

**CASE NUMBER:** AZ 13-0006

**APPLICANT:** City of Escondido

**LOCATION:** Approximately 74 acres generally located on the northern and western sides of Country Club Drive, north of Hill Valley Drive, as shown on Exhibit "B" attached.

**PROJECT TYPE:** Zoning Code Amendment

**PROJECT DESCRIPTION:** An Amendment to the Zoning Code to establish Article 27 involving an Emergency Shelter Overlay to allow emergency shelters as a permitted use within a 74-acre portion of the Light Industrial (M-1) zone, and to establish appropriate development standards, including amending Article 39 regarding parking requirements.

**STAFF RECOMMENDATION:** Approval

**GENERAL PLAN DESIGNATION:** Light Industrial

**ZONING:** M-1 (Light Industrial)

## **BACKGROUND/SUMMARY OF ISSUES:**

The 2013-2020 update of the Housing Element was certified in September 2012, when it was found in compliance by the State Department of Housing and Community Development (HCD). The update was completed in conjunction with the Citywide General Plan update. The Housing Element includes several implementation programs designed to comply with State law. Some of the programs will be incorporated through future amendments to the Zoning Code. Failure to comply may be grounds for a determination by the State that the City's Housing Element is no longer in compliance and could affect the city's eligibility for state and other local funding programs.

State law (CA Government Code Section 65583) mandates that cities address the needs of homeless persons within their jurisdictions. Specifically, Senate Bill 2, enacted by the State of California in October 2007, requires local governments to identify one or more zoning categories where emergency shelters can be located without discretionary review. An emergency shelter is a year-round shelter for the homeless with minimal supportive services.

The statute allows a city to apply limited, objective standards to the approval of administrative permits for shelters. The identified area must have sufficient capacity to accommodate at least one year-round shelter and accommodate the city's share of the regional unsheltered homeless population. According to the Regional Task Force on the Homeless (RTFH) "*We All Count*" point-in-time count of 2013, Escondido's unsheltered homeless population is 172. Based on this information the City is required to provide adequate land that is zoned for shelters which will accommodate a minimum of 172 homeless persons.

Currently, emergency shelters are not allowed as a permitted use in any zoning category within the city. They are permitted with a Conditional Use Permit (CUP) in the Light Industrial (M-1) zone, but only on sites immediately adjacent to the general commercial zone, and within 500 feet of public transportation. There are no specific operational standards for emergency shelters in the Zoning Code.

The proposed Zoning Code Amendment would establish a "Homeless Shelter Overlay" and modify the list of uses in the industrial zones to allow emergency shelters as a permitted use within the overlay (see Exhibit "B," attached). The Housing Element includes a map of the proposed Homeless Shelter Overlay and an evaluation of the existing area within a portion of the Light Industrial (M-1) zone on the western side of the city (see Housing Element Appendix C, attached as Exhibit "C"). The Emergency Shelter Overlay would be added as a new exhibit to the Zoning Code delineating where shelters will be permitted. A new Zoning Code Section, Article 27 – Emergency Shelters, will be established, which will include a definition of emergency shelters, proposed development standards, and the proposed overlay map.

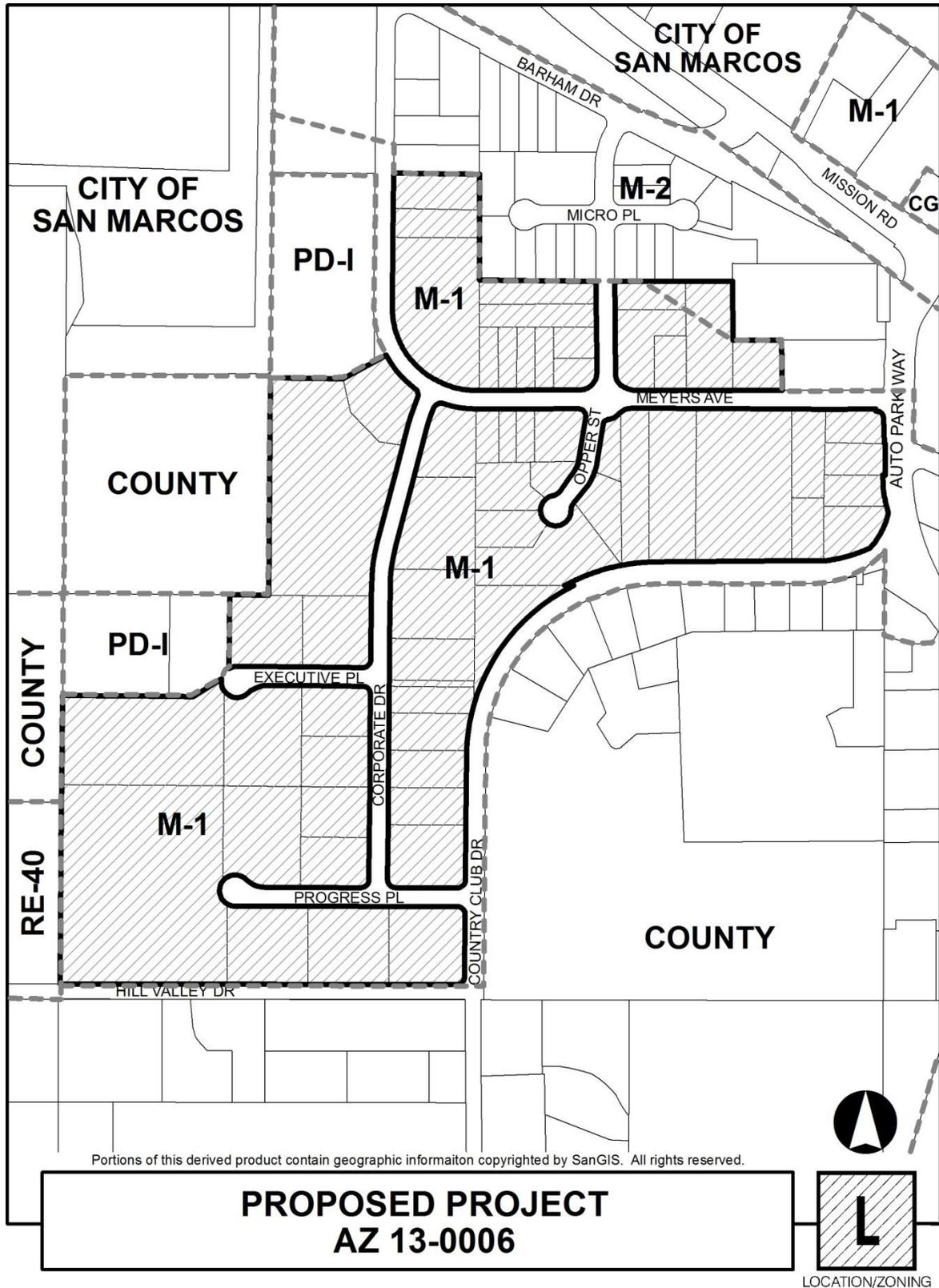
Emergency Shelters will also be added to the list of uses in the Off-Street Parking section of the Zoning Code with a required parking ratio. Implementation of the proposed amendment would fulfill the City's obligation under SB2 to permit emergency shelters by right, with no discretionary approval. SB2 does not obligate the city to construct or provide emergency shelters. The proposed Zoning Code Amendment would allow non-profit organizations or other providers to develop/establish emergency shelters without discretionary approval, and any development of a shelter would rely upon a private or non-profit operator.

