



COUNTY OF SAN DIEGO

LAND USE AGENDA ITEM

BOARD OF SUPERVISORS

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2022 JAN 13 AM 11:29
OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS

DATE: January 26, 2021

05

TO: Board of Supervisors

SUBJECT

ADOPT ZONING ORDINANCE AMENDMENTS RELATING TO EMERGENCY SHELTERS, TRANSITIONAL AND SUPPORTIVE HOUSING AND RELATED CEQA ADDENDUM (DISTRICTS: ALL)

OVERVIEW

On May 19, 2020 (7), the County of San Diego (County) Board of Supervisors (Board) directed the Chief Administrative Officer (CAO) to assist persons experiencing homelessness by amending the County of San Diego Zoning Ordinance (Zoning Ordinance) to allow the County expanded opportunities for providing safe shelter and housing options. The Board directed the CAO to pursue permanent amendments to the Zoning Ordinance because requirements within the Zoning Ordinance do not allow alternatives to traditional shelters. Traditional shelters are typically large single buildings in which people are living in group settings with shared facilities, common sleeping areas, and little privacy.

The direction included expanding the definition of “Emergency Shelters” to include alternative shelter types such as day shelter facilities, safe storage facilities, parking facilities (that are not an RV park or a mobile home park) and camping facilities receiving direct financial assistance from the County. The Board also directed the CAO to provide additional opportunities for the County to find shelter and housing solutions for individuals experiencing homelessness in the unincorporated area by:

- Expanding the locations where County owned, operated, and leased emergency shelters and transitional and supportive housing facilities can be placed in the unincorporated areas of the county; and
- Authorizing the use of properties leased from the State of California (State) and the United States Federal Government located in the unincorporated areas for emergency shelters.

On April 6, 2021 (6), the Board directed the CAO to seek input from the community, led by Health and Human Services Agency (HHS) staff, to establish a framework for the appropriate siting of Emergency Shelters and transitional and supportive housing facilities. HHS has developed a Location Framework (Attachment D) that demonstrates the four-step review process HHS will take to identify, evaluate, and potentially site facilities and services allowable under the proposed Zoning Ordinance amendment.

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Staff is proposing to amend the Zoning Ordinance to allow a range of safe sheltering and housing options for persons experiencing homelessness. Currently, only traditional Emergency Shelters (i.e. large single buildings in which people are living in group settings with shared facilities, common sleeping areas, and little privacy) are allowed on parcels zoned for certain Industrial areas (M50, M52, M54, and M58), and alternative types of shelters are not allowed. Alternative shelters proposed include day shelter facilities, safe storage facilities, parking facilities (that are not an RV park or a mobile home park) and camping facilities receiving direct financial assistance from the County. The proposed action will allow the County and other State or federal government agencies to build, operate or lease Emergency Shelters, and transitional and supportive housing in specified locations by adopting amendments to the Zoning Ordinance to exempt these types of shelters and housing facilities that are County owned and operated facilities from the Zoning Ordinance. If the Board adopts the proposed amendments to the Zoning Ordinance, the County departments responsible for locating shelter and housing facilities can (1) utilize currently owned properties (i.e., parks, libraries, resource centers), (2) purchase properties, or (3) offer financial assistance to a third party to provide additional sheltering and housing options for persons experiencing homelessness.

Currently, development standards and development review procedures (i.e. submission of planning documents and the review of such documents) outlined in the Zoning Ordinance do not apply to the development, use, or improvement of new or existing County Parks (including public active or passive parks), County Libraries, or other County facilities such as Fire Stations or Sheriff Stations. Also, the existing language states the development standards and development review procedures outlined in the Zoning Ordinance do not apply to County departments during, immediately following, or throughout the recovery efforts authorized by the County related to an emergency declared by the Governor of the State of California or the Board of Supervisors of the County of San Diego. However, no specific language clarifies that these exemptions would also apply to Emergency Shelters and transitional and supportive housing.

