards for both the M and P-M Zones must still be met, Policy 8-1 for the Mello II LUP will be implemented. Furthermore, meeting existing development standards in the M and P-M Zones, such as building height limits, would also protect coastal views. Last, through the coastal development permitting process, development on sites that contained or are sited adjacent to any sensitive resources would need to preserve and provide necessary buffering for such resources consistent with the certified LCP.

In summary, the Commission finds that the proposed amendment can be certified, as submitted, because it is in conformance with the certified land use plans, provides for a wider range of affordable housing opportunities, and will not adversely impact coastal access or coastal resources.

PART IV. CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Section 21080.5 of the California Environmental Quality Act (CEQA) exempts local government from the requirement of preparing an environmental impact report (EIR) in connection with its activities and approvals necessary for the preparation and adoption of a local coastal program. The Commission's Local Coastal Program (LCP) review and approval program has been found by the Resources Agency to be functionally equivalent to the EIR process. Thus, under CEQA Section 21080.5, the Commission is relieved of the responsibility to prepare an EIR for each LCP.

At the local level, in connection with the revisions to its Zoning Ordinance, the City determined that the subject LCP amendment was adequately addressed within the Revised Mitigated Negative Declaration (MND) on the City's update of its Housing Element approved by the City on December 22, 2009.

Nevertheless, the Commission is required in an LCP submittal, such as in this case, to find that the approval of the proposed LCP, or LCP, as amended, does conform with CEQA. The proposed amendment would not result in an intensification of land uses incompatible with the surrounding development or have adverse impacts on coastal resources. Further, the Commission finds that the proposed amendment is unlikely to have any significant adverse effect on the environment as a whole. Therefore, the Commission finds that the subject LCP implementation plan, as amended, conforms to the provisions of CEQA.

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RESOLUTION NO. 2012-227

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARLSBAD, CALIFORNIA, APPROVING LOCAL COASTAL PROGRAM AMENDMENTS TO IMPLEMENT PROGRAMS 3.13 (FARM LABOR HOUSING), 3.14 (EMERGENCY SHELTER), 3.15 (TRANSITIONAL AND SUPPORTIVE HOUSING), AND 3.17 (ALTERNATIVE HOUSING) OF THE 2005-2010 HOUSING ELEMENT.

CASE NAME: HOUSING ELEMENT PROGRAM IMPLEMENTATION
CASE NO.: LCPA 09-03/LCPA 09-04/LCPA 11-08/
LCPA 95-10(B)

The City Council of the City of Carlsbad, California, does hereby resolve as follows:

WHEREAS, pursuant to the provisions of the Municipal Code, the Housing Commission did, on June 14, 2012, hold a public meeting as prescribed by law to consider Local Coastal Program Amendment (LCPA) 95-10(B) as referenced in Housing Commission Resolution No. 2012-005; and

WHEREAS, the Housing Commission adopted Housing Commission Resolution No. 2012-005 and recommended to the City Council approval of LCPA 95-10(B); and

WHEREAS, pursuant to the provisions of the Municipal Code, the Planning Commission did, on July 3, 2012, hold a duly noticed public hearing as prescribed by law to consider LCPA 09-03, LCPA 09-04, LCPA 11-08, and LCPA 95-10(B) as referenced in Planning Commission Resolutions No. 6893, 6895, 6897, and 6898, respectively; and

WHEREAS, the Planning Commission adopted Planning Commission Resolutions No. 6893, 6895, 6897, and 6898 and recommended to the City Council approval of LCPA 09-03, LCPA 09-04, LCPA 11-08, and LCPA 95-10(B), respectively; and

WHEREAS, the City Council of the City of Carlsbad, on the 25th day of September, 2012, held a duly noticed public hearing to consider said Local Coastal Program Amendments; and

WHEREAS, at said public hearing, upon hearing and consideration and arguments, if any, of all persons desiring to be heard, the City Council relating to the Local Coastal Program Amendments.

EXHIBIT NO. 1

APPLICATION NO.

