

CHAPTER 30: ZONING

§ 30-49 EMERGENCY SHELTER AND LOW-BARRIER NAVIGATION CENTER REGULATIONS

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§ 30-49.1 PURPOSE AND APPLICABILITY

- a. The purpose of this section is to ensure compliance with California Government Code §§ 65583(a)(4) and 65660–65668 by allowing emergency shelters as a permitted use as a by-right use in at least one designated zone subject to the applicable operational standards set forth in this section.
- b. Furthermore, the purpose of this section is to ensure compliance with California Government Code §§ 65660 – 65666 by allowing low-barrier navigation centers as a by-right use in mixed-use zones, provided such uses comply with the applicable operational standards set forth in this section.

§ 30-49.2 DEFINITIONS

- a. **Emergency Shelter.** Housing with minimal supportive services for persons experiencing homelessness, limited to stays on a short-term basis, as defined in Health & Safety Code § 50801(e).
- b. **Low-Barrier Navigation Center.** A housing-first, low-barrier, service-enriched shelter focused on transitioning individuals into permanent housing, which may be provided in a non-congregate setting. Low barrier means access is not conditioned on sobriety, participation in treatment, or similar preconditions, and accommodations are made for pets, partners, and possessions.

§ 30-49.3 REVIEW PROCEDURES

- a. Applications for emergency shelters in the ML zone shall be subject to ministerial project review pursuant to section 30.45.4(b) (Project Review – Architecture Review Board) for compliance with applicable development and operational standards. Review shall be completed within 30 days of the City receiving a complete application.
- b. Applications for low barrier navigation centers shall be subject to ministerial project review pursuant to section 30.45.4(b) (Project Review – Design Review Team) for compliance with applicable development and operational standards. Within 30 days of receipt of an application for a low barrier navigation center, the City shall notify a developer whether the developer's application is complete. Within 60 days of receipt of a completed application for a low barrier navigation center, the City shall act upon its review of the application.
- c. Applications may be denied only in compliance with Government Code § 65589.5(d), based on written, objective findings supported by substantial evidence in the record.

§ 30-49.4 EMERGENCY SHELTER DEVELOPMENT AND OPERATIONAL STANDARDS

Emergency shelters shall comply with the following standards:

- a. **Capacity.** No emergency shelter shall have more than 100 beds, and shall be subject to building and fire codes.
- b. **Parking.** At least one parking space shall be required per staff member on duty during the shift with the greatest number of staff; no additional parking shall be required.
- c. **Spacing.** No minimum separation is required between existing and proposed shelters, consistent with Government Code § 65583(a)(4).
- d. **Intake/Waiting Areas.** Adequate interior or covered on-site waiting/intake areas shall be provided to prevent queuing in the public right-of-way.
- e. **On-Site Management and Security.** On-site management and security staff shall be present during all hours of operation, with contact information posted regarding how to access management.
- f. **Lighting.** Exterior lighting shall be provided for safety of residents and others. Lighting shall be directed and shielded to minimize impacts on adjacent residential properties.
- g. **Security Plan.** A security plan shall be provided to the City as part of the application and proposed operations plan, and shall be made available at all times to City staff, the Sheriff's Department, and emergency response personnel.
- h. **Restrictions on Entry.** Entry for use of the shelter shall not be conditioned on background checks, sobriety, or similar requirements.
- i. **Prohibition of Loitering.** Residents shall not loiter or congregate outside the facility, including in the public right-of-way adjacent to the property. Shelter management shall take reasonable measures to enforce this requirement.
- j. **Time Restrictions.** The shelter shall establish reasonable hours for resident entry and exit to minimize impacts on surrounding uses. The City may review the proposed schedule as part of the operations plan.
- k. **Coordination with Law Enforcement.** The shelter shall register with the Compton Sheriff's Department and provide contact information for the on-site manager. The shelter shall cooperate with law enforcement on matters of safety and security as needed.
- l. **Noise.** Activities at the shelter shall comply with applicable City noise regulations, and shelter operations shall be conducted to minimize noise impacts on nearby residential properties.
- m. **Length of Stay.** No client shall be permitted to reside at a shelter for more than 180 days within any calendar year.
- n. **Alcohol and Drugs Prohibited.** No alcohol or drugs shall be permitted onsite, and no person under the obvious influence of any controlled substance shall be admitted to the facility.
- o. **Storage.** Each emergency shelter shall provide secure storage for residents' personal belongings and bicycle parking.