The proposed Zoning Ordinance amendments clarify that these types of facilities are exempt in the same way that the Zoning Ordinance allows exemptions of new or existing County Parks (including public active or passive parks), County Libraries, or other County facilities such as Fire Stations or Sheriff Stations if they are (1) owned or operated by the County, (2) financed in whole or in part by the County—and leased to or contracted with a third party to provide a public purpose, or (3) located on State or federal land within the unincorporated area. The amendments will not exempt privately held and wholly financed Emergency Shelters or transitional or supportive housing facilities from compliance with the Zoning Ordinance. The amendments will not exempt other compliance requirements, such as Building and Fire Codes, Stormwater Permits, and California Environmental Quality Act for Emergency Shelters and transitional and supportive housing facilities.

In developing amendments that would provide safe shelter and housing options, State law and regulations from the California Department of Housing and Community Development were considered. Also, to meet the specific Board direction to expand the definition of “Emergency Shelters” and to exempt “Transitional Housing” and “Supportive Housing” from the Zoning

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Ordinance, a review of the definitions for “Emergency Shelters,” “Transitional Housing,” and “Supportive Housing” was performed to ensure compliance with current State law.

Planning & Development Services (PDS) is the County lead department for amending the Zoning Ordinance. HHSA is the County lead for the development and siting of Emergency Shelters and transitional and supportive housing facilities. PDS and HHSA have worked together in drafting the Zoning Ordinance amendments and in the stakeholder outreach for the amendments. Upon the adoption of the proposed amendments, development standards and development review procedures (i.e. submission of plans and review of such plans) outlined in the Zoning Ordinance, including zoning compliance, do not apply to Emergency Shelter, transitional, and supportive housing projects. These projects can be located on any parcel in the unincorporated area, regardless of that parcel’s zoning, as long as they are either (1) owned or operated by the County, (2) financed in whole or in part by the County—and leased to or contracted with a third party to provide a public purpose, or (3) located on State or federal land within the unincorporated area.

Today’s request is for the Board to find that the proposed actions meet the requirements for an Addendum per the California Environmental Quality Act (CEQA) and adopt the amendments to the Zoning Ordinance

**RECOMMENDATION(S)
PLANNING COMMISSION**

On September 17, 2021, the County Planning Commission considered staff recommendations to amend the County Zoning Ordinance and the information contained in the Program Environmental Impact Report (EIR) Addendum to the 2011 General Plan Program EIR. The Planning Commission made the following recommendation to the Board:

1. Find that it has reviewed and considered the information contained in the Final Program EIR, dated August 3, 2011, on file with Planning & Development Services (PDS) as Environmental Review Number 02-ZA-001, the Draft Addendum thereto, dated September 17, 2021, on file with PDS as PDS2017-POD-17-004; PDS2018-REZ-18-008, and the Environmental Review Update Checklist Form, dated September 17, 2021, on file with PDS as Environmental Review Number PDS2017-POD-17-004; PDS2018-REZ18-008, prior to making its recommendation on the Zoning Ordinance Update (Attachment D).
2. Adopt the AMENDMENT TO THE SAN DIEGO COUNTY ZONING ORDINANCE RELATED TO APPLICABILITY OF THE ZONING ORDINANCE, DEFINITIONS, EMERGENCY SHELTER CLASSIFICATION, AND GENERAL REGULATIONS (POD-20-008) (Attachments B and C).

PLANNING & DEVELOPMENT SERVICES

PDS concurs with the Planning Commission’s recommendations to the Board and recommends that the Board:

1. Find that it has reviewed and considered the information contained in the Final Program EIR, dated August 3, 2011, on file with Planning & Development Services (PDS) as

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Environmental Review Number 02-ZA-001, the Draft Addendum thereto, dated September 17, 2021, on file with PDS as PDS2017-POD-17-004; PDS2018-REZ-18-008, and the Environmental Review Update Checklist Form, dated September 17, 2021, on file with PDS as Environmental Review Number PDS2017-POD-17-004; PDS2018-REZ18-008, prior to making its recommendation on the Zoning Ordinance Update (Attachment D).

2. Adopt the AMENDMENT TO THE SAN DIEGO COUNTY ZONING ORDINANCE RELATED TO APPLICABILITY OF THE ZONING ORDINANCE, DEFINITIONS, EMERGENCY SHELTER CLASSIFICATION, AND GENERAL REGULATIONS (POD-20-008) (Attachments B and C).