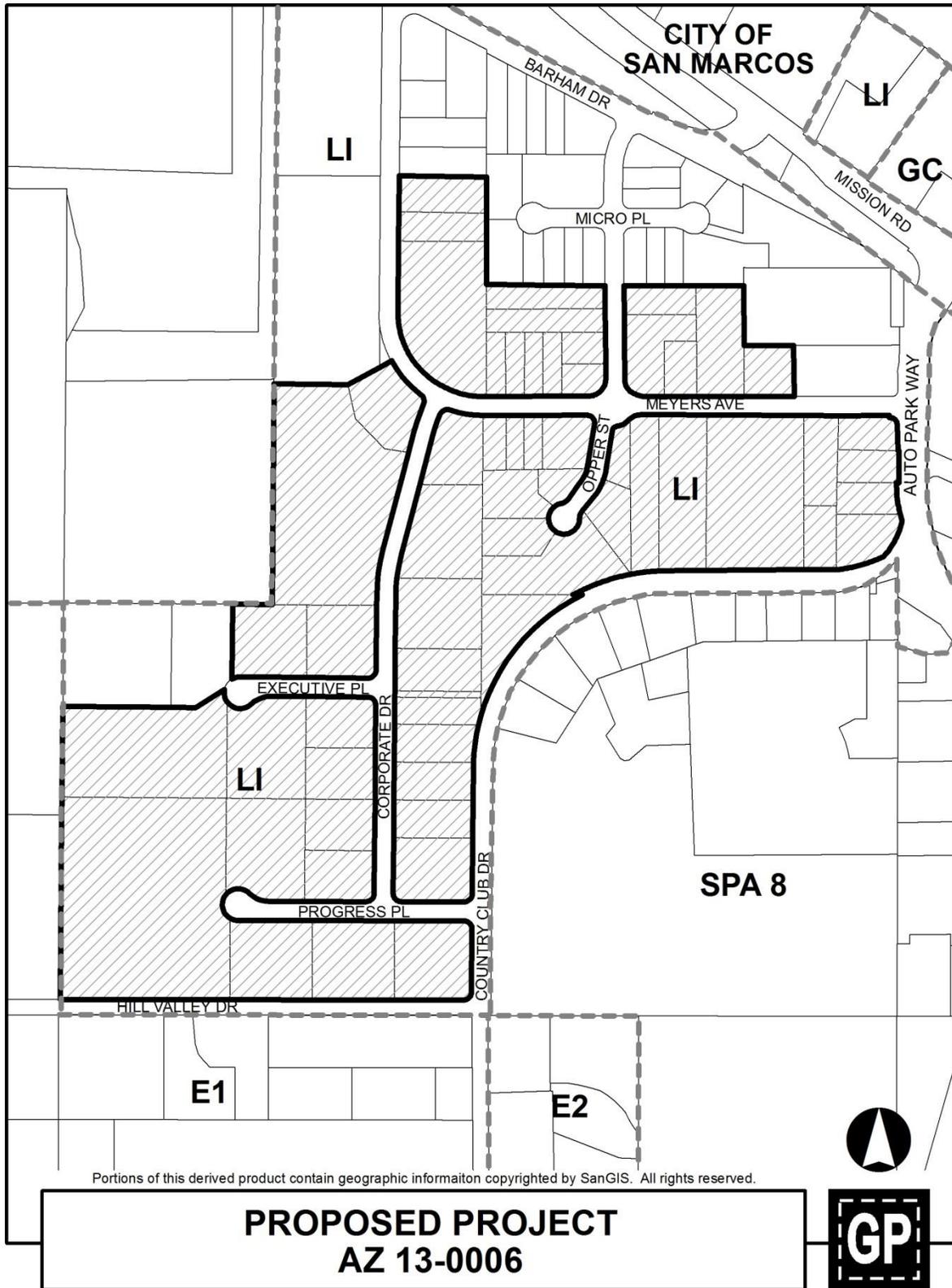
**REASONS FOR STAFF RECOMMENDATION:**

1. The proposed amendment implements the Housing Element and is in compliance with the Housing Element, the General Plan and State law.
2. The proposed Homeless Shelter Overlay map was included and approved in the Housing Element of the General Plan.
3. The proposed Overlay area is appropriate for emergency shelters since it is accessible to transit, public services and supportive services.

