



*Planning Division*

## PLANNING COMMISSION STAFF REPORT

**TO:** Planning Commission

**FROM:** Christopher Williamson, AICP, Principal Planner  
Stephanie Diaz, Contract Planner

**DATE:** April 21, 2011

**SUBJECT:** Focused Study Session on 2006-2014 Housing Element Goals, Policies, and Programs and Implementing Zone Code Amendments

- 1) **Recommendation:** That the Planning Commission receive a presentation and provide direction on the Draft 2006-2014 Housing Element Goals, Policies, and Programs and implementing Zone Code amendments for several programs.
- 2) **Description and Applicant:** This is the second of two focused study sessions on the Draft 2030 Oxnard 2006-2014 Housing Element. The Housing Element identifies and analyzes the current and future housing needs within the City of Oxnard and policies and proposed actions to provide housing to meet the needs of residents of all income levels and needs. The planning period is January 1, 2006 to June 30, 2014. Filed by the City of Oxnard.
- 3) **Background:** The State Legislature requires that all jurisdictions prepare a General Plan Housing Element in a prescribed format and schedule different from the rest of the General Plan. After adoption, the Housing Element would become Chapter 8 of the 2030 General Plan. The City's previous housing element covered the period 1998 to 2005 and the current planning period is 2006 to 2014. Government Code Section 65583 requires a housing element to contain "...an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled program actions for the preservation, improvement, and development of housing." The Housing Element does not obligate the City to actually develop all the identified affordable housing but does require the City to encourage, facilitate, accommodate, and otherwise make a best-effort towards meeting the goals. Attachments A, B and C contain the Draft Housing Element No. 3, 2006-2014 and Supplements Part I and Part II (previously distributed).

**4) Goals, Policies and Programs:** Attachment D has two summary tables showing how the five goals are implemented by the 28 policies and 25 programs. In Table 1, all five goals and most of the policies and programs are carried forward from the 1998-2005 Amended Housing Element and new policies and programs are shown in grey. New policies are proposed regarding mobile home conversions (Policy 1.7), increasing opportunities for affordable housing development with local preference where possible (Policies 2.5 and 2.7 to 2.9), reasonable accommodation, shelter development (Policies 3.6 and 3.7), and a series of policies related to fair housing opportunities (Policies 5.4 to 5.8).

In Table 2, new 2006-2014 Housing Element programs are shown in grey. For Programs 1, 9, 14, and 24 staff have prepared implementing draft Zone Code amendments that are noted as **Drafted** in the right hand column. The remainder of this report focuses on the proposed Zone Code amendments and how they implement selected Housing Element programs. The adoption of these Zone Code Amendments is not dependent on the adoption of the Housing Element and they can therefore go forward without delay.

**5) Zone Code Amendment for SB-2 Compliance:** Senate Bill 2 (SB-2), adopted in 2007 requires local agencies to identify at least one zone district, not necessarily a residential zone, where permanent emergency shelters are allowed as a permitted use and may include objective development standards. According to the 2011 homeless count, Oxnard has 638 homeless persons. Attachment E is a map that illustrates the location of zones that would permit emergency shelters. SB-2 also requires that transitional and supportive housing for the homeless and disabled be considered a residential use and subject only to those restrictions that apply to other residential uses of the same type in the same zone. Farmworker housing is addressed as a component need for low, very-low, and extremely-low income housing. Definitions of the SB-2 land uses and proposed emergency shelter standards are included in Attachment F.

The draft Zone Code Amendment associated with SB-2 implements three Housing Element Programs: Program 1 (Code Compliance), Program 9 (Farmworker Housing), and Program 14 (Shelter Development). The intent is to provide housing opportunities for homeless persons or those who are considered disabled under state and federal law. According to the Housing Element, two to four percent of the City's population is in need of special housing accommodations to address homelessness or disabilities. The Code Amendment will ensure that housing opportunities provide an environment which addresses support and/or recovery for disabled persons, while regulating housing-related businesses in order to preserve the residential characteristics of residential neighborhoods. The Zone Code Amendment can go forward without the adoption of the Housing Element.

Overall, the proposed Zone Code Amendment will increase the number of zone districts that would allow the SB-2 uses. The amendment would permit (administrative) or conditionally permit (with a Special Use Permit approved by the Planning Commission) the following uses within specified zoning districts. Some uses are already administratively permitted or allowed with an SUP in certain zone districts and these are illustrated in *italic* print.

- **Emergency Shelter, Permanent** - Permitted use in the Light Manufacturing (M-L zone); Allowed with a special use permit (SUP) in the General Commercial (C-2), and Commercial-Light Manufacturing (C-M) zones. Attachment E is a map illustrating the zones that would be available for permanent emergency shelter uses. *(A similar use specified for 100 agricultural workers is currently listed in the M-2 Heavy Manufacturing zone, this will be deleted.)*
- **Emergency Shelter, Temporary** - Permitted use with an administratively-approved Temporary Use Permit in the C-2, C-M and M-L zones. *(Not currently addressed in Zone Code.)*
- **Supportive Housing for Disabled** - Permitted use with no on-site services in the Garden Apartment (R-3) and High Rise (R-4) zones and including on-site services with Administrative Permit; Allowed upon approval of an SUP with on-site services in the C-2 and C-M zones. *(Not currently addressed in Zone Code.)*
- **Transitional Housing for Homeless Persons**- No permit required in any zone for four or fewer units on a legal parcel. Permitted use for five or more units with no on-site services in the in R-3, & R-4 zones; Allowed with on-site services upon approval of an SUP in the C-2 and C-M zones. *(Not currently addressed in Zone Code.)*
- **Farmworker Housing (Deed Restricted)** – Permitted use in all residential zones, pursuant to respective zone standards; Allowed with an SUP in commercial zones where all housing uses require an SUP. *(Clarifies that use is already permitted in residential zones and with SUP in commercial zones.)*

