

**EXHIBIT B**  
**PLANNING COMMISSION RESOLUTION NO. 14-02**

**GENERAL PLAN – HOUSING ELEMENT –  
PROPOSED TEXT AMENDMENTS, January 2014**

**AMEND POLICY 3.12 (page 41) AS FOLLOWS:**

- 3.1 **Housing for the Homeless.** The City of Martinez recognizes the need for and desirability of emergency shelter housing for the homeless and will allow emergency shelters as a permitted use within the ~~NC~~ **SC** (Neighborhood **Service** Commercial), ~~CC~~ (Central Commercial), and R-1.5 (High-density residential) **L-I (Light Industrial)** zoning districts, ~~excluding the Downtown Specific Plan area, where the property is located within one-quarter mile of a transit stop, since this could be considered a reasonable distance for a person to walk to/from a transit stop to/from a facility.~~ In addition, the Housing Element recommends the following:
- a. That a use permit be required if a property containing a religious facility wants to open a permanent, year-round shelter.
  - b. The City will encourage a dispersion of facilities to avoid an over-concentration of shelters for the homeless in any given area. An over-concentration of such facilities may negatively impact the neighborhood in which they are located and interfere with the “normalization process” for clients residing in such facilities.
  - c. Support a “housing first” policy that promotes long-term housing solutions for homeless individuals and families in Contra Costa County.
  - d. The City will encourage positive relations between neighborhoods and providers of permanent or temporary emergency shelters. Providers or sponsors of emergency shelters, transitional housing programs and community care facilities shall be encouraged to establish outreach programs within their neighborhoods and, when necessary, work with the City or a designated agency to resolve disputes.
  - e. It is recommended that a staff person from the provider agency be designated as a contact person with the community to review questions or comments from the neighborhood. Outreach programs may also designate a member of the local neighborhood to their Board of Directors. Neighbors of emergency shelters shall be encouraged to provide a neighborly and hospitable environment for such facilities and their residents.
  - f. Development standards for emergency shelters for the homeless located in Martinez will ensure that shelters would be developed in a manner which protects the health, safety and general welfare of nearby residents and businesses, while providing for the needs of a segment of the population as required by State law. Shelters shall be

subject only to development, design review and management standards that apply to residential **industrial** or commercial development in the same zone, except for the specific written and objective standards as allowed in State law.

**AMEND IMPLEMENTING PROGRAM 22 (page 46) AS FOLLOWS:**

22 **Enact Zoning for Emergency Shelter for the Homeless.** The City will establish zoning to allow emergency shelters for the homeless as a permitted use within the ~~NC-SC~~ **SC** (Neighborhood **Service** Commercial), ~~CC~~ (Central Commercial), and ~~R-1.5~~ (High-density residential) **L-I (Light Industrial)** zoning districts, ~~excluding the Downtown Specific Plan area, where the property is located within one-quarter mile of a transit stop.~~ Zoning will also be established to allow religious facilities to open a permanent, year-round shelter with a use permit. In addition, the City will establish written and objective standards, as allowed in State law, for the following:

- (1) Maximum number of beds;
- (2) Off-street parking based upon demonstrated need;
- (3) Size and location of on-site waiting and intake areas;
- (4) Provision of on-site management;
- (5) Proximity to other shelters;
- (6) Length of stay;
- (7) Lighting; and
- (8) Security during hours when the shelter is open.

*Responsibility:* Community and Economic Development Department; City Attorney; Planning Commission; City Council

*Timing:* 2010

*Funding:* General Fund

*Target:* Zoning Ordinance amendment.

**AMEND CURRENT HOUSING CONDITIONS AND TRENDS, Section C - Homeless (page 84) AS FOLLOWS:**

The approach recommended in the Housing Element is for the City to designate locations within the ~~NC-SC~~ **SC** (Neighborhood **Service** Commercial), ~~CC~~ (Central Commercial), and ~~R-1.5~~ (High-density residential) **L-I (Light Industrial)** zoning districts, ~~excluding the Downtown Specific Plan area, where emergency shelters for the homeless are allowed "by right."~~ It is also recommended that any property must be located within a one-quarter mile of a transit stop, since this could be considered a reasonable distance for a person to walk to/from a transit stop to/from a facility. In addition, the Housing Element recommends that if a property containing a religious facility wants to open a permanent, year-round shelter that a use permit be required.

Under the proposed zoning designation under the criteria described above, a total of **approximately 86** ~~274~~ acres of land in the City of Martinez would qualify as allowing an emergency shelter for the homeless as a use allowed "by right," and not subject to discretionary review. Parcel sizes ranges from **approximately** ~~smaller parcels (generally~~ 0.25 – 0.70 acres in

size) to larger parcels ( up to **6.5** 13.0 acres in size). The area designated provides sufficient opportunity for a facility for the homeless to be built **or adaptively rebuilt** in compliance with SB2 requirements.

The map below shows potential locations ~~within one-quarter mile of a transit stop~~ where an emergency shelter could be allowed without a conditional use permit or other discretionary action. The identified locations have a realistic potential for redevelopment or reuse, and have access to transportation and services. As part of the rezoning action, the City will establish written and objective standards, as allowed in State law, covering:

- Maximum number of beds
- Off-street parking based upon demonstrated need
- Size and location of on-site waiting and intake areas
- Provision of on-site management
- Proximity to other shelters
- Length of stay
- Lighting
- Security during hours when the shelter is open

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