Respectfully submitted,

Kristina Owens  
Associate Planner





## ANALYSIS

### **A. CONFORMANCE WITH CITY POLICY/ANALYSIS**

#### **General Plan**

The proposed amendments are consistent with the General Plan Housing Element. The amendments implement Housing Element Policy 2.1, to accommodate the regional share of housing for all income groups. They also implement Housing Element Program 4.1, addressing the provision of emergency shelters. Implementation is a requirement for a conforming Housing Element.

#### **Zoning Code Amendment to Allow Emergency Shelters**

An Emergency Shelter is defined in California Health and Safety Code Section 50801 as housing with minimal supportive services for homeless persons that is limited to occupancy for six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. For clarity and consistency in application, the city will use the state's definition for emergency shelters. They are permanent facilities and offer temporary overnight accommodations to homeless persons or persons temporarily displaced from their previous residence, as opposed to inclement weather shelters that temporarily house the homeless only during winter months.

The City of Escondido continues to support regional solutions to homeless housing in inclement weather by participating in the Regional Winter Shelter program with CDBG funds. Program 4.1 of the adopted Housing Element requires the city to establish a zoning category that allows year-round emergency shelters as a permitted use, in conformance with State law. During the review and adoption of the Housing Element the city determined that an Overlay would be the most desirable way to address emergency shelters. The overlay map was shared with the City Council and is included in the adopted Housing Element.

The area identified as the Emergency Shelter Overlay consists of approximately 74 acres in the Light Industrial (M-1) zone, west of Auto Park Way and Country Club Drive, and north of Hill Valley Drive (see Exhibit B). The area consists of 58 parcels and is occupied by a mix of industrial, commercial and warehouse uses. A recent field check identified seven available suites/buildings, either for lease or for sale. The city is required to provide a zoning category where emergency shelters are permitted by right that has sites with a sufficient capacity to meet the jurisdiction's unsheltered population, which is determined to be 172 persons. Based on a shelter accommodating up to 50 homeless persons, four properties equipped with a maximum of 50 beds would address the city's needs. The overlay proposes a minimum 300-foot separation between shelters to limit the potential for over-concentration.

The proposed area is appropriate for emergency shelters for several reasons. In addition to several vacant, warehouse-type buildings available for lease or sale, the M-1 zone is more likely to have existing structures large enough to support an emergency shelter and any associated services. A shelter could be newly constructed or the result of an adaptive reuse, which would be easier in the warehouse-style buildings located in the M-1 zone. The proposed area is outside the city's Hazardous Chemical Overlay, which permits businesses utilizing toxic materials that would potentially conflict with emergency shelter operations. In addition, the area is located approximately one-half mile northwest of Palomar Hospital and immediately adjacent to the Nordahl Road Sprinter transit station and bus stop. The Sprinter line extends east to the Escondido Transit Center and west to Oceanside. The bus line has a nearby stop at Washington Avenue and Quince Street, adjacent to the Interfaith Services

Center that provides services appropriate for the homeless population, including meals, a hiring hall, veterans' programs, a food pantry, employment services and case management staffing.

### **Emergency Shelter Development Criteria**

The language of SB2 allows jurisdictions to apply limited, objective development and management standards for emergency shelters. As specified in SB2, the permitted standards include maximum number of beds; off-street parking; size and location of exterior and interior waiting areas; provision of on-site management; proximity to other shelters; length of stay; lighting and security. Staff proposes specific standards to address length of stay, parking, number of beds, and separation of facilities. Through a required management plan, submitted with the administrative application for a shelter, a future operator will be required to address site-specific details including on-site management, contact information, security, hours of operation, screening of residents, and waiting areas.

Emergency shelters would remain subject to existing development standards in the M-1 zone. In addition, specific requirements of all proposed shelters will include a maximum number of 50 beds, a maximum length of stay, minimum parking, and separation between facilities. Other area jurisdictions allow a maximum number of beds per shelter ranging from 25 to 60, although most allow a maximum of 50. The length of stay of individuals in a particular shelter will be limited to six months, as that is the definition of an emergency shelter in SB2. Shelters will be required to be located a minimum of 300 feet from one another, which is permitted by state law.

Currently, there is no specific off-street parking requirement for shelters. "Emergency Shelter" will be added to the list of uses in the Off-Street Parking requirements of the Zoning Code. A ratio of one parking space per shelter employee, volunteer, service provider and non-client on-site during peak periods, plus one space per three beds, is proposed. Such parking requirements for staff plus 0.35 spaces per bed is commonly used among many organizations, which staff feels is appropriate. Storing non-operational vehicles and sleeping in vehicles on-site will not be permitted in conjunction with a shelter.

The proposed development standards, modified land-use table for the industrial zones, and addition to the off-street parking section are included in Exhibit "B", attached to this report. The proposed amendment would assist in providing shelter for individuals and families with special needs and/or temporarily displaced by unfortunate circumstances.

### **Input from Organizations**

Staff met with members of "Empowering the Homeless" (ETH), an Escondido group representing the homeless, to review the proposed Emergency Shelter Overlay and overlay map. ETH representatives expressed concern that the proposal would be too cumbersome for applicants to process and preferred that homeless shelters be developed in the city sooner.

Staff also discussed some of the proposed development criteria, including parking and hours of operation, with a representative from Interfaith Community Services, who provided staff with information on typical services associated with emergency shelters.

**B. ENVIRONMENTAL STATUS**

1. The proposed amendment to the Zoning Code is exempt from the California Environmental Quality Act in accordance with CEQA Section 15061(b)(3), "General Rule." A Notice of Exemption was issued on September 3, 2013.
2. In staff's opinion, the proposed amendments to the Zoning Code will not result in a significant impact to the environment, since the amendments and overlay adoption do not involve any physical modifications or lead to any physical improvements. The amendments implement a program established by the adopted Housing Element of the General Plan. The operating conditions of emergency shelters (i.e. traffic, lighting, noise, utility demands, etc.) fall within the parameters of land uses currently permitted in the industrial zone. No significant environmental issues remain unresolved. However, any future requests for emergency shelter(s) would be subject to separate environmental analysis.
3. The proposed amendment will have no impact on fish and wildlife resources as no sensitive or protected habitat occurs on-site within the overlay or will be impacted by any future shelter.

