

Senate Bill 2 (SB2) Emergency
Emergency Shelter Siting

Joint Study Session
CITY COUNCIL &
PLANNING COMMISSION
SEPTEMBER 26, 2016

Senate Bill 2 (SB2)

By Right Allowance for Emergency Shelters

Treatment of Supportive Housing & Transitional Housing Units (treat as residential use subject only to district)

Addition of definitions Supportive Housing, Transitional Housing

Zoning Ordinance Revision Options

- Allow within existing zoning district(s) or specific plan(s);
- Create a new zoning district; or
- Create a zoning overlay district such as Emergency Shelter (ES) Overlay zone to place on identified parcels or geographic areas

Guidance State Dept of HCD

- ❑ Recommended Siting Considerations:
 - Place near transit stop locations;
 - Place near service providers; and
 - Place near job centers
 - Heavy industrial neighborhoods only if these areas of parts of a City that are in Transition to different land uses

Analysis

- Small vs. Medium vs. Large Facilities Discussion
- Small = 12 Medium = 30 Large = 50-150
- Cities vary in sizes permitted by right or by CUP
- No Mandate to Fund or Construct similar to the RHNA Process

Development Standards

- ❑ Private Area for Client Services
- ❑ On site waiting & Client in-take area
- ❑ Parking 1:4 plus 1:employee
- ❑ Adequate Lighting interior & exterior

Operational Standards

- ❑ Maximum length of stay 6 months during any 12 mo. Period
- ❑ Max 71 beds additional beds require CUP
- ❑ On-Site Mgm't & Security
- ❑ Management & Operations Plan Approved