6) **Zone Code Amendment for Group Housing and Related Facilities:** Other housing types not included in SB-2 are clarified in the Chapter 16 Zone Code Amendment, including group housing, residential care facilities and single room occupancy housing. Current names and definitions for these uses are changed or deleted to clarify the uses or to include them in a new principal use groups. Revised definitions are included in Attachment F. These living facilities usually provide housing for low income households, disabled or elderly persons who cannot live on their own, or special populations. These housing types are included in the Zone Code Amendment as the current definitions are vague, overlapping, or absent and interpretation of the existing definitions is difficult for the public, applicants, and City staff in their processing of permits and code compliance efforts.

The Zone Code Amendment makes a distinction between “licensed” and “unlicensed” facilities since City Code Compliance staff have indicated that licensed facilities are usually well run and do not tend to have violations compared to unlicensed facilities that often have absentee landlords, multiple Code violations, and frequent Police Department service calls for unlawful activities. The Zone Code Amendment limits the number of parolees and probationers that may reside in unlicensed facilities to a maximum of two in order to reduce the frequency of

disturbances and unlawful activities requiring police response. The City Attorney has determined that this restriction on unlicensed housing-related businesses does not discriminate or otherwise conflict with State or Federal fair housing and related statutes.

This portion of the Zone Code Amendment implements three Housing Element Programs: Program 1 (Code Compliance), Program 9 (Farmworker Housing) and Program 7 (Government Regulations/Processing). These Zone Code amendments can go forward without the adoption of the Housing Element. This amendment will modify the Code to permit or conditionally permit (with an SUP) the following uses within the specified zoning districts:

- **Group Quarters** – Permitted (Administrative) for 6 or fewer persons in R-3 & R-4 zones; SUP for 7 or more persons in R-3 and R-4 zones; SUP for all sizes in C-2 and C-M zones. *(Currently not a permitted use and not allowed with an SUP in any zone.)*
- **Residential Care, Small Licensed** – SUP required in C-O/C-1, and C-M zones; *(Already permitted for 6 or fewer persons in Residential zones and with SUP in C-2 and CBD zones.)*
- **Residential Care, Small Unlicensed** – Permitted in R-3 & R-4 zones with no on-site services; Allowed with SUP in CBD, C-2 and C-M zones. *(Currently not a permitted use and not allowed with an SUP, in any zone.)*
- **Residential Care, Large, Licensed** – Allowed with SUP in R-3, R-4, C-O/C-1 and C-M. *(Already permitted in C-2 and CBD with SUP.)*
- **Residential Care, Large, Unlicensed** – SUP required in C-M zone; prohibited in CBD zone. *(Already permitted with SUP in C-2 zone.)*
- **Single Room Occupancy** – SUP required in R-3, R-4 and C-M zones. *(Already permitted with SUP in C-2 and CBD zones.)*

**7) Zone Code Amendment for Reasonable Accommodation:** A person with a disability is defined as a person who has a physical or mental impairment that limits one or more major life activities. A reasonable accommodation is a modification or exception to a development standard that would, if not changed, inhibit a disabled person's ability to access their home. The City does provide for reasonable accommodation, but in a case by case manner. The Reasonable Accommodation Zone Code Amendment provides a new procedure and specific standards for reasonable accommodation requests.

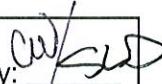
With the Zone Code Amendment, a request for reasonable accommodation would be reviewed and approved by the Development Services Director (or designee) if no discretionary approval is concurrently requested. If the reasonable accommodation request is submitted concurrent with another land use application, the request would be bundled with the other actions.

Reasonable accommodation findings are established and the amendment provides considerations that are factors the decision-maker may consider. The amendment allows conditions of approval such as inspections, time limits and removal of reasonable accommodation construction when no longer needed.

- 8) **Summary:** The proposed Zone Code Amendments to implement SB-2 and clarify various group housing types, proposed at this time and are not required to wait for the Housing Element certification. These amendments accomplish other city goals as well as implementing draft Housing Element programs. The City Attorney has reviewed the Zone Code Amendments and determined that they are exempt from CEQA review. However, each project proposed in the new categories will undergo CEQA review at the time the project is proposed.