**EXHIBIT "A"**

**FACTORS TO BE CONSIDERED  
AZ 13-0006**

1. The public health, safety and welfare would not be adversely affected by approval of the proposed amendments to add an Emergency Shelter Overlay and development standards to the Zoning Code since the amendments would be consistent with the adopted Housing Element of the General Plan and the requirements specified in state law.
2. The site is suitable for the proposed amendments to the Zoning Code and the amendments would not be detrimental to surrounding properties, since the proposed Homeless Shelter Overlay was included and approved in the Housing Element of the General Plan. Additionally, allowing emergency shelters in a limited portion of the M-1 zone would be compatible with surrounding services and uses since the area is not located within the City of Escondido's Hazardous Chemical Overlay area and is mostly developed with existing industrial and warehouse businesses in close proximity to Palomar Hospital, transit lines/stops, and existing social services.
3. The proposed amendment to the Zoning Code is consistent with the General Plan, since the overlay map has been incorporated into the adopted Housing Element and the amendment involves implementation of a program identified and approved as part of the adopted Housing Element of the General Plan.

**EXHIBIT "B"**  
**HOMELESS SHELTER OVERLAY**  
**Proposed Amendment to:**  
**Article 26**  
**This table is repealed and replaced:**  
**Table 33-564**

PERMITTED AND CONDITIONALLY PERMITTED PRINCIPAL USES

Use Title	I-O	M-1	M-2	I-P
Administrative and business offices	P			P
Agriculture livestock (not including animal waste processing facilities)		C	P	
Ammunition manufacturing		C	C	
Animal hospital and care		P	P	
Assembly	P	P	P	P
Auction services	P	P	P	P
Auto, RV and boat sales**	P	P	P	P
Automotive services (excluding gasoline service stations)		P	P	
Banks/automated teller machines		C	C	C
Boat repair		P	P	
Building materials**	P	P	P	P
Bulk fertilizer (not including animal waste processing facilities)			C	
Cabinet manufacturer/wholesaler**	P	P	P	P
Canning/curing seafoods		C	C	
Carpeting manufacturer/wholesaler**	P	P	P	P
Communication facilities (subject to Article 34)	P	P	P	P
Construction services	P	P	P	P
Crematoriums	P	P	P	P
Daycare				C
Electrical wholesale houses**	P	P	P	P
<b><u>Emergency Shelters****</u></b>		<b><u>P</u></b>		
Equipment sales and leasing		P	P	
Experimental-type uses	C	C	C	C
Feed stores**	P	P	P	P
Fleet fueling		P	P	
Furniture manufacturer/wholesaler**	P	P	P	P
Government services	P			
Grain mills		C	P	
Green waste compost facility			C	
Health and fitness facilities				C
Heavy construction equipment** (e.g., tractors, earth moving equipment, etc.)	P	P	P	P

Use Title	I-O	M-1	M-2	I-P
Helipads		C	C	C
Industrial hardware**	P	P	P	P
Landscape materials** (e.g., soil, compost, wood chips)	P	P	P	P
Lumber yards**	C	C	P	C
Manufacturing	P	P	P	P
Masonry products**	P	P	P	P
Materials batch plants and concrete recycling			C	
Medical laboratories	P	P	P	P
Oil refinery and bulk stations (located outside of the HCO zone)			C	
Plumbing supply**	P	P	P	P
Power plants			C	C
Primary metal manufacturing			C	
Recycling facility <sup>1</sup>				
Small processing facility <sup>1</sup>		C	P	
Large processing facility <sup>1</sup>		C	C	
Repair services	P	P	P	P
Restaurants		C	C	C
Slaughter houses/meat products		C	C	
Social and charitable services (including emergency shelters)***		C		
Solid waste transfer facility			C	
Storage yards		C	P	
Swap meet		C		
Trades	P	P	P	P
Transmission/communication facilities		C	C	
Transportation facilities	P	P	P	
Uses involving hazardous chemicals or waste*	C	C	C	C
Utilities	P	P	P	
Vehicle, shredding and dismantling		C	P	
Warehousing and distribution	P	P	P	P
Wholesale	P	P	P	P

\* = As determined by the director of planning and building and the fire chief based on information provided by the business describing the quantity and nature of hazardous chemicals used.

\*\* = Retail component greater than the maximum fifteen (15) percent floor area/sales allowed under “Incidental Use” regulations is allowed only in M-1 and M-2 zones, subject to conditions in section 33-566—Specialized retail uses.

\*\*\* = Only on sites immediately adjacent to the general commercial zone and within five hundred (500) feet of public transportation.

\*\*\*\*=Only on sites within the Emergency Shelter Overlay, Figure 33-661, and subject to the requirements of Article 27.

P = Permitted use.

C = Conditional permitted use subject to issuance of a conditional use permit by the planning commission (pursuant to section 33-1200).

<sup>1</sup> = Pursuant to the Article 33 of the zoning code (recycling facilities).

**Proposed Zoning Code Language:**

Article 27 EMERGENCY SHELTER OVERLAY

Sec 33-590. Purpose.

The purpose of the Emergency Shelter Overlay is to provide an appropriate zone to accommodate year-round emergency shelters and accommodate the City's share of the unsheltered homeless population. This section provides standards for the establishment and operation of Emergency Shelters in compliance with Government Code Section 65583.

Sec 33-591. Definition.

An Emergency Shelter is 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.

Sec. 33-592. Permitted Locations.

Emergency Shelters are allowed without discretionary review when located within the Emergency Shelter Overlay, Figure 33-592.

Sec. 33-593. Designation of Zone.

Establishment of the Emergency Shelter Overlay, in combination with a designated industrial zone, shall be designated on the official zoning map of the city by incorporating the perimeter line shown on Figure 33-592, describing the boundaries of the overlay area onto the map itself.

Sec. 33-594. Permit Administration.