EQUITY IMPACT STATEMENT

The amendments to the Zoning Ordinance allow the County of San Diego to provide safe shelter and housing options for persons experiencing homelessness. This action supports County efforts to plan, build and maintain safe communities to improve the quality of life for all residents, including the underserved.

FISCAL IMPACT

There is no fiscal impact associated with the approval of the proposed amendments to the San Diego County Zoning Ordinance. There will be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT

N/A

ADVISORY BOARD STATEMENT

Email notifications were sent to all Community Planning Sponsor Groups (CPSG) Chairs through the County's standardized delivery system (GovDelivery) at the initiation of the public engagement in November 2020, and the CPSG Chairs continued to receive GovDelivery email notifications through the project. The proposed amendments to the San Diego County Zoning Ordinance (Zoning Ordinance) were presented to the CPSG Chairs at the November 2020 quarterly meeting. At the request of the Jamul/Dulzura Community Planning Group (CPG), the amendments to the Zoning Ordinance were presented to the Jamul/Dulzura CPG on December 8, 2020. The presentation was informational, and no action was taken. Additional GovDelivery email notifications, which were translated into the five threshold languages most commonly spoken in San Diego county, were sent to the project's email subscribers and to the CPSG Chairs in May and August 2021, announcing six additional public webinars and the 30-day Public Review held between August 13 and September 12, 2021. Also, in August 2021, staff sent a GovDelivery email notification, also translated into the five threshold languages, announcing that the project would be considered by the Planning Commission on September 17, 2021. In August 2021, at the request of the Ramona CPG, HHSA and PDS staff presented the Location Framework (Attachment D) and answered questions about the amendments to the Zoning Ordinance. This presentation was informational, and no action was taken.

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INVOLVED PARTIES

N/A

PLANNING COMMISSION VOTE

On September 17, 2021, the Planning Commission voted 6-0-1 (Ayes: Ashman, Barnhart, Calvo, Edwards, Hitzke, Hough; Absent: Pallinger) to approve the staff recommendation to recommend that the Board of Supervisors adopt the Ordinance Amending the San Diego County Zoning Ordinance Related to Applicability of the Zoning Ordinance, Definitions, Emergency Shelter Classifications and General Regulations.

BACKGROUND

On May 19, 2020 (7), the County of San Diego (County) Board of Supervisors (Board) directed staff to expand the methods for providing services to persons experiencing homelessness beyond traditional shelters. Traditional shelters are typically large single buildings in which people are living in group settings with shared facilities, common sleeping areas, and little privacy. To provide safe shelter and housing options for persons experiencing homelessness, the Board directed the Chief Administrative Officer to pursue permanent amendments to the San Diego County Zoning Ordinance (Zoning Ordinance) because requirements within the Zoning Ordinance do not allow alternatives to traditional shelters. The amendments provide alternative sheltering options such as (1) day shelter facilities, (2) emergency bridge housing communities (this includes housing and self-sufficiency development services to assist persons experiencing homelessness with transitioning into permanent housing), (3) homeless shelters, (4) safe camping facilities, (5) safe parking facilities, and (6) safe storage facilities. In developing these amendments, State law and regulations from the California Department of Housing and Community Development were considered. Additionally, to meet the specific Board direction to expand the definition of Emergency Shelters and to exempt transitional housing and supportive housing from the Zoning Ordinance, a review of the definitions for Emergency Shelters, transitional housing, and supportive housing was performed to ensure compliance with current State law.

Staff from Planning & Development Services (PDS), the Health and Human Services Agency's (HHSA) Housing and Community Development Services (HCDS) and Department of Homeless Solutions & Equitable Communities, the Department of General Services (DGS), and County Counsel evaluated existing local conditions to analyze the local needs for alternative shelters, beyond traditional shelters. Staff examined data collected through the annual count of sheltered and unsheltered individuals (Point-in-Time Count) and encampment locations identified by County staff to identify the numbers and general locations of individuals experiencing homelessness. Staff crafted amendments that would assist HHSA and DGS in establishing and providing the necessary structures and services to further assist individuals experiencing homelessness. In analyzing the local conditions and potential lands where shelter facilities could be located, County staff drafted the proposed amendments to include the use of properties owned by the State and the federal government located in the unincorporated area for emergency shelter use, thus further broadening the options for emergency shelter placement.