**Attachments:**

- A. Draft No. 3, 2006-2014 Housing Element (previously distributed)
- B. Supplement Part I (previously distributed)
- C. Supplement Part II (previously distributed)
- D. Table 1: Summary of Goals and Policies and Table 2: List of Programs
- E. Potential Emergency SB-2 Shelter Zones (map)
- F. Summary of Definitions and Zoning to Accommodate SB-2 and Related Housing Types

Prepared by:  CW/SD
Approved by:  SM

## ATTACHMENT D

### City of Oxnard 2006-2014 Housing Element Goals, Policies, and Programs Summary Tables

**Table 1**

Grey shading indicates a new Policy in the 2006-2014 Housing Element

<b>GOAL</b>		<b>POLICY</b>		<b>PROGRAMS</b>
<b>1</b>	<b>HOUSING AND NEIGHBORHOOD CONSERVATION</b>  Monitored, maintained, and improved quality of life of existing housing and neighborhoods	1.1	Monitor and ensure compliance	1
		1.2	Repair, Revitalize, and Rehabilitate	1,2
		1.3	Resident Involvement	1
		1.4	Preserve Communities	1
		1.5	Historic Preservation	1, 11
		1.6	Low-Income Housing Modernization	2, 20
		1.7	Mobile Home Parks	1, 25
<b>2</b>	<b>DEVELOPMENT OPPORTUNITIES</b>  Opportunities for the development of quality new housing.	2.1	Adequate Development Opportunities	3, 4, 8, 9
		2.2	Balanced Opportunities	3, 4, 8
		2.3	Adequate Infrastructure	3, 4, 8
		2.4	Site Inventory	3, 4, 5, 13
		2.5	Parcel Assembly	4, 5, 13
		2.6	Commercial or Industrial Rezoning	4
		2.7	Encourage Second Units	6, 7, 13
		2.8	Local Preference for Affordable Units	4, 7, 9, 25
		2.9	Manufactured Housing	7
<b>3</b>	<b>HOUSING ASSISTANCE AND SPECIAL NEEDS</b>  Expanded and protected housing opportunities for lower-income households and special needs groups.	3.1	Farmworker Program	9, 13, 18
		3.2	Public-Private Partnerships	12, 16
		3.3	West County RHNA Coordination	8, 14
		3.4	Inclusionary Housing Program	10
		3.5	Homeowner Assistance	11, 12, 23
		3.6	Reasonable Accommodation Procedure	24
		3.7	Shelter Development and Assistance	15

<b>GOAL</b>		<b>POLICY</b>		<b>PROGRAMS</b>
<b>4</b>	<b>APPROPRIATE GOVERNMENTAL REGULATIONS</b>  Appropriate governmental regulations that do not unnecessarily or unintentionally impede production of affordable housing.	4.1	Regulatory/Fee Constraints	7
		4.2	Affordable Housing Incentives	7, 17, 20
		4.3	Processing	7, 17
<b>5</b>	<b>FAIR AND EQUAL HOUSING</b>  Ensure fair and equal housing opportunity	5.1	Fair Housing Awareness	19
		5.2	Discourage Discrimination	19
		5.3	Choice	18
		5.4	Continuum of Care and Homeless Plan	15, 16
		5.5	Cooperation with Community Based Organizations	15, 16
		5.6	Adjusting Project Development Fees	7
		5.7	Promote Infill Development	3, 4
		5.8	Review and Reduce Fees	7
	Grey shading indicates a new Policy in the 2006-2014 Housing Element	Programs 21 and 22 implement all Goals and Policies		