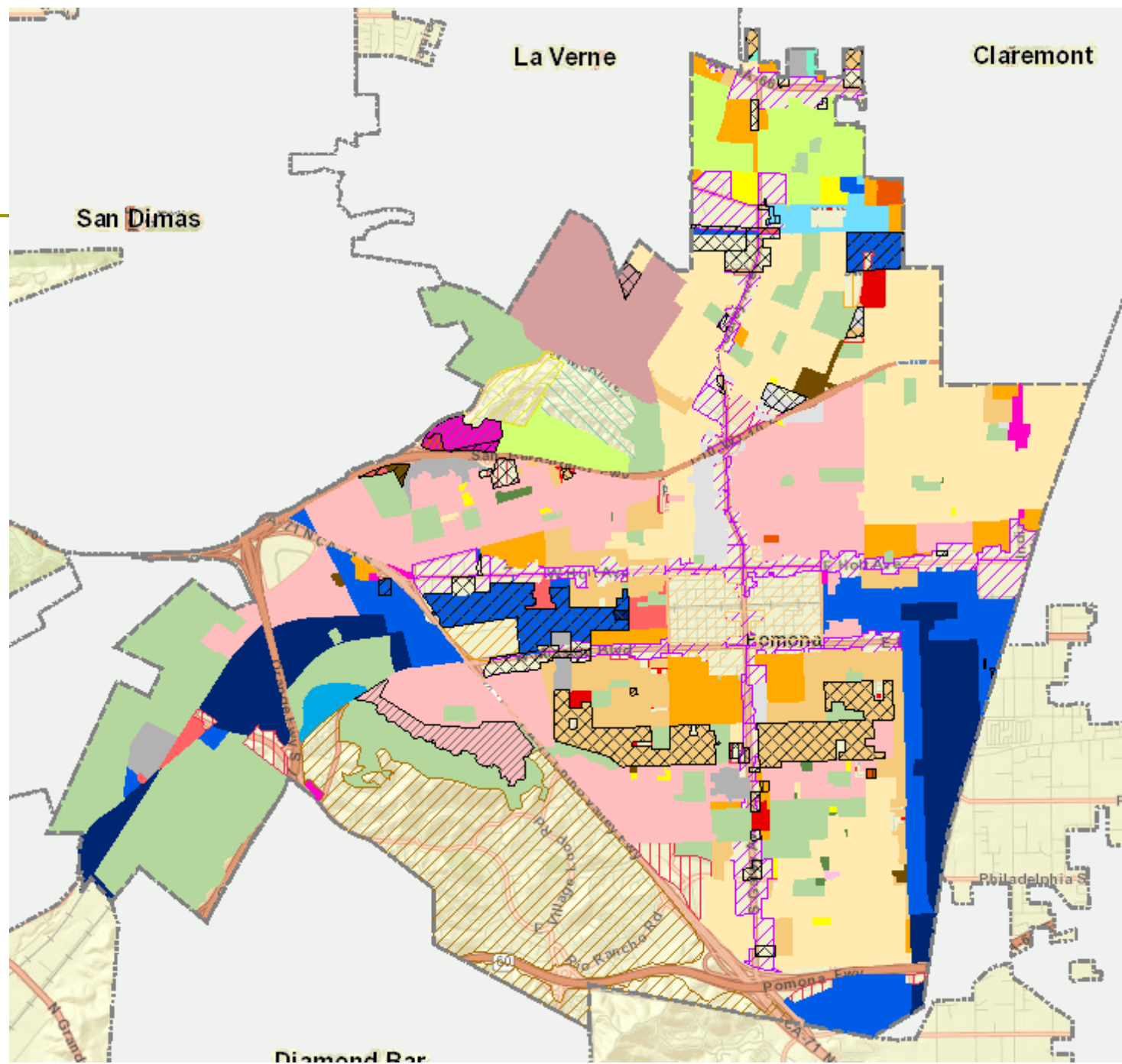
Former Homeless Population Target

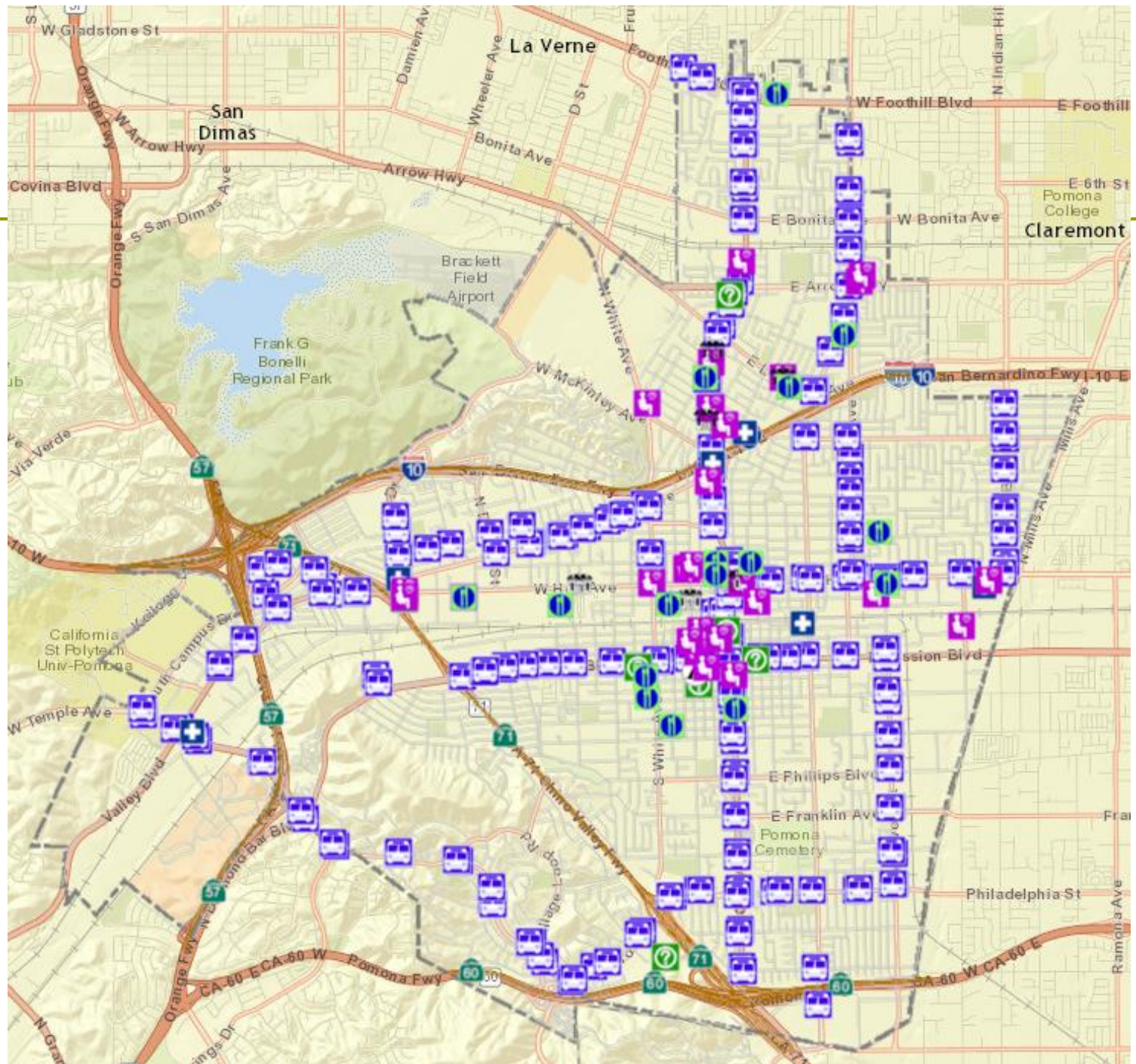
- Recent discussions with City's Rep at HCD
- The survey numbers will be acceptable at 353 beds vs. the 588 bed minimum previously discussed
- Breakdown of Facilities if evenly distributed:
 - 6=59 5=71 4=88 3=118 2=177