PROJECT ANALYSIS

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Four sections of the County of San Diego Zoning Ordinance are proposed to be amended, including (1) Section 1006, Applicability of the Zoning Ordinance, (2) Section 1110, Definitions, (3) Section 1334, Emergency Shelter Classification, and (4) Section 6911, Emergency Shelter General Use Regulations. The proposed amendments address Board direction to focus emergency shelters in areas that will assist in addressing homelessness and related public health, safety, and welfare issues; expand the locations where County owned, operated, and leased emergency shelters and transitional and supportive housing facilities can be placed; and to authorize the use of properties leased from the State of California and the federal government located in the unincorporated areas of the county for emergency shelters. DGS created a map of the lands subject to the amendments, which included the County, State, and federally owned properties within the unincorporated area. DGS and PDS staff published a map of potential properties in the unincorporated area where emergency shelters could be located on the project website (see Attachment A).

In developing amendments that would provide safe alternative shelters, State law and regulations from the California Department of Housing and Community Development were considered. Also, to meet the specific Board direction to expand the definition of “Emergency Shelters” and to exempt “Transitional Housing” and “Supportive Housing” from the Zoning Ordinance, a review of the definitions for “Emergency Shelters,” “Transitional Housing,” and “Supportive Housing” was performed to ensure compliance with current State law.

The applicable sections of the Zoning Ordinance and proposed changes are summarized in Table 1 below. See Attachment B & C for full clean and strikeout versions of zoning ordinance amendments.

Table 1: Zoning Ordinance Amendments Summary

Item	Section/Title	Purpose
1a	Section 1006 (b) Applicability of the Zoning Ordinance	The proposed amendment exempts housing facilities from the Zoning Ordinance if location specifications are met. This amendment meets Board direction to exempt housing facilities.
1b	Section 1006 (g)	Adds language to state that the Zoning Ordinance shall not apply to the development, use, or improvement of new or existing Emergency Shelters if location specifications are met. This amendment meets the Board direction to exempt Emergency Shelters.

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Item	Section/Title	Purpose
2	Section 1110 Definitions (S)	Adds a new definition for Permanent Supportive Housing, which aligns with the State’s definition. This amendment adds a definition for Permanent Supportive Housing to meet the Board’s direction to exempt Permanent Supportive Housing from the Zoning Ordinance if located on County-owned or leased properties and State and federal properties.
3	Section 1334 Emergency Shelters	Amends the Emergency Shelters use type to include (1) Day Shelter Facilities, (2) Emergency Bridge Housing Community, (3) Homeless Shelters, (4) Safe Camping Facilities, (5) Safe Parking Facilities, (6) Safe Storage Facilities. This amendment meets the Board’s direction to expand emergency shelter options for sheltering persons experiencing homelessness.
4	Section 6911 Emergency Shelters	Excludes Emergency Shelters from the General Use Regulations if the shelter meets the location specifications. This amendment meets the Board’s direction to expand the locations where County owned, operated, and leased emergency shelters and transitional and supportive housing facilities can be placed.

California Senate Bill (SB-2) requires local governments to identify a zone or zones where emergency shelters are allowed as a permitted use without a discretionary permit. Currently, the Zoning Ordinance allows Emergency Shelters by-right with a ministerial Building Permit on parcels that are zoned Manufacturing and Industrial (M50), Limited Impact Industrial (M52), General Impact Industrial (M54), High Impact Industrial (M58), and within civic zones in the Ramona and Alpine Form-Based Codes. These zones are intended to create and preserve areas where industrial uses with moderate to high nuisance characteristics may be located to minimize impacts on residential or commercial areas. The industrial-zoned land accounts for 116 parcels totaling 284 acres.

Transitional and supportive housing is defined as Group Residential in the Zoning Ordinance. This type of Group Residential housing is allowed by-right with a ministerial building permit on parcels zoned for Residential (RU, RC), and Commercial (C31, C34) uses. Additionally, transitional and supportive housing is allowed by approval of a discretionary Major Use Permit on parcels zoned for Residential (RR, RRO), Commercial (C-36, C-37), Agricultural (A70, A72), and Special Purpose (S90, S92). Transitional and supportive housing intends to create areas where family and non-family units live and where certain civic uses, such as libraries, childcare centers, and community recreation, are conditionally permitted when they serve the needs of residents.