At the time a new Emergency Shelter is requested in any new or existing building or structure, a Plot Plan application package shall be submitted to the planning division together with the application fee as established by resolution of the City Council. City staff shall review the application and associated submittal for compliance with all requirements, including the development standards in Section 33-595.

Sec. 33-595. Development Standards.

An emergency shelter proposed in the Overlay area must comply with the following:

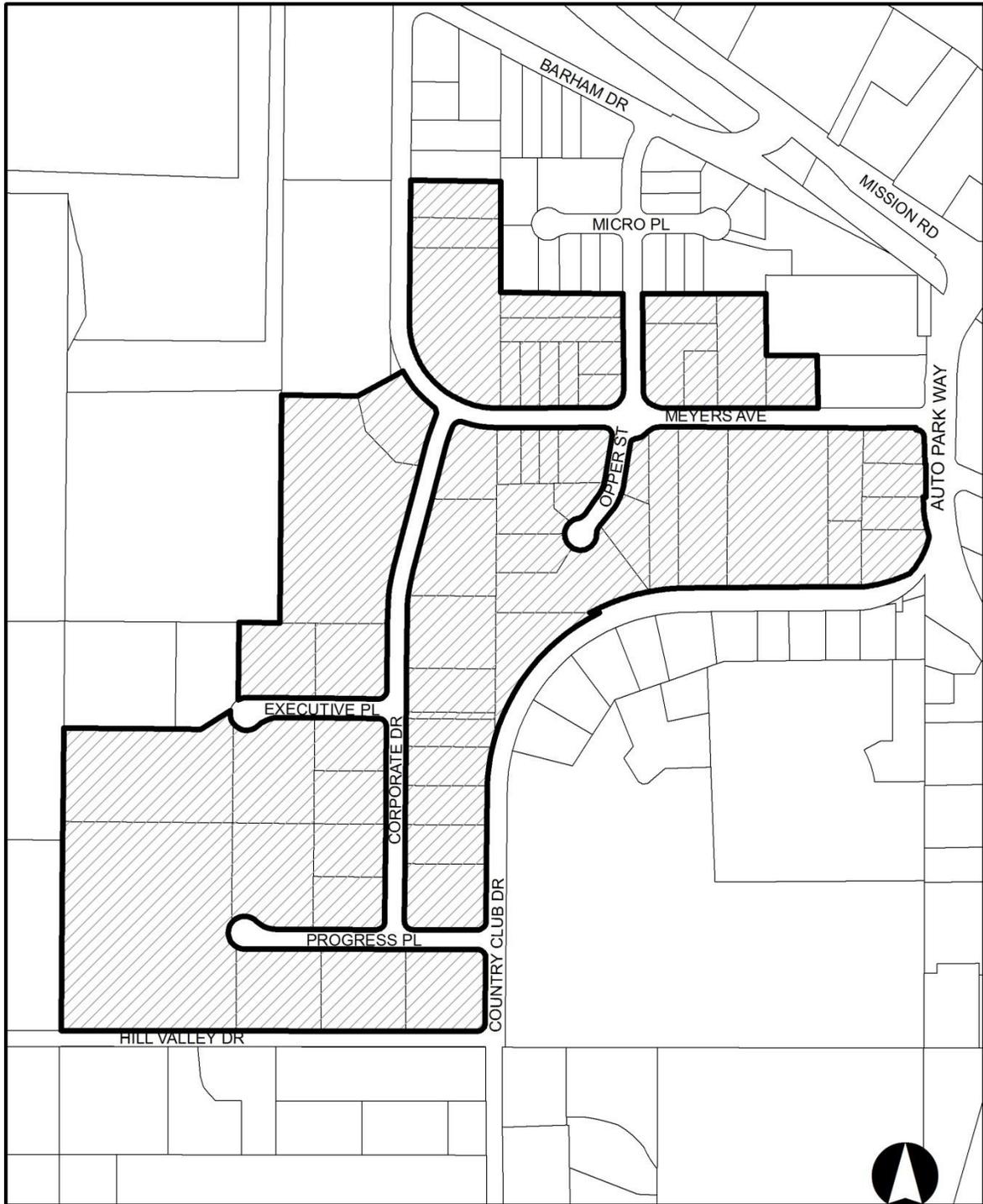
- (a) Each Emergency Shelter shall be located within an entirely enclosed, permanent structure.
- (b) Each Emergency Shelter may have a maximum of 50 beds.
- (c) The maximum length of stay at any one time for any person shall be six months in any 12 month period.
- (d) Off-street parking shall comply with Article 36, Off-Street Parking. Non-operational and non-registered vehicles shall not be kept on the site.

- (e) There shall be no camping/sleeping in vehicles permitted on the site of the shelter.
- (f) An emergency shelter shall be located at least three hundred (300) feet from another emergency shelter, as measured from property boundaries.
- (g) Each emergency shelter shall provide on-site supervision at all times when the shelter is open.
- (h) Each shelter shall conform to the requirements of the Outdoor Lighting Ordinance, Article 35.
- (i) The emergency shelter operator/provider shall submit a written management plan, to the satisfaction of the city, with the Plot Plan application for approval. The intent of the management plan is to establish operating procedures that promote compatibility with the surrounding area and businesses. The operator shall agree to maintain the standards in the management plan.

Sec. 33-596. Modification of Approval or Conditions

In the event that, after operation of an approved emergency shelter has begun, complaints are received that conditions of approval or the management plan are not adequate due to negative impacts to the surrounding properties, staff may re-address the application with the operators to determine if additional or modified conditions are needed.

**Add as Figure 33-592:  
Emergency Shelter Overlay**



**Proposed Amendment to: Art. 39, Off-Street Parking:**

**Sec. 33-765. Parking spaces required.**

Except as specifically required in applicable zoning regulations, specific plans, or in section 33-782, Parking for Historic Structures, the number of off-street parking spaces shall be not less than that specified below. When an addition is made to an existing building, only the square footage in such addition need be used in computing the required off-street parking.

