

**TOWN OF  
APPLE VALLEY, CALIFORNIA**

**AGENDA MATTER**

**Subject Item:**

**INITIATION OF DEVELOPMENT CODE AMENDMENT AS IT RELATES TO EMERGENCY SHELTERS WITHIN A VILLAGE COMMERCIAL (C-V) ZONING DESIGNATION.**

**Summary Statement:**

Earlier this year concerns were expressed during a Town Council meeting regarding the lack of emergency shelters within the Town during extreme weather conditions. To address this issue, Town staff held workshops with local church organizations, non-profits and interested individuals. Mr. Jim Anderson, Code Enforcement Manager has facilitated two meetings (June 21, 2011 and August 11, 2011) to begin the discussion on how best to proceed with establishing emergency sheltering. At the initial meeting, Planning staff informed the group what the Development Code defined as an emergency shelter, where emergency shelters were allowed, and the review process. At the August 11, 2011 meeting, it became clear that one or more church groups would take the lead to proceed with establishing an emergency shelter. For this to be implemented in a Commercial land use district, specifically in the Village area, a Code Amendment would be required to amend the Commercial Land Use Table to allow a emergency shelter in the Village Commercial (C-V) land use district.

(Continued)

**Recommended Action:**

Move to receive and file the report and to initiate the proposed Development Code Amendments.

**Proposed by:** Lori Lamson, Assistant Director of Comm. Development      **Item Number** \_\_\_\_\_

**Town Manager Approval:** \_\_\_\_\_      **Budget Item**  Yes  No  N/A

The Development Code states Emergency Shelters/Transitional Housing is allowed in the Service Commercial (C-S) land use district subject to a Special Use Permit (SUP) with fees waived. The Code defines an Emergency Shelter as:

**Emergency Shelter**

*Consistent with Health and Safety Code Section 50801(e), a facility that provides immediate and short-term housing and minimal supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be twenty (20) to forty (40) beds. Supplemental services may include food, counseling and access to other social programs. Occupancy is limited to six months or less and may not be denied to any person or household because of an inability to pay. See also Single Room Occupancy, Supportive Housing, Transitional Housing.*

During the focus group meetings, the need for an emergency shelter within the area of James Woody Park was expressed. The area between Ottawa Road and Hwy 18 is primarily zoned Service Commercial (C-S) and Village Commercial (C-V). By allowing a shelter in the C-V land use designation as well as the C-S land use designation, will increase the opportunity for such a facility to occur within an area where a need has been expressed.

Staff recommends that the Council initiate a Development Code Amendment and forward the issue to the Planning Commission for consideration and development of a recommendation to the Council