New Homeless Population Target

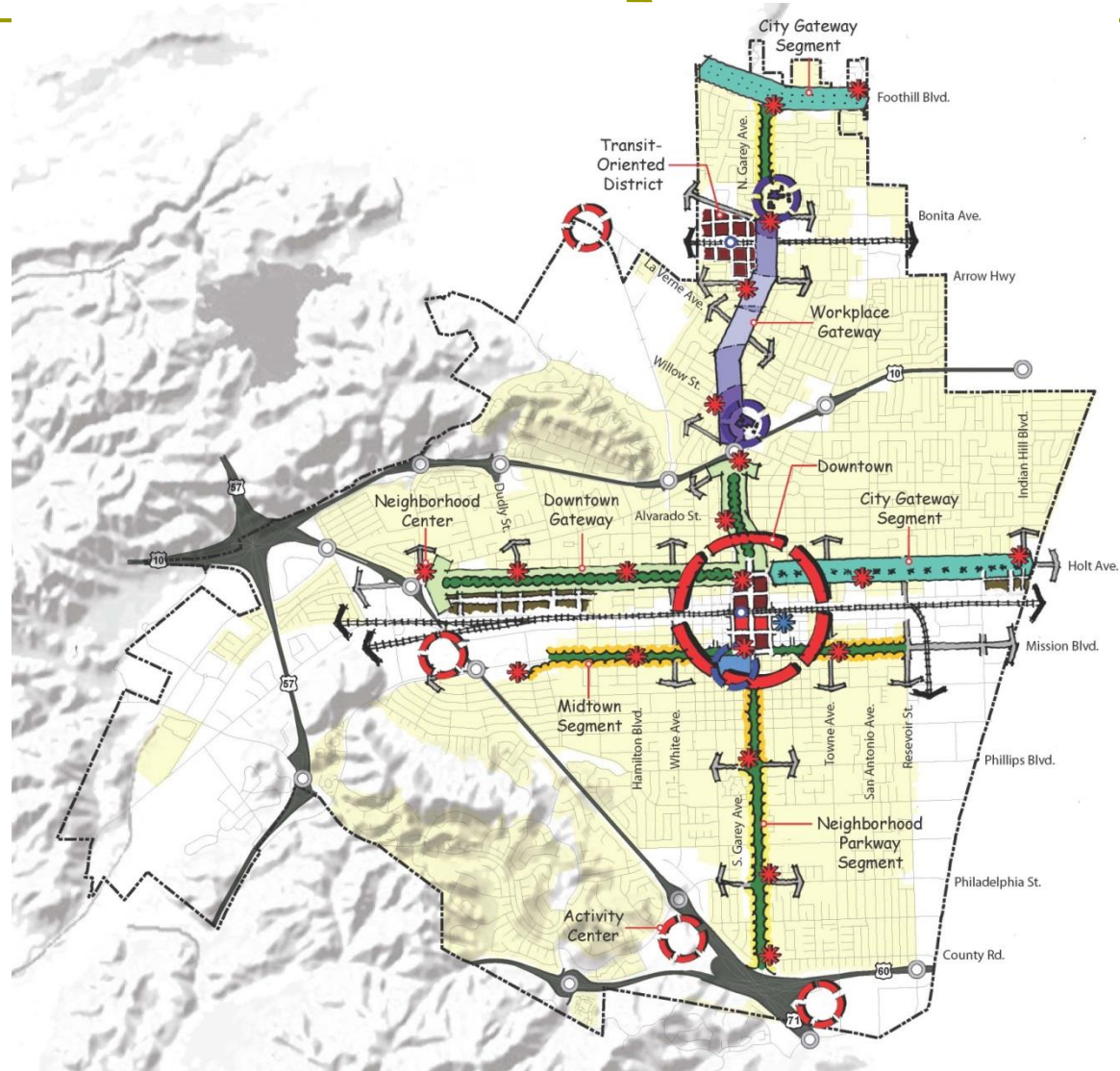
Year	Total	Sheltered	Unsheltered
2016	689	323	366
2015	912	324	588
Difference	-223	-1	-222