<b>Use</b>	<b>Parking Spaces Required</b>
<b>Residential</b>	
Single-family and two (2) family residences	Two (2) car garage or carport for each unit
Bed and breakfast	One (1) parking space for each sleeping room available for rent, in addition to those spaces required by this section for the primary residential use. All spaces shall be located on-site.
Second dwelling units	One (1) parking space for the unit, in addition to those spaces required by this section for the primary residential use. All spaces shall be located on-site.
<b>Multiple Dwellings</b>	
Bachelor	One (1) parking space per unit.
One (1) bedroom	One and one-half (1 1/2) parking space per unit.
Two (2) bedroom	One and three-quarter (1 3/4) parking space per unit.
Three (3) or more bedrooms	Two (2) parking spaces per unit. Each unit shall have a minimum of one (1) covered parking space. In addition, there shall be provided a guest parking space for each four (4) units or fraction thereof. On-street parking spaces, when approved by the staff development committee, may be counted toward fulfilling this requirement. Street frontages abutting the subject property and which are included in the circulation element of the general plan shall not be included in fulfilling this requirement.
Mobilehome parks	Two (2) parking spaces for each site. Parking may be in tandem. In addition, one (1) space for each ten (10) sites for the laundry and recreation facilities.
Rooming houses, lodging houses, clubs and fraternities having sleeping rooms	One (1) parking space for each two (2) sleeping rooms.
Sanitariums, children's homes, homes for the aged, asylums, nursing homes	One (1) parking space for each three (3) beds.
<b>Commercial</b>	
Automobile accessory shops	One (1) parking space for each six hundred (600) square feet of gross floor area.
Automobile service stations	One (1) parking space for each service stall.
Banks, and savings and loans	One (1) parking space for each two hundred (200) square feet of gross floor area.
Barber shops and beauty salons	One (1) parking space for every six hundred (600) square feet of gross floor area.
Furniture, large appliance stores and personal computer stores	One (1) parking space for each eight hundred (800) square feet of gross floor area.

**Use**

Hotel, motel, and bed and breakfast facility

Motor vehicle, machinery sales and repair garages (excluding motorcycles)

Truck or motor home repair vehicles twenty-five (25) feet or longer  
Motorcycle sales and repair

Pushcart food sales

**Offices**

General business and professional

Medical, dental and clinics

**Restaurants/Food**

Restaurants, bars, night clubs and others

Having less than four thousand (4,000) square feet

Having four thousand (4,000) square feet

Drive-in, drive-up, drive-thru

Product specialty, donuts, ice cream, bakery, etc.

**Retail**

General retail, except as otherwise specified herein

Coin operated laundry

Open retail, nurseries and vehicle sales lots not otherwise specified

**Parking Spaces Required**

One (1) parking space for each sleeping unit, plus one (1) parking space for the resident manager, plus one (1) loading space, minimum size ten (10) feet wide, thirty-five (35) feet long and fourteen (14) feet high for each twenty thousand (20,000) square feet of commercial use included in the facility (restaurant, bar, store, etc.), one (1) parking space for each one hundred (100) square feet of restaurant gross floor area, one (1) parking space for each one hundred (100) square feet of assembly area (meeting halls, auditoriums, conference rooms, etc.).

One (1) parking space for each one thousand (1,000) square feet of display floor area, one (1) space for each eight hundred (800) square feet of storage area, one (1) space for each two hundred fifty (250) square feet of garage floor area.

One (1) space for every one thousand (1,000) square feet.

One (1) parking space for each two hundred fifty (250) square feet of gross floor area.

No parking shall be required for pushcart food sales facilities except as required on a case-by-case basis as determined by the community development director as part of plot plan review procedure.

Four (4) parking spaces or one (1) parking space for each three hundred (300) square feet of gross floor area, whichever is greater. For offices in the industrial park zone or industrial park overlay, the requirement shall be one (1) parking space for each two hundred fifty (250) square feet of gross floor area.

One (1) parking space for each two hundred (200) square feet of gross floor area.

One (1) parking space for each one hundred (100) square feet of gross floor area. Outdoor dining areas not to exceed three hundred (300) square feet shall be exempt from parking subject to Miscellaneous Use Restrictions, section 33-1111 of Article 57 of this chapter.

Forty (40) parking spaces plus one (1) for each fifty (50) square feet of gross floor area over four thousand (4,000) square feet. Outdoor dining areas not to exceed three hundred (300) square feet shall be exempt from parking subject to Miscellaneous Use Restrictions, section 33-1111 of Article 57 of this chapter.

Twenty (20) parking spaces plus one (1) for each one hundred (100) square feet of gross floor area over four thousand (4,000) square feet. Outdoor dining areas not to exceed three hundred (300) square feet shall be exempt from parking subject to Miscellaneous Use Restrictions, section 33-1111 of Article 57 of this chapter.

One (1) parking space for each one hundred fifty (150) square feet. Outdoor dining areas not to exceed three hundred (300) square feet shall be exempt from parking subject to Miscellaneous Use Restrictions, section 33-1111 of Article 57 of this chapter.

One (1) parking space for each two hundred fifty (250) square feet of gross floor area.

One (1) space per two hundred fifty (250) square feet.

One (1) parking space for each one thousand (1,000) square feet of lot area.

**Use**

Trailer and boat sales lots  
 Shopping center (for the purpose of this article, a shopping center shall have a minimum lot area of three (3) acres and have multiple uses)  
 Stamp redemption centers  
 Tailor shops, shoe repair

Massage parlor

**Recreational**

Auditoriums and other places of public assembly and clubs, lodges having no sleeping facilities  
 Bowling alleys

Game and athletic courts

Gymnasium, skating rinks, billiard halls, dance schools, karate schools  
 Golf driving ranges  
 Miniature or pitch and putt golf courses  
 Swimming pools

Theaters and auctions

**Industrial**

Kennels, veterinary hospitals and veterinary offices

Recycling facility

Manufacturing uses, research and testing laboratories, food processing, printing and engraving shops and contractors

Salvage yard, junk yards, auto wrecking, storage yards, lumber yards and similar uses  
 Truck terminals

**Parking Spaces Required**

One (1) space per two thousand (2,000) square feet of lot supplies.