§ 30-49.5 LOW-BARRIER NAVIGATION CENTER DEVELOPMENT AND OPERATIONAL STANDARDS

Low-barrier navigation centers shall comply with the following standards:

- a. **Connected Services.** The facility shall offer services to clients to connect them to permanent housing through a services plan. Such plan shall identify services staffing.

- b. **Coordinated Entry System.** The facility shall have a link to a coordinated entry system that allows facility staff or staff who co-locate in the facility to conduct assessments and provide services to connect clients to permanent housing. "Coordinated entry system" means a centralized or coordinated assessment system developed pursuant to Section 576.400(d) or Section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, and any related requirements designed to coordinate program participant intake, assessment, and referrals.
- c. **Code Compliance.** The facility shall comply with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code.
- d. **Homeless Management Information System.** The facility shall have a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System, as defined by Section 578.3 of Title 24 of the Code of Federal Regulations.
- e. **Capacity.** No low-barrier navigation center shall have more than 200 beds, subject to building and fire codes.
- f. **Parking.** At least one parking space shall be required per staff member on duty during the shift with the greatest number of staff; no additional parking shall be required.
- g. **Spacing.** No minimum separation is required between existing and proposed centers, consistent with Government Code § 65583(a)(4).
- h. **Intake/Waiting Areas.** Adequate interior or covered on-site waiting/intake areas shall be provided to prevent queuing in the public right-of-way.
- i. **On-Site Management and Security.** On-site management and security staff shall be present during all hours of operation, with contact information posted regarding how to access management.
- j. **Lighting.** Exterior lighting shall be provided for safety of residents and others. Lighting shall be directed and shielded to minimize impacts on adjacent residential properties.
- k. **Security Plan.** A security plan shall be provided to the City as part of the application and proposed operations plan, and shall be made available at all times to City staff, the Sheriff's Department, and emergency response personnel.
- l. **Restrictions on Entry.** Entry for use of the center shall not be conditioned on background checks, sobriety, or similar requirements.
- m. **Loitering Prohibition.** Residents shall not loiter or congregate outside the facility, including in the public right-of-way adjacent to the property. Shelter management shall take reasonable measures to enforce this requirement.
- n. **Time Restrictions.** The center shall establish reasonable hours for resident entry and exit to minimize impacts on surrounding uses. The City may review the proposed schedule as part of the operations plan.
- o. **Noise.** Activities at the center shall comply with applicable City noise regulations, and operations shall be conducted to minimize impacts on nearby residential properties.
- p. **Coordination with Law Enforcement.** The shelter shall register with the Compton Sheriff's Department and provide contact information for the on-site manager. The shelter shall cooperate with law enforcement on matters of safety and security as needed.
- q. **Length of Stay.** No client shall be permitted to reside at a center for more than 180 days within any calendar year.
- r. **Alcohol and Drugs Prohibited.** No alcohol or drugs shall be permitted onsite, and no person under the obvious influence of any controlled substance shall be admitted to the facility.

- s. **Storage.** Each low-barrier navigation center shall provide secure storage for residents' personal belongings and bicycle parking.

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§ 30-49. EMERGENCY SHELTER OVERLAY ZONE.

§ 30-49.1. Purpose. [Added 4-7-2020 by Ord. No. 2318]

The purpose of this section is to provide for an overlay zone encompassing portions of the Heavy and Light Manufacturing (MH) (ML) zones where emergency shelters, in accordance with Government Code Section 65583, and Senate Bill 2 are allowed as "Permitted" land uses without a conditional use permit or other discretionary permit.

§ 30-49.2. Applicability. [Added 4-7-2020 by Ord. No. 2318]

The Emergency Shelter Overlay zone shall apply to only those specific parcels of land that are within the boundaries of the overlay zone on and certain Heavy and Light Manufacturing (MH) (ML) lots generally bounded by on Alameda Street on the West, Artesia Blvd. on the south, Compton Creek East Branch on the east and Alondra Blvd. on the north as referenced in the attached map (Exhibit A¹⁶) and available in the Community Development Department. The effect of the Emergency Shelter Overlay zone shall be to define the specific area where emergency shelters shall be permitted as by right land uses with Architectural Review Board approval and to add specific development standards for the development of emergency shelters within the overlay zone. All land use regulations and development standards for non-emergency shelter land uses as specified in Chapter 30 shall remain in effect.