CAR-MAJ-3-12C

(Emergency Shelters)

Resolution



California Coastal Commission

1 NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City
2 of Carlsbad as follows:

- 3 1. That the above recitations are true and correct.
- 4 2. That the recommendation of the Housing Commission for the approval of
5 LCPA 95-10(B) is adopted and approved, and that the findings of the Housing Commission
6 contained in Housing Commission Resolution No. 2012-005 on file with the City Clerk and
7 incorporated herein by reference are the findings of the City Council.
- 8 3. That the recommendations of the Planning Commission for the approval
9 of LCPA 09-03, LCPA 09-04, LCPA 11-08 and LCPA 95-10(B) are adopted and approved, and
10 that the findings of the Planning Commission contained in Planning Commission Resolutions
11 No. 6893, 6895, 6897, and 6898 on file with the City Clerk and incorporated herein by reference
12 are the findings of the City Council.
- 13 4. That the approval of LCPA 09-03, LCPA 09-04, LCPA 11-08 and LCPA
14 95-10(B) shall not become effective until it is approved by the California Coastal Commission
15 and the California Coastal Commission's approval becomes effective.
- 16 5. This action is final the date this resolution is adopted by the City Council.
17 The Provisions of Chapter 1.16 of the Carlsbad Municipal Code, "Time Limits for Judicial
18 Review," shall apply.

19 "NOTICE TO INTERESTED PARTIES"

20 The time within which judicial review of this decision must be sought is
21 governed by Code of Civil Procedure, Section 1094.6, which has been
22 made applicable in the City of Carlsbad by Carlsbad Municipal Code
23 Chapter 1.16. Any petition or other paper seeking review must be filed in
24 the appropriate court not later than the nineteenth day following the date
25 on which this decision becomes final; however, if within ten days after the
26 decision becomes final a request for the record of the deposit in an
27 amount sufficient to cover the estimated cost or preparation of such
28 record, the time within which such petition may be filed in court is
extended to not later than the thirtieth day following the date on which the
record is either personally delivered or mailed to the party, or his attorney
of record, if he has one. A written request for the preparation of the
record of the proceedings shall be filed with the City Clerk, City of
Carlsbad, 1200 Carlsbad Village Drive, Carlsbad, CA. 92008."

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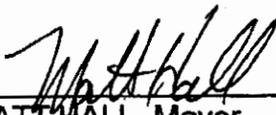
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PASSED, APPROVED AND ADOPTED at a Regular Meeting of the City Council
of the City of Carlsbad on the 25th day of September 2012, by the following vote to wit:

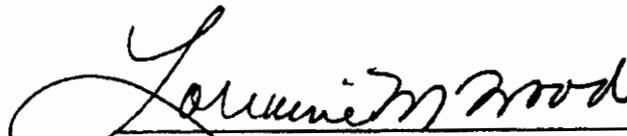
AYES: Council Members Hall, Kulchin, Blackburn, Douglas, Packard.

NOES: None.

ABSENT: None.


MATT HALL, Mayor

ATTEST:


LORRAINE M. WOOD, City Clerk

(SEAL)



ZCA 09-05/LCPA 09-04
EMERGENCY SHELTERS

STRIKE-OUT/UNDERLINE

[REDACTED]

[REDACTED]

The list of sections in Chapter 21.04 (Definitions) is proposed to be amended by the addition of a reference to 21.04.140.5, as follows:

21.04.140.5 Emergency shelter.

[REDACTED]

Section 21.04.140.5 (Definitions, "Emergency shelter") is proposed to be amended as follows:

21.04.140.5 Emergency shelter.

"Emergency shelter" means year-round housing with minimal supportive services for homeless persons or families with occupancy limited to six months or less by homeless persons.

[REDACTED]

[REDACTED]

The list of sections in Chapter 21.32 of the Carlsbad Municipal Code is proposed to be amended to add the following reference to Section 21.32.070:

Sections:

- 21.32.010 - Permitted uses.
- 21.32.020 - Front yard.
- 21.32.030 - Side yards.
- 21.32.040 - Placement of buildings.
- 21.32.050 - Building height.
- 21.32.060 - Employee eating areas.
- 21.32.070 - Emergency shelter standards.