One (1) parking space for each two hundred (200) square feet of gross floor area.

One (1) space.

Three (3) parking spaces or one (1) parking space for each six hundred (600) square feet of gross floor area, whichever is greater.

One (1) space per one hundred (100) square feet.

One (1) parking space for each five (5) seats and one (1) for each one hundred (100) square feet of assembly area not having fixed seats.

Four (4) parking spaces for each alley. In addition, spaces for incidental uses shall be provided in accordance with standards specified for the particular use.

Two (2) parking spaces for each court.

One (1) parking space for each five (5) seats plus one (1) for each two hundred (200) square feet of recreation floor area.

One (1) parking space for each driving tee.

Three (3) parking spaces for each hole or two (2) for each hole plus the requirement for the accessory uses, whichever is greater.

One (1) parking space for each one hundred fifty (150) square feet of gross water surface area.

One (1) parking space for each five (5) seats or one (1) parking space for each thirty-five (35) square feet of assembly area.

One (1) parking space for each two hundred (200) square feet of examining and operating areas, plus (1) parking space for each four hundred (400) square feet of additional floor area.

One (1) space for each five hundred (500) square feet of material processing area; one (1) space for each five thousand (5,000) square feet of outdoor storage area; one (1) space for each scale or bin plus one (1) space (for waiting) per two (2) scales or bins for customer parking.

A. Parking standards for the M-1 and M-2 zones. One (1) space for each vehicle used in conjunction with the business, plus one (1) parking space for each five hundred (500) square feet of open or enclosed area devoted to the primary use, except contractors' open storage yards one (1) space per one thousand (1,000) square foot lot.

B. Parking standards for the IP and IP-O zones.

Suite Size	Space/Sq. Ft.
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<5,000 sq. ft.	1/400
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5,000 to 9,999 sq. ft.	1/500
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10,000 to 19,999 sq. ft.	1/575
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>20,000 sq. ft.	1/650
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Plus one (1) space per one thousand (1,000) square foot lot for contractors' open storage yards.

One (1) parking space per employee on the largest shift or one (1) space per five thousand (5,000) square feet of lot area, whichever is greater.

One (1) parking space for each three thousand (3,000) square feet of lot area.

**Use**

Warehouse and wholesale business and mini-storage

**Parking Spaces Required**

A. Parking standards for the M-1 and M-2 zones. One (1) parking space for each eight hundred (800) square feet of gross floor area. One (1) space per five thousand (5,000) square feet of floor area and storage lot for mini-storage.

B. Parking standards for the IP and IP-O zones.

Suite Size	Space/Sq. Ft.
<5,000 sq. ft.	1/500
5,000 to 9,999 sq. ft.	1/600
10,000 to 19,999 sq. ft.	1/700
>20,000 sq. ft.	1/800

One (1) parking space per five thousand (5,000) square feet of floor area and storage lot for mini-storage.

**Miscellaneous**

Churches, chapels, religious meeting halls and their accessory uses

One (1) parking space for each five (5) seats or one (1) parking space for every one hundred (100) square feet of gross floor area for assembly areas without fixed seating (twenty-two (22) inches of linear bench constitutes one (1) seat).

Hospitals

One and one-quarter (1 1/4) parking spaces for each bed.

Libraries, museums and library stations

One (1) parking space for each two hundred fifty (250) square feet of gross floor area.

Mortuaries

One (1) parking space for every (50) square feet of gross assembly floor area.

Schools, private and public:

- Grade schools, elementary and junior high schools
- Senior high schools

One (1) parking space for each employee and faculty member.

One (1) parking space for each employee and one (1) for each three (3) students for which the facility is designed.

- Trade schools, business colleges and commercial schools

One (1) parking space for each one and one-half (1 1/2) students of the maximum capacity of the classroom plus one (1) space for each faculty member.

**Emergency Shelters**

**One (1) parking space for each employee, volunteer, service provider and non-client who will be on-site during peak periods, plus one space per three (3) beds.**

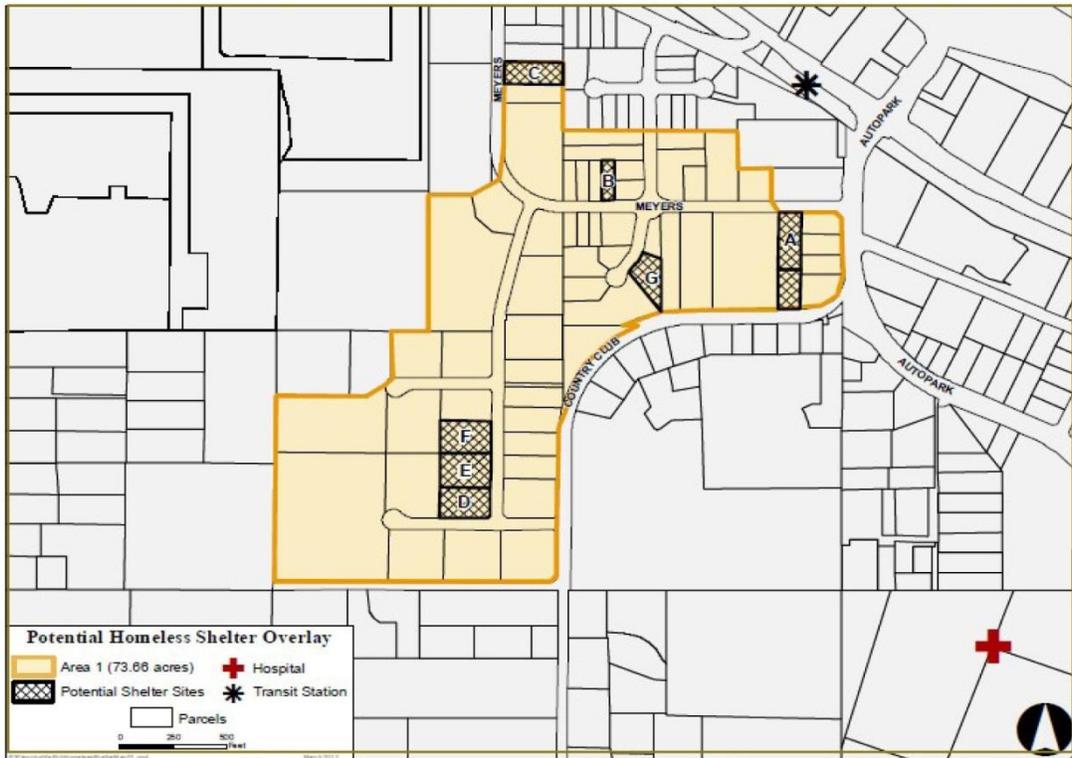
Transportation terminals and facilities, public utilities, colleges, stadiums, sport arenas and golf courses