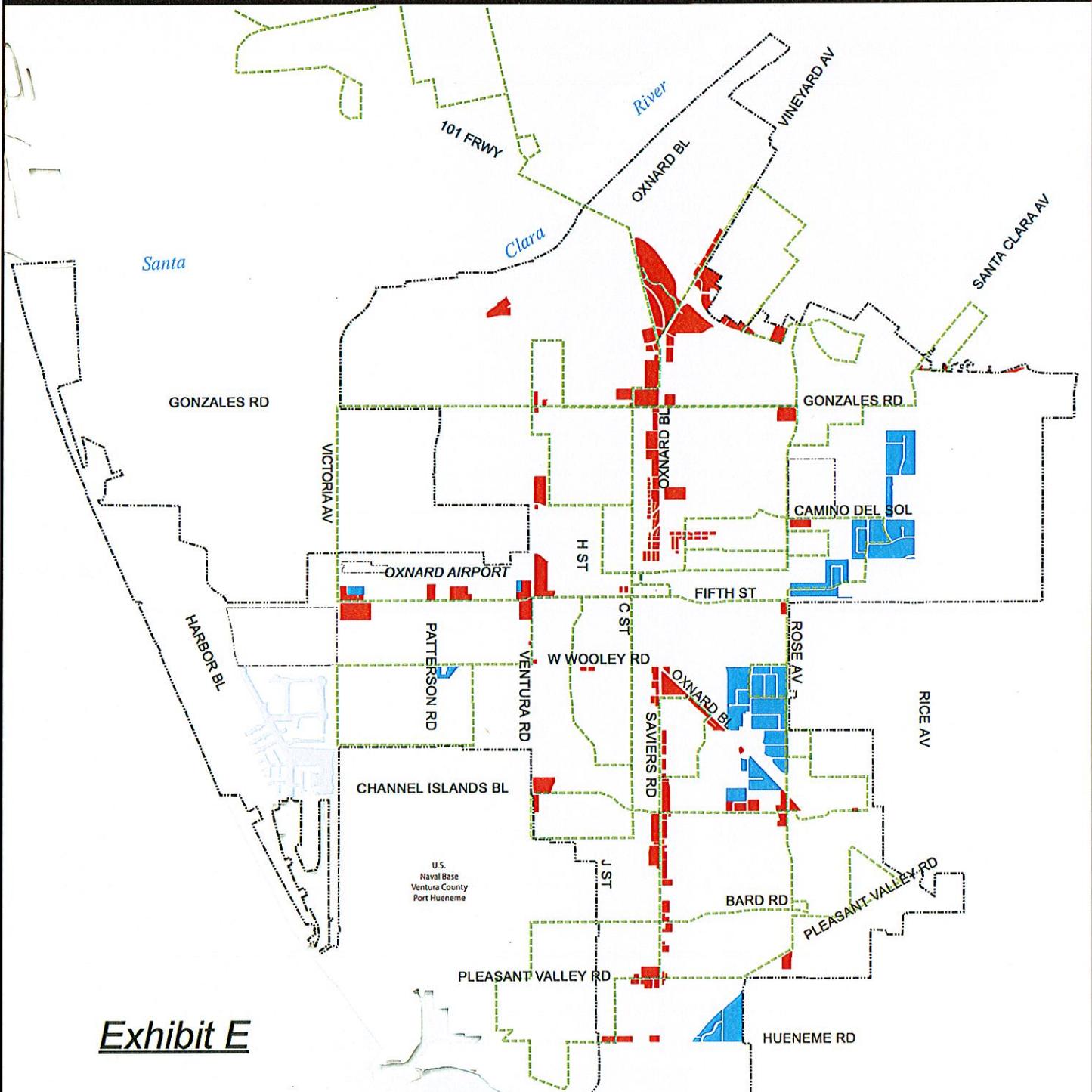
**Table 2**

<b>Oxnard Draft (No. 3) 2006-2014 Housing Element Programs</b>			
<b>PROGRAM</b>	<b>TITLE</b>	<b>STATUS</b>	<b>CODE</b>
1	Code Compliance	Ongoing	<b>Drafted</b>
2	Citywide Homeowner Repair Program	Ongoing	
3	All-Affordable Housing Overlay Program	<b>NEW</b>	<b>Concept</b>
4	Urban Village Program	<b>NEW</b>	<b>Concept</b>
5	Parcel Assemblage	<b>NEW</b>	<b>Concept</b>
6	Fostering Second Unit Development	<b>Review</b>	<b>Future</b>
7	Housing Permitting Process Review	<b>Review</b>	<b>Future</b>
8	SOAR Affordable Housing Exemption Study	<b>NEW</b>	<b>Future</b>
9	Farm Worker Housing Program	<b>Ongoing</b>	<b>Drafted</b>
10	Inclusionary Housing Program	Ongoing	
11	Home Ownership Assistance Citywide	Ongoing	
12	Mortgage Credit Certificate	Ongoing	
13	Financial and Regulatory Assistance	Ongoing	
14	Shelter Development Program (SB2)	<b>Review</b>	<b>Drafted</b>
15	Homeless and At-Risk Household Assistance	Ongoing	
16	Fostering Self-Sufficiency	<b>NEW</b>	
17	Incentives for Affordable Housing	<b>Ongoing</b>	<b>Concept</b>
18	Section 8 Assistance Program	Ongoing	
19	Fair Housing Part A – Fair Housing Services	Ongoing	
20	Energy Conservation	<b>NEW</b>	
21	Data on Implementation Status	<b>NEW</b>	
22	Report Housing Element Implementation	<b>NEW</b>	
23	Update Housing Needs, Census 2010 and ACS	<b>NEW</b>	
24	Reasonable Accommodation	<b>NEW</b>	<b>Drafted</b>
25	Mobile Home Park Conversion Ordinance	<b>REVISE</b>	<b>Future</b>

Drafted - Draft Zoning Code changes for this program are being proposed in tandem With adoption of the Housing Element.  
 Concept – Zoning Code changes are proposed in concept, to be drafted later in 2011  
 Future - No specific Zoning Code changes are proposed.

# CITY OF OXNARD PROPOSED PERMANENT EMERGENCY SHELTER ZONES

*Exhibit E*



*Exhibit E*

**Proposed Permanent  
Emergency Shelter Zones**

**Permitted Use**

- Light Manufacturing

**Allowed With Special Use Permit**

- Commercial & Light Manufacturing  
General Commercial

**Bus Routes**

- Bus Routes (January 2011)



Point Mugu  
Naval Air Station  
Naval Base Ventura County

# Attachment F

## Care Facilities SB-2 and Related Uses 4/21/11

### Definitions

#### Misc Terms:

FAMILY – A group of residents whose members jointly occupy a dwelling unit, excluding group quarters or hotel, in which all members have joint use of and responsibility for common areas; share household activities such as meals, chores, maintenance and expenses; and occupy the dwelling under a single written lease, if the unit is rented; and where membership of the group is determined by the residents rather than the landlord or property manager.

FARMWORKER – An employee, also known as an agricultural worker, whose household income qualifies under State law as low, very low, or extremely low and is engaged in agricultural work/farming and any practices performed on a farm in conjunction with farming including cultivating and tillage of soil, the raising of animals and the preparation of agricultural products for market and or to carriers for transportation to market.

ON-SITE SERVICES – Assistance provided on the housing site to residents living in supportive or transitional housing in retaining housing, improving health status and maximizing their ability to live and work in the community.