EXHIBIT NO. 2
APPLICATION NO. CAR-MAJ-3-12C
(Emergency Shelters)
Strikeout
 California Coastal Commission



Table A of Section 21.32.010 (M Industrial Zone, Permitted Uses) is proposed to be amended to add in alphabetical order the addition of the following uses:

Use	P	CUP	Acc
<u>Emergency Shelter, no more than 30 beds or persons (subject to Section 21.32.070) (defined Section 21.04.140.5)</u>	<u>X</u>		
<u>Emergency Shelter, more than 30 beds or persons (subject to Section 21.32.070) (defined Section 21.04.140.5)</u>		<u>3</u>	



Section 21.32.070 (M Industrial Zone, Emergency Shelter Standards) is added as follows:

21.32.070 Emergency shelters

A. The purpose of this section is to establish standards to ensure that the development of emergency shelters does not adversely impact adjacent parcels or the surrounding neighborhood and that they are developed in a manner which protects the health, safety, and general welfare of the nearby residents and businesses and the character of the City of Carlsbad.

B. No individual shall be denied emergency shelter because of an inability to pay;

C. Emergency shelters shall be operated under the authority of a governing agency or private, non-profit organization that provides, or that contracts with recognized community organizations to provide, emergency shelters and which, when required by law, are properly registered and licensed.

D. State laws and regulations: Emergency shelters shall comply with the latest California Health and Safety Codes.

E. Emergency shelters shall comply with all property development standards of the zone in which they are located in addition to the following development standards.

1. Location. No emergency shelter shall be located:
 - a. Immediately adjacent to any residentially zoned property;
 - b. Within 300 feet of another emergency or similar shelter.

2. Maximum number of beds or persons. No more than 30 beds shall be provided and no more than 30 persons shall be served in any single emergency shelter, except as authorized by a Conditional Use Permit approved by the City Council pursuant to Chapter 21.42.

3. Parking. Parking shall be as required by Chapter 21.44.

4. Building and premises. Each emergency shelter shall include, at a minimum, the following:

- a. Adequate interior and exterior lighting;

b. Adequate indoor client intake/waiting area if client intake is to occur on-site. If an exterior waiting area is also provided, it shall be enclosed or screened from public view and adequate to prevent queuing into the public right of way and required parking and access;

c. Clean sanitary beds and sanitation facilities, including showers and toiletries;

d. Segregated sleeping, lavatory and bathing areas if the emergency shelter accommodates both men and women in the same building. Reasonable accommodation shall be made to provide segregated sleeping, lavatory and bathing areas for families;

e. Individual lockers to allow shelter clients to secure their private possessions while using the shelter.

F. Management. At least one facility manager shall be on-site at all hours the facility is open. Additional support staff shall be provided, as necessary, to ensure that at least one staff member is provided in all segregated sleeping areas, as appropriate.

G. No person shall be allowed to camp on the premises or sleep on the premises outside of the shelter building.

H. Emergency shelters may provide one or more of the following types of supportive facilities or services for the exclusive use or benefit of the shelter clients:

1. Central cooking and dining room(s);
2. Recreation areas, indoor and/or outdoors;
3. Laundry facilities for clients to wash their clothes;
4. Intake and administrative offices;
5. Counseling and other supportive services.

AMENDMENTS TO CHAPTER 21.34

21.34.020

Table A in Section 21.34.020 (P-M Planned Industrial Zone, Permitted Uses) of the Carlsbad Municipal Code is amended to add in alphabetical order the following uses:

Use	P	CUP	Acc
<u>Emergency Shelter, no more than 30 beds or persons (subject to Section 21.32.070) (defined Section 21.04.140.5)</u>	<u>X</u>		
<u>Emergency Shelter, more than 30 beds or persons (subject to Section 21.32.070) (defined Section 21.04.140.5)</u>		<u>3</u>	

AMENDMENTS TO CHAPTER 21.44

Table A in Section 21.44.020 (Number of off-street parking spaces required) is amended by the addition of the following residential use to be added at the end of Table A's list of "Residential Uses":

Table A
Number of Off-Street Parking Spaces Required

Use		Number Of Off-Street Parking Spaces
Residential Use	<u>Emergency Shelters</u>	<u>The number of required parking spaces shall be determined by the city planner and shall be based on the operating characteristics of a specific proposal, including, but not limited to, number of: 1) employees, 2) beds and 3) service deliveries.</u>