Upon the adoption of the proposed amendments, development standards and development review procedures outlined in the Zoning Ordinance, including zoning compliance, do not apply to Emergency Shelter, transitional, and supportive housing projects. These projects can be located on any parcel in the unincorporated county regardless of that parcel’s zoning, as long as they are either (1) owned or operated by the County, (2) financed in whole or in part by the County—and leased

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to or contracted with a third party to provide a public purpose, or (3) located on State or federal land within the unincorporated county.

Since the amendments remove the zoning compliance of Industrial and Residential zones, the proposed amendments will expand the County's options for placing Emergency Shelters and transitional and supportive housing in locations beyond the currently available parcels. The proposed amendments will not exempt privately held and wholly financed emergency shelters or transitional or supportive housing facilities from compliance with the County Zoning Ordinance. The proposed Zoning Ordinance amendments only exempt (1) facilities owned or operated by the County; (2) financed in whole or in part by the County—and leased to or contracted with a third party to provide a public purpose; or (3) are located on State or federal land within the unincorporated county. The amendments to the Zoning Ordinance do not remove any compliance with discretionary permits, such as a grading permit, or Building or Fire Codes. As noted in the Location Framework (Attachment E) other permits may apply to these projects.

The identification of specific areas or properties on which to place an Emergency Shelter or transitional or supportive housing will be determined by and overseen by the County's HHSa and DGS. The placement of future shelter facilities and any potential associated environmental impacts were not analyzed as part of the Zoning Ordinance amendment project. Identification, evaluations, and site selection, including environmental review, will follow the HHSa Location Framework (Attachment E), and any environmental analysis will be specific to each site.

In developing the Location Framework, HHSa weighed a variety of factors, including locations that enable people to remain connected to the community in which they live, the impact on communities, accessibility of necessary health and social services and amenities, operational service delivery needs, practicality, the speed of site readiness, cost, and environmental considerations. Furthermore, the Location Framework includes the internal processes for these future projects, including potential additional regulatory requirements, permits, and environmental analysis.

Currently, Emergency Shelter or transitional or supportive housing projects that have been approved by the County may be appealed, subject to the appeals protocols outlined in the Zoning Ordinance. The proposed Zoning Ordinance amendments will exempt Emergency Shelter or transitional or supportive housing projects from the appeals protocols if the project is (1) owned or operated by the County; (2) financed in whole or in part by the County—and leased to or contracted with a third party to provide a public purpose; and (3) located on State or federal land within the unincorporated county. This is consistent with other County facilities (i.e., County Parks, Sheriff, and Fire Stations) that are exempt from the Zoning Ordinance. These projects may still be subject to other County ordinances and policies (such as grading permits) that allow appeals; however, this will be determined upon project initiation.

According to the Zoning Ordinance, mailed notices are provided to property owners within a certain radius of the project depending on the permit type. For example, an Administrative Permit provides a minimum of 300-foot notice, and a Major Use permit provides a minimum 1,500-foot notification. Upon adoption of the proposed amendments, the public noticing process would not

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be required if the project is (1) owned or operated by the County; (2) financed in whole or in part by the County and leased to or contracted with a third party to provide a public purpose; or (3) located on State or federal land within the unincorporated county.

However, separate from the Zoning Ordinance, public outreach is proposed as part of the future siting process (as displayed within the Location Framework, Attachment E). Public noticing would occur during (1) the site's acquisition (if the site is not County-owned, leased, or funded), (2) public review of environmental documentation through CEQA as applicable, and (3) before two Board of Supervisors hearings at least 21 days apart for purchases over \$500,000, or one hearing for leases over \$10,000 per month or leases over five years. If the project requires other discretionary permits, such as a grading permit, Board Policy I-49 (Distribution of Notification of Land Use Hearings) requires that PDS provide mailed notice to property owners within a 300-foot radius.