PAROLEE – A person who has been convicted of a federal or State crime, sentenced to a federal or State prison or to a term in the California Youth Authority, and received conditional and revocable release in the community under the supervision of a federal, State or Youth Authority probation/parole officer.

PROBATIONER – A person who has been convicted of a crime and who has received a suspension in the imposition or execution of their sentence and has received conditional and revocable release in the community under the supervision of a probation officer, as provided under Cal. Penal Code section 1203 or its successor.

#### SB-2 Uses:

EMERGENCY SHELTER, PERMANENT – A permanent facility consisting of a building or group of buildings with overnight sleeping accommodations providing temporary housing for six months or less to homeless persons pursuant to standards set forth in Article V, Division 17. Such accommodations shall include basic supportive services such as meals, restroom, bathing and laundry facilities. No individual or household shall be denied emergency shelter because of an inability to pay. *(SB-2 requires use to be permitted in at least one zone, does not have to be a residential zone. Findings must be made to deny project. CEQA does not apply.)*

EMERGENCY SHELTER, TEMPORARY – A temporary facility consisting of a building or group of buildings with overnight sleeping accommodations providing housing to homeless persons for winter warming or similar short-term, temporary operation not to exceed four months.

FARMWORKER HOUSING – Deed-restricted housing for agricultural workers that is available to and occupied only by low and very low income farmworker households, and that is subject to standards that

apply to other residential dwellings of the same type and in the same zone. *(If Housing Element site inventory does not identify adequate sites for farmworker housing, SB-2 requires a program for use to be permitted in at least one zone by right. Definition in H&S 50199.7(h).*

**SUPPORTIVE HOUSING** –Housing with no length of stay limit, occupied by low income disabled persons with a limit of no more than two probationers or parolees in unlicensed facilities and that is linked to on-or offsite services to assist the residents in retaining housing, improving their health and maximizing their ability to live and work in the community pursuant to Cal. Health and Safety Code section 50675.14(b)(2). For purposes of this definition, “disabled” means low income persons with mental disabilities, developmental disabilities, AIDS, substance abuse or chronic health conditions. Such housing shall be considered a residential use of the property and shall be subject only to those restrictions that apply to other residential dwellings of the same type and in the same zone. *(Gov. 65583(a)(5))*

**TRANSITIONAL HOUSING** –Five or more dwelling unit(s) used as rental housing but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient with a limit of no more than two probationers or parolees in unlicensed facilities. Supportive services are provided to facilitate the movement of homeless individuals and their families to permanent housing. An eligible person(s) may live in the dwelling for up to two years, pursuant to Cal. Health and Safety Code sections 50675.2(h) and 50801(i). Some units may be designated for transition in place, where person(s) may stay in the unit for more than two years. Such housing shall be considered a residential use of the property and shall be subject only to those restrictions that apply to other residential dwellings of the same type and in the same zone. *(Gov. 65583(a)(5))*

#### **Other Housing Types:**

**GROUP QUARTERS** – Living quarters, occupied by two or more persons not living together as a family, for a term of 31 days or more, where no on-site services are provided, with no more than two residents who are parolees or probationers. This use may include housing commonly known as dormitories, fraternities, sororities, private residential clubs, and boarding houses, but excludes motels, single room occupancy housing and residential care facilities. *(This definition takes the place of “Boardinghouse.” There is no SB-2 requirement to provide for this use in specific zones.)*

**RESIDENTIAL CARE FACILITIES, LARGE, LICENSED** – Facilities licensed by the State pursuant to the California Community Care Facilities Act, consisting of a building or group of buildings that provide 24-hour care, services or treatment in a community residential setting, in which seven or more disabled persons reside for a term of 31 days or more, but are not living together as a family, including community care facilities and congregate health facilities, but excluding residential care facilities for the elderly. For purposes of this definition, “disabled persons” means persons with mental disabilities, developmental disabilities, AIDS, substance abuse or chronic health conditions. *(This definition takes the place of Adult Health Care Center, Congregate Living Health Facility and Community Care Facility.)*

**RESIDENTIAL CARE FACILITIES, LARGE, UNLICENSED** – Facilities consisting of a building or group of buildings without a State license that provide 24-hour care, services or treatment in a community residential setting, in which seven or more disabled persons with a disability reside for a term of 31 days or more, but are not living together as a family, with no more than two residents who are parolees or probationers, excluding residential care facilities for the elderly, with such facilities separated from the same type of facility by 300 feet. For purposes of this definition, “disabled persons” means persons with mental disabilities, developmental disabilities, AIDS, substance abuse or chronic health conditions.

**RESIDENTIAL CARE FACILITIES, SMALL, LICENSED** - State-licensed facilities that provide 24-hour care, services or treatment in a community residential setting for six or fewer disabled persons, or any State-licensed residential facilities that, pursuant to State statute, are considered residential uses of property and that provide non-medical care of six or fewer individuals in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the individuals' protection, including

but not limited to residential facilities defined in Cal. Health and Safety Code section 1502. For purposes of this definition, “disabled persons” means persons with mental disabilities, developmental disabilities, AIDS, substance abuse or chronic health conditions. Such facilities shall be considered a residential use of the property and shall be subject only to those restrictions that apply to other residential dwellings of the same type and in the same zone. *(This definition takes the place of small residential health or care facility.)*

**RESIDENTIAL CARE FACILITIES, SMALL UNLICENSED** – Facilities without a State license that provide 24-hour care, services or treatment in a community residential setting for six or fewer individuals with disabilities who are not living together as a family, with no more that two residents who are parolees or probationers, excluding residential care facilities for the elderly. For purposes of this definition, “disabled” means persons with mental disabilities, developmental disabilities, AIDS, substance abuse or chronic health conditions.