Adequate number as determined by the planning commission after special study has been performed.

## Appendix C

### Emergency Shelters Overlay

#### Potential Shelter Sites Guide



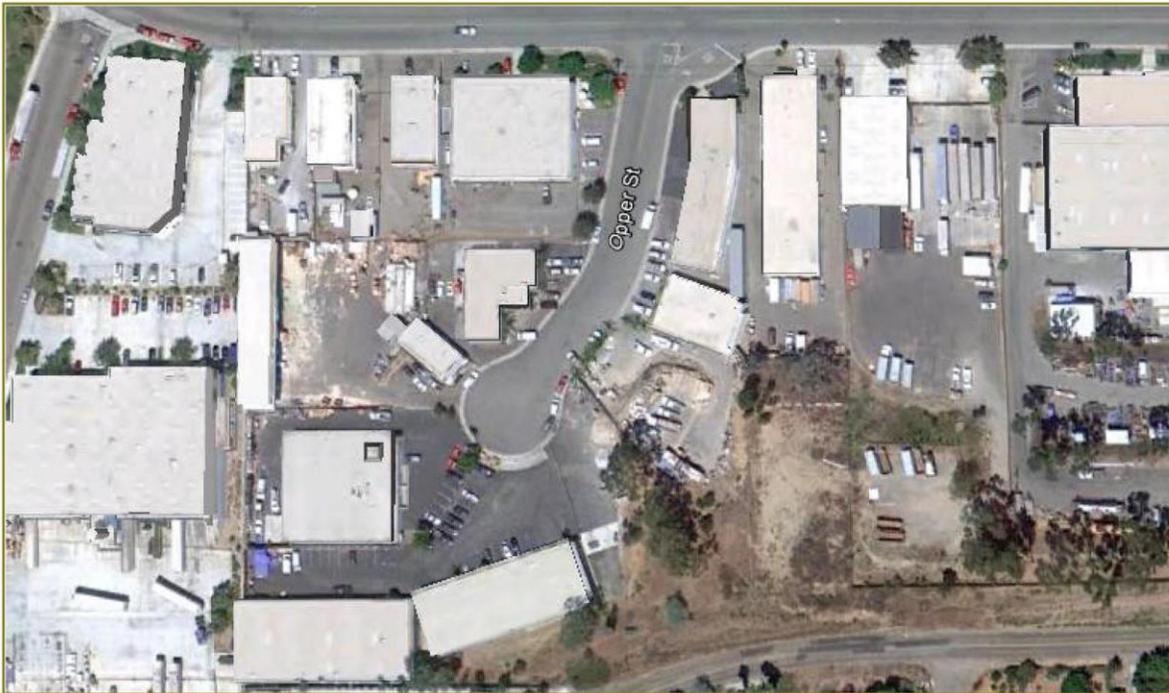
Parcel Details	Parcel Image
<p><b>SITE A</b>                      Images: 1033-1035                      Address: n/a; off Meyers Ave. near Auto Park Way                      Status: Space Available                      Company: n/a                      Company Members: n/a                      Company Phone(s): (619) 669-1923</p>	
<p><b>SITE B</b>                      Images: 1036-1037                      Address: 2270 Meyers Ave.                      Status: Now Leasing                      Company: n/a                      Company Members: n/a                      Company Phone(s): 724-2635</p>	

Figure XI-8

Parcel Details	Parcel Image
<p><b>SITE C</b>                      Images: 1038-1040                      Address: 2340 Meyers Ave.                      Status: Available                      Sq. Ftge.: 13,930 sq.ft.                      Company: Lee &amp; Associates                      Company Members: Dragovic, Little, Robinson                      Company Phone(s): (760) 929-9700</p>	
<p><b>SITE D</b>                      Images: 1041-1043                      Address: 445 Corporate Drive                      Status: Available                      Sq. Ftge.: 4k-8k sq.ft.                      Company: Lee &amp; Associates                      Company Members: G. Stokoe                      Company Phone(s): (760) 929-9700; (760) 448-2440</p>	
<p><b>SITE E</b>                      Images: 1044-1047                      Address: 457-465 Corporate Drive                      Status: For Lease                      Company: Colliers International                      Company Members: Daniel Knoke, Peter Merz                      Company Phone(s): (760) 930-7938</p>	
<p><b>SITE F</b>                      Images: 1048-1051                      Address: 475 Corporate Drive                      Status: Available                      Company: Cassidy Turley                      Company Members: Jim Benson                      Company Phone(s): (760) 431-4200</p>	
<p><b>SITE G</b>                      Images: 1052-1054                      Address: n/a; off cul-de-sac of Opper St.                      Status: n/a; empty plot                      Sq. Ftge.: 4k-12k sq.ft.                      Company: Colliers International                      Company Members: Peter Merz                      Company Phone(s): (760) 930-7921</p>	

Potential Shelter Sites Guide (Continued)

Figure XI-9



Potential Emergency Shelter Overlay Area Photos



Figure XI-10