§ 30-49.3. Definitions. [Added 4-7-2020 by Ord. No. 2318]

As used in this section:

EMERGENCY SHELTER — Shall mean 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 (as defined by California Health and Safety Code 50801(e))

EMERGENCY SHELTER OVERLAY ZONE — Shall mean those parcels of land that are within the boundaries of the overlay zone on and certain Heavy and Light Manufacturing (MH) (ML) lots generally bounded by on Alameda Street on the West, Artesia Blvd. on the south, Compton Creek-East Branch on the east and Alondra Blvd. on the north as shown in the official City Zoning Map.

FAMILY — Is defined as simply one or more individuals who live together. Members of the family do not need to be related by blood, marriage or in any other legal capacity. A family may be made up of partners, children, parents, aunts, uncles, cousins and grandparents with a continuing legal, genetic and/or emotional relationship.

HABITABLE ROOM — Shall mean any room that meets adopted building code requirements for a habitable room, including minimum room proportions, minimum egress requirements, and minimum standards for lighting, heating, ventilation, and electricity.

SUPPORTIVE HOUSING — Means housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, maximizing his or her ability to live, when possible, work in the community.

TRANSITIONAL HOUSING — Means housing with supportive services for up to 24 months

that is exclusively designated and targeted for recently homeless persons. Transitional housing includes self-sufficiency development services, with the ultimate goal of moving recently homeless persons to permanent housing as quickly as possible.

§ 30-49.4. Location. [Added 4-7-2020 by Ord. No. 2318]

The city identifies the parcels of land bounded by on Alameda Street on the West, Artesia Blvd. on the south, Compton Creek East Branch on the east and Alondra Blvd. on the north as an overlay zone as described above. Emergency shelters are a permitted use in this overlay zone as a permitted land use without any Conditional Use Permit approval required. In addition to requirements set forth herein, emergency shelters are subject to the base zone's requirements as stated in Chapter 30. Emergency shelters shall also have a 300-foot separation distance from each other.

Transitional and Supportive housing shall be permitted in all residential zones and treated the same as ordinary single-family housing and subject to the same development standards and entitlement procedures.

§ 30-49.5. Emergency Shelter Approval Requirements. [Added 4-7-2020 by Ord. No. 2318]

Prior to operating an emergency shelter in the overlay zone, a nondiscretionary administrative Architectural Review Board application shall be submitted for review and approval from the Community Development Department. Compliance with all other applicable local, state and federal laws, regulations and codes is required.

The Architectural Review Board application shall be on a form prescribed by the Community Development Department for that purpose, and shall include the written consent of the owner of the property on which the shelter is to be located.

§ 30-49.6. Permit Requirements. [Added 4-7-2020 by Ord. No. 2318]

Once an Architectural Review Board application has been accepted, the Community Development Department shall take action within 30 days to determine if the application is complete or incomplete through a written response letter.

§ 30-49.7. General Provisions. [Added 4-7-2020 by Ord. No. 2318]

Emergency shelters located in the Emergency Shelter Overlay zone shall be developed and managed according to the land use regulations, development standards and design guidelines for the zone in which the shelter is situated.

Pursuant to Government Code Section 65583 (a), (9), the Emergency Shelters shall maintain compliance with the following development standards:

- a. No more than 100 beds shall be provided in any single emergency homeless shelter facility subject to compliance with the appropriate building and fire codes.
- b. Off-street parking shall be provided at a ratio of two spaces minimum plus one space for each 300 square feet of gross floor area.
- c. An onsite manager and security guard/officer must be provided onsite at all times.
- d. An adequate sized indoor client intake area shall be provided at each emergency shelter of at least

~~nine square feet per bed. Any queuing areas shall be on-site indoors or in a covered and screened area and away from public sidewalks and views and avoid spilling into parking and landscape areas.~~

- ~~e. The maximum length of stay shall be each resident within a twelve-month period shall be six months (180 days);~~
- ~~f. All clients shall be subject to a background check prior to entry to verify a potential client is not wanted by law enforcement.~~
- ~~g. No alcohol or drugs shall be permitted onsite and no person under the obvious influence of any controlled substance shall be admitted to the facility.~~

~~§ 30-49.8. Denial of Emergency Shelter Permit. [Added 4-7-2020 by Ord. No. 2318]~~

~~The City an emergency shelter development shall be consistent with the requirements in Government Code Section 65589.5(d).~~

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