**SINGLE ROOM OCCUPANCY** – Multi-family dwelling containing efficiency dwelling units with a minimum floor area of 220 square feet and a maximum floor area of 319 square feet which shall have a kitchen and bathroom. Laundry facilities shall be provided in the building. Units shall not have separate external entryways. Each dwelling unit is restricted to occupancy by no more than two persons including farmworkers and is offered for rent for 31 days or more. *(Use is required by Housing Element law, GC 65583( c)(1), zone is not specified. California Building Code section 1208.4 and Health and Safety Code Section 17958.1 provide definition.)*

The following terms are proposed to be removed from the Zone Code as they will be encompassed within the new terms listed above:

Boarding House

Small residential health or care facility

Adult Health Care Center

Congregate Living Health Facility

Community Care Facility

## Zone Text Amendments Chapter 16 Proposed Zones for SB-2 Facilities

- Regular Text Indicates Current Zone Code Regulation
- Strike-out Indicates Deletion of Current Zone Code Regulation
- **Bold Text** Indicates Proposed Zone Code Amendment

<b>Zone</b>	<b>Emergency Shelter, Permanent or Temporary</b>	<b>Transitional Housing, 5 or More Units;</b>	<b>Supportive Housing For Disabled</b>	<b>Deeded Farmworker Housing For Agricultural Workers &amp; Their Families</b>
R-1	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Permitted per zone standards; No Change Proposed
R-2	Not Permitted; No Change Proposed. (Winter warming exists in Armory Owned by Federal Government)	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Permitted per zone standards; No Change Proposed
R-3	Not Permitted; No Change Proposed	<del>Not Permitted</del>  <b>Permitted per zone standards with no on-site services; Admin Permit for on-site services for residents</b>	<del>Not Permitted</del>  <b>Permitted per zone standards with no on-site services; Admin Permit for on-site services for residents</b>	Permitted per zone standards; No Change Proposed
R-4	Not Permitted; No Change Proposed	<del>Not Permitted</del>  <b>Permitted per zone standards with no on-site services; Admin Permit for on-site services for residents</b>	<del>Not Permitted</del>  <b>Permitted per zone standards with no on-site services; Admin Permit for on-site services for residents</b>	Permitted per zone standards; No Change Proposed
MH-PD	Not Permitted; No Change Proposed	Small Facility currently permitted per Zone Standards; No Change Proposed	Small Facility currently permitted per Zone Standards; No Change Proposed	Permitted per Zone Standards; No Change Proposed
C-0/C-1	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed

<b>Zone</b>	<b>Emergency Shelter, Permanent or Temporary</b>	<b>Transitional Housing, 5 or More Units;</b>	<b>Supportive Housing For Disabled</b>	<b>Deeded Farmworker Housing For Agricultural Workers &amp; Their Families</b>
C-2	Not Permitted  TUP** for Temporary Shelter  SUP** for Permanent Shelter	SUP** currently required for residential uses; (On-site services for residents may be included in SUP)	SUP** currently required for residential uses; (On-site services for residents may be included in SUP)	SUP** currently required for residential uses; No Change Proposed
CBD	Not Permitted No Change Proposed	Not Permitted No Change Proposed	Not Permitted No Change Proposed	SUP currently required for residential use; No Change Proposed
C-M	Residential Use Not Permitted  TUP for Temporary Shelter  SUP* for Permanent Shelter	Residential Use Not Permitted  SUP Required; (On-site services for residents may be included in SUP)	Residential Use Not Permitted  SUP Required; (On-site services for residents may be included in SUP)	Residential Use Not Permitted  SUP Required
BRP	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed
M-L	Not Permitted  TUP for Temporary Shelter  Permanent Shelter * Permitted	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed
C-R	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	SUP currently required for residential use; No Change Proposed
M-I	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed

<b>Zone</b>	<b>Emergency Shelter, Permanent or Temporary</b>	<b>Transitional Housing, 5 or More Units;</b>	<b>Supportive Housing For Disabled</b>	<b>Deeded Farmworker Housing For Agricultural Workers &amp; Their Families</b>
M-2	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Licensed group housing for 100 or more agricultural workers Currently permitted.  <b>Not Permitted</b>