ENVIRONMENTAL STATEMENT

This project has been reviewed for compliance with the California Environmental Quality Act (CEQA), and the proposed actions have met the requirements for an Addendum to the County of San Diego's General Plan Update, Environmental Impact Review (GPU EIR) under the California Environmental Quality Act (CEQA) by Sections 15162 through 15164 of the CEQA Guidelines. No substantial changes are proposed in the project, and there are no substantial changes in the circumstances under which the project will be undertaken. Any anticipated changes will not require major revisions to the previously certified EIR because the previously certified EIR did address significant new environmental effects.

The Program EIR for the County's General Plan Update, Environmental Review Number 02-ZA-00, State Clearing House Number 2002111067, was certified by the Board of Supervisors on August 3, 2011 (GPU EIR). The GPU EIR evaluated potentially significant effects for the seventeen environmental subject areas. It was determined that only two of the seventeen environmental subject areas would not involve potentially significant impacts. Eleven environmental issues evaluated included impacts that would be significant and unavoidable. And four environmental subject areas included exceptions for which all impacts would be mitigated below a level of significance. For those areas in which environmental impacts will remain significant and unavoidable, even with the implementation of mitigation measures, overriding considerations exist, making the impacts acceptable. The GPU EIR is on file with the County of San Diego, Planning and Development Services.

The Zoning Ordinance amendments would not involve substantial changes in the magnitude of impacts identified in the GPU EIR. The modifications are consistent with those analyzed in the GPU EIR, resulting in impacts consistent with those analyzed in the GPU EIR, and as explained in the Addendum (Attachment D), none of the proposed changes require major revisions of the GPU EIR due to new significant effects or the substantial increase in the severity of previously identified effects. Future projects that establish emergency shelters, transitional housing, supportive housing, or permanent supportive housing will require additional environmental reviews. Since the magnitudes of such future projects are not known at this time, an Environmental Impact Review cannot be done to meet CEQA standards.

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PUBLIC INPUT

As part of the development of the proposed Zoning Ordinance amendments, Planning & Development Services (PDS) held meetings with and sought input from Community Planning and Sponsor Groups (CPSGs), stakeholders, community-based organizations, and interested parties. The interested parties were notified of outreach opportunities through the project's website and GovDelivery subscription notification.

Email notifications were sent to all CPSG Chairs through the County's standardized delivery system (GovDelivery) at the initiation of the public engagement in November 2020, and the CPSG Chairs continued to receive GovDelivery email notifications through the project. The proposed amendments to the San Diego County Zoning Ordinance (Zoning Ordinance) were presented to the CPSG Chairs at the November 2020 quarterly meeting. A public webinar held on November 17, 2020, was attended by county residents and members of CPSGs. The comments received included: (1) whether the changes were limited to government-owned properties only, and (2) whether a map could be obtained for the lands subject to the amendments. Staff confirmed that the amendments were limited to the unincorporated area and the County, State, and federally owned properties within the unincorporated area. DGS and PDS staff published a map of potential properties on the project website. An additional comment was received that was similar to the concerns raised by CPSG Chairs, that the proposed changes would push people experiencing homelessness away from highly visible areas into the unincorporated areas. Staff explained how the Zoning Ordinance amendments would not relocate individuals experiencing homelessness away from known locations of homeless gatherings or to areas that do not provide necessary services to assist people experiencing homelessness.

On December 2, 2020, PDS staff held a second public webinar to present the proposed Zoning Ordinance amendments, gather public input, and discuss any concerns. At the request of the Jamul/Dulzura Community Planning Group (CPG), the amendments to the Zoning Ordinance were presented to the Jamul/Dulzura Community Planning Group on December 8, 2020. The presentation was informational, and no action was taken.

Additional GovDelivery email notifications, which were translated into the five threshold languages, were sent to the CPSG Chairs in May and August 2021, announcing six additional public webinars and the 30-day Public Review held between August 13 and September 12, 2021. Also, in August 2021, staff sent a GovDelivery email notification, also translated into the five threshold languages, announcing that the project would be considered by the Planning Commission on September 17, 2021. In August 2021, at the request of the Ramona CPG, HHSA and PDS staff presented the Location Framework (Attachment E) and answered questions about the amendments to the Zoning Ordinance. This presentation was informational, and no action was taken.