*Much of the reduction in persons living on the streets may be attributed to the Housing First focus that the City has implemented. From 2/1/15 through 1/30/16 more than 575 homeless persons have been served through direct street outreach or housing focused services, such as permanent supportive housing and rapid rehousing services, funded by the City. Of those served, 265 or 46% were placed in housing.

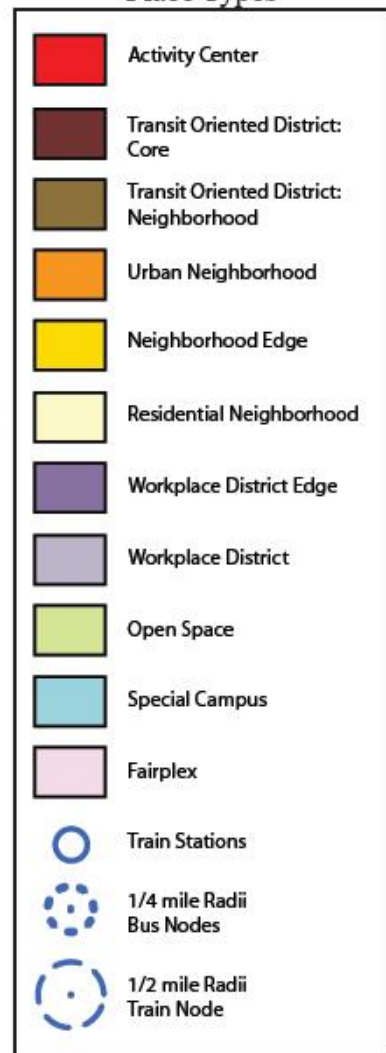
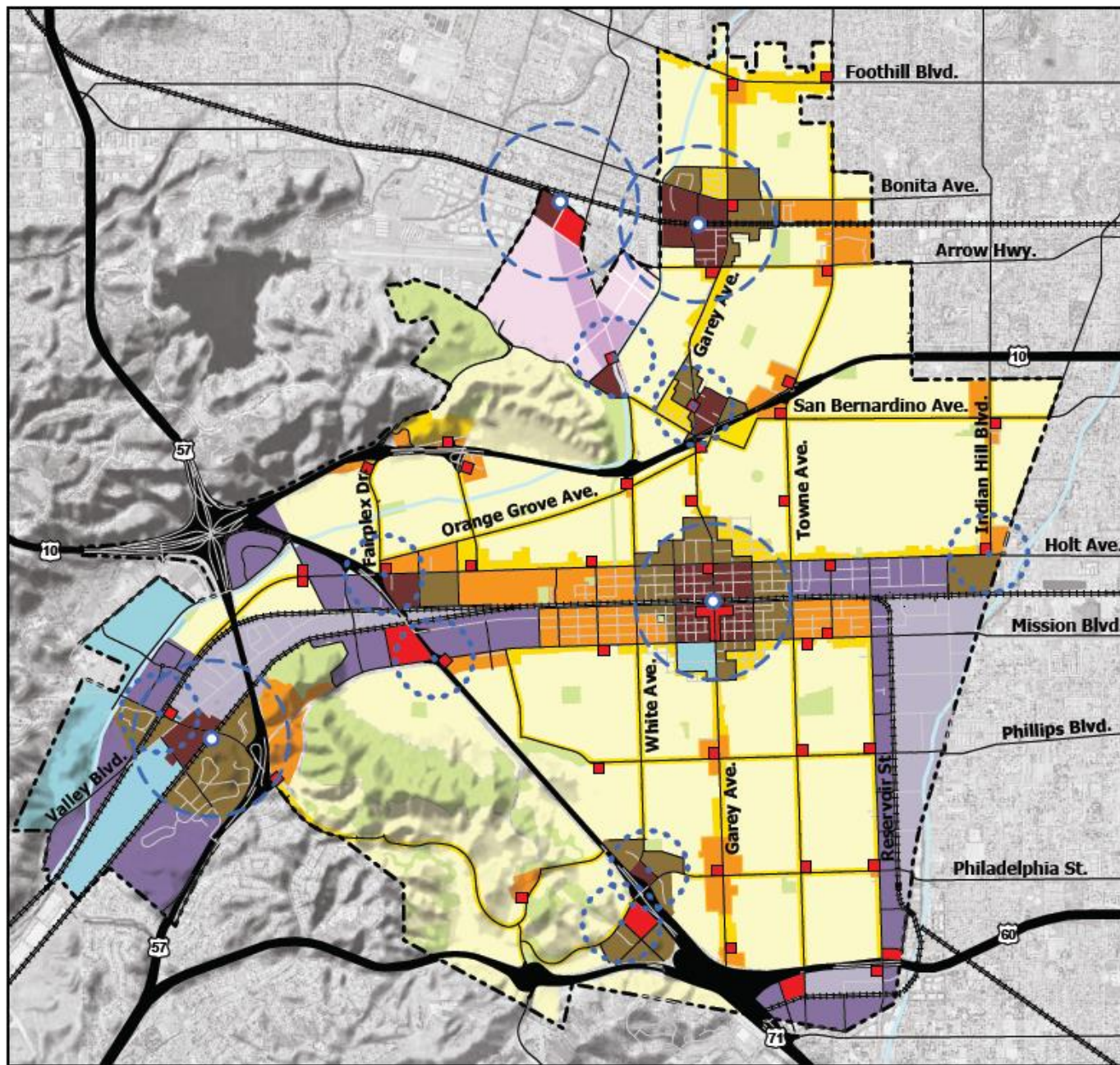




Pomona Corridors Specific Plan



Place Types



Sites Originally Recommended

- ❑ **Study Session #1 P.C. Four Sites**

- ❑ American Recovery Center; P.U.S.D. Park West; State Former Lanterman; City Water Dept. Property on E. First Street

- ❑ **Study Session #2 P.C. Six Sites**

- ❑ Above stated sites plus Fairplex & Garey Village (Former Credit Union S. Garey Av)

Sites Discussed at P.C. Public Hearing to add Overlay Districts

- ▣ **Seven Sites Recommended based on prior Study Sessions Dec 2015, Jan 2016 and P.A.T.H. Recommendations**
- ▣ State former Lanterman; American Recovery Center; Fairplex; Garey Village; City Water Property E. First St.; Former Taxi Cab Dispatch Properties on E. Mission; 232 W. Eight St.

Sites Dismissed by Planning Comm.

- ❑ After neighborhood concerns expressed