\*Emergency Shelter Standards Required

\*\*Not permitted in the Airport Hazard Overlay Zone

## **\*Emergency Shelter Development and Operation Standards.**

### **(A) Permanent Emergency Shelters shall meet the following development standards:**

- (1) No homeless person shall be re-admitted to the same homeless shelter within five days of being discharged after a stay of six months.
- (2) If the intake of homeless persons occurs on-site, an enclosed or screened waiting area shall be provided between the intake area and the public right-of-way. There shall be no queuing within any public right-of-way or within any parking lot.
- (3) Each shelter shall establish and maintain set hours of operation for patron intake and discharge. Hours shall be clearly displayed at the entrance to the shelter at all times.
- (4) In the event a shelter patron is socially disruptive, a threat to the safety of others or in violation of the emergency shelter rules, the emergency shelter manager shall immediately proceed with discharging that patron.
- (5) On-site personnel shall be provided during all hours of operation when patrons are present. A designated area for on-site personnel shall be located near the main entry to the shelter for the purpose of controlling admittance and providing security.
- (6) The emergency shelter operator shall not intake any person as a patron of the shelter if the operator determines the person is wanted by the police or has been convicted of committing any serious or violent felony, as those terms are defined in Cal. Penal Code sections 667.5, 1192.7 and 1192.8. The emergency shelter operator shall also conduct a background check on all prospective patrons using the Megan's Law data base and restrict patron intake in accordance with State and local registered sex offender residency restrictions.
- (7) Beds shall be provided for men, women and families in separate and secured areas.
- (8) A private storage area or closet shall be provided for each on-site bed. At no time shall any patron of an emergency shelter be allowed to keep on-site any alcoholic beverages, or store any type of illegal substances, drugs or weapons of any kind. The manager shall conduct routine inspections of each on-site patron's personal space to verify compliance and report to the Police Department any patron that is found in possession of illegal substances, drugs and/or weapons of any kind.
- (9) A minimum of 50 square feet of personal space shall be allocated for each patron bed and private storage area, or as may be required by Building and Fire Code requirements.
- (10) A communal restroom facility with at least two toilets, one shower and one sink shall be provided for every twenty patrons residing at an emergency shelter. Separate and secure restroom and shower facilities shall be provided for men and women if the facility serves both genders.
- (11) Off-street parking shall be provided at the ratio of one on-site parking space for every 8 adult beds plus one additional space for the on-site manager.

(12) Each emergency shelter shall provide exterior lighting on the property for safety. Lighting shall be shielded from all adjacent residential areas. On-site lighting shall be subject to the review and approval of the Police Department.

(13) The shelter operator shall be required to submit an on-site security plan to the Police Department for review and approval. The shelter operator shall be responsible for ensuring that the approved security plan is implemented at all times.

## Zone Text Amendments Chapter 16 Proposed Zones for “Related” Facilities

- Regular Text Indicates Current Zone Code Regulation
- Strike-out Indicates Deletion of Current Zone Code Regulation
- **Bold Text** Indicates Proposed Change to Zone Code

<b>Zone</b>	<b>Group Quarters, 6 or fewer; Only 2 Parolees</b>	<b>Group Quarters, 7 or more; Only 2 Parolees</b>	<b>Residential Care, Small, Licensed; 6 or fewer</b>	<b>Residential Care, Small, Unlicensed; 6 or fewer; Only 2 Parolees</b>	<b>Residential Care, Large, Licensed or Unlicensed; 7 or more Disabled</b>	<b>Single Room Occupancy</b>
R-1	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Permitted No Change Proposed	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed
R-2	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Permitted; No Change Proposed	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed
R-3	Not Permitted  <b>Admin Permit; no on-site services</b>	Not Permitted  <b>SUP Required</b>	Permitted; No Change Proposed	Not Permitted  <b>Admin Permit; no on-site services</b>	Not Permitted  <b>Licensed Facility only; SUP required</b>	Not Permitted  <b>SUP Required</b>
R-4	Not Permitted  <b>Admin Permit; no on-site services</b>	Not Permitted  <b>SUP Required</b>	Permitted; No Change Proposed	Not Permitted  <b>Admin Permit; no on-site services</b>	Not Permitted  <b>Licensed Facility only; SUP required</b>	Not Permitted  <b>SUP Required</b>
MH-PD	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Permitted; No Change Proposed	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed

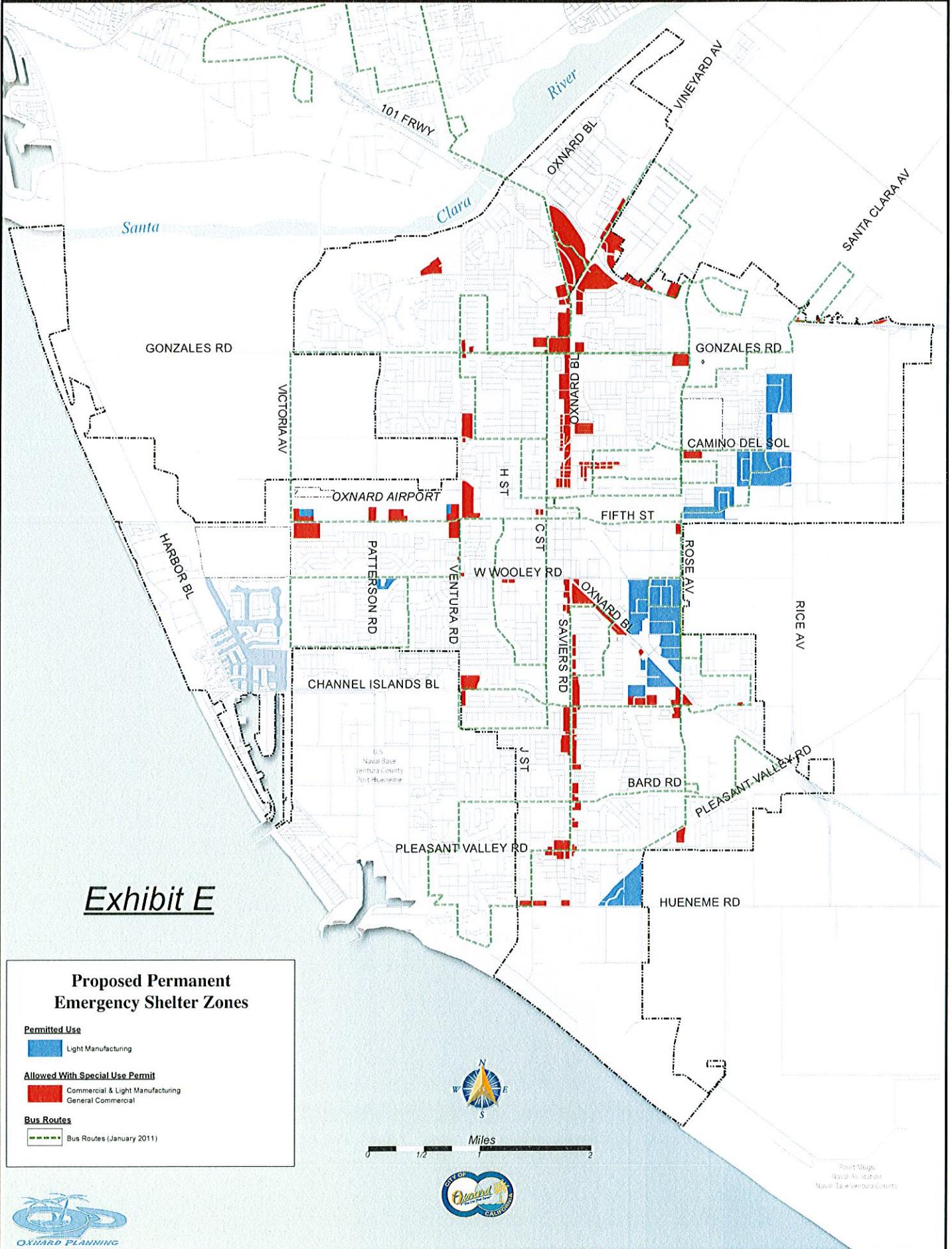
<b>Zone</b>	<b>Group Quarters, 6 or fewer; Only 2 Parolees</b>	<b>Group Quarters, 7 or more; Only 2 Parolees</b>	<b>Residential Care, Small, Licensed; 6 or fewer</b>	<b>Residential Care, Small, Unlicensed; 6 or fewer; Only 2 Parolees</b>	<b>Residential Care, Large, Licensed or Unlicensed; 7 or more Disabled</b>	<b>Single Room Occupancy</b>
C-0/C-1	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Permitted  <b>SUP** Required</b>	Not Permitted; No Change Proposed	Licensed Use Permitted  <b>Only licensed facility allowed with SUP</b>	Not Permitted; No Change Proposed
C-2	Not Permitted  <b>SUP** Required</b>	Not Permitted  <b>SUP** Required</b>	SUP** Required for residential uses; No Change Proposed	Not Permitted  <b>SUP** Required</b>	SUP** Required for residential uses; No Change Proposed	SUP** Required For residential uses; No Change Proposed
CBD	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Not Permitted;  <b>SUP Required</b>	Not Permitted;  <b>SUP Required</b>	Licensed Facility Permitted for up to 15. SUP Required for more than 15; No Change Proposed  <b>Unlicensed facility not Permitted</b>	SUP Required for residential uses; No Change Proposed
C-M	Not Permitted  <b>SUP Required</b>	Not Permitted  <b>SUP Required</b>	Not Permitted  <b>SUP Required</b>	Not Permitted  <b>SUP Required</b>	Not Permitted  <b>SUP for Licensed or Unlicensed facility</b>	Not Permitted  <b>SUP Required</b>
BRP	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed

<b>Zone</b>	<b>Group Quarters, 6 or fewer; Only 2 Parolees</b>	<b>Group Quarters, 7 or more; Only 2 Parolees</b>	<b>Residential Care, Small, Licensed; 6 or fewer</b>	<b>Residential Care, Small, Unlicensed; 6 or fewer; Only 2 Parolees</b>	<b>Residential Care, Large, Licensed or Unlicensed; 7 or more Disabled</b>	<b>Single Room Occupancy</b>
M-L	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed
C-R	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	<del>Congregate Care &amp; Small Res. Health</del> Delete uses.	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed
M-1	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed
M-2	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed	Not Permitted; No Change Proposed

\*\*Not permitted in the Airport Hazard Overlay Zone

# CITY OF OXNARD PROPOSED PERMANENT EMERGENCY SHELTER ZONES

*Exhibit E*



*Exhibit E*

## Proposed Permanent Emergency Shelter Zones

### Permitted Use

 Light Manufacturing

### Allowed With Special Use Permit

 Commercial & Light Manufacturing  
General Commercial

### Bus Routes

 Bus Routes (January 2011)



Miles



Point Mugu  
Naval Air Station  
Naval Base Ventura County