On June 8, 2021, June 17, 2021, August 25, 2021, and August 31, 2021, staff held additional public outreach efforts to receive public and stakeholder input on the draft Zoning Ordinance amendment language. In total, for all these events, 25 to 30 participants were in attendance. On May 19, 2021, May 25, 2021, May 26, 2021, and June 5, 2021, HHSA held public webinars to receive community input on establishing a framework for appropriate siting of Emergency Shelters, Transitional and Supportive Housing, and related support services. In total, for the HHSA public webinars,

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approximately 672 participants were in attendance. Additionally, HHSa conducted three engagement sessions at existing community group meetings and four sessions in homeless encampments in unincorporated communities in east and north San Diego County that reached 27 people to ensure the voices of persons experiencing homelessness were included.

As a result of this input, several factors were identified that would be considered together with Board input in developing a final framework for decisions regarding facility placement. These factors include:

- Location in the community where unsheltered people live,
- Availability of health and social services,
- Accessibility of transportation options, and
- Strong interest by those with lived experience in safe parking and RV parking.

On August 13, 2021, a 30-day Public Review was initiated to present the draft Zoning Ordinance amendment language and the Location Framework, demonstrating the four-step review process HHSa will take to identify, evaluate, and potentially site facilities and services allowable under the zoning ordinance amendment.

DEPARTMENT REASONS FOR RECOMMENDATION

Planning & Development Services (PDS) staff recommendations include amending Section 1006, Applicability of the San Diego County (County) Zoning Ordinance (Zoning Ordinance), as directed, and include language stating that exempted shelter facilities are to be located on lands owned, leased, operated, or financed in whole or part by the County, State, or federal governments and, particularly for Emergency Shelters, are to be located in areas to address homelessness and related public health, safety, and welfare issues. Staff also recommends amending Section 1110, Definitions, to amend the language for Transitional Housing and Supportive Housing. Additionally, staff recommends amending Section 1334, Emergency Shelter Classification, including adding (1) Day Shelter Facility, (2) Emergency Bridge Housing Community, (3) Homeless Shelters, (4) Safe Camping Facility, (5) Safe Parking Facility, (6) Safe Storage Facility to the use classifications. Lastly, staff recommends amending Section 6911, Emergency Shelter General Use Regulations, to exclude Emergency Shelters from the General Use Regulations if the shelter is located on County, State, or federal property.

Staff recommendations will enable the County to continue promoting its efforts in assisting persons experiencing homelessness by (1) expanding the locations where County owned, operated, and leased emergency shelters and transitional and supportive housing facilities can be placed, and (2) authorizing the use of properties leased from the State of California and the United States Government located in the unincorporated areas of the County for emergency shelters. The amendments to the Zoning Ordinance assist the Health and Human Services Agency in its efforts to align, expand, or provide new services, programs, shelters, and/or housing to maximize the opportunity for equitable outcomes for all persons experiencing homelessness.

LINKAGE TO THE COUNTY OF SAN DIEGO STRATEGIC PLAN

Today's actions support the Strategic Initiatives of Equity, Empower, and Community in the County of San Diego's (County) 2022-2027 Strategic Plan by focusing on policy approaches that

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ensure equal opportunity for health and well-being for all persons, and ensuring that County staff are threading and providing more opportunities and services to the unincorporated areas of San Diego county. These opportunities and services will continue to ensure that San Diego is a vibrant region with planning, development, infrastructure, and services that strengthen the community and the local economy. This action will foster the opportunity to promote the County's efforts in assisting persons experiencing homelessness, lessen the effects of homelessness on County facilities and users of these facilities in the unincorporated areas of San Diego county.

Respectfully submitted,



SARAH E. AGHASSI
Deputy Chief Administrative Officer

ATTACHMENT(S)

- Attachment A Map of County Owned Parcels
- Attachment B Ordinance Amending the San Diego County Zoning Ordinance Related to Basic Provisions, Definitions, and General Regulations (POD-20-008) (Clean Copy)
- Attachment C Ordinance Amending the San Diego County Zoning Ordinance Related to Basic Provisions, Definitions, and General Regulations (POD-20-008) (Strike Out Copy)
- Attachment D Environmental Documentation
- Attachment E Location Framework and Siting Criteria
- Attachment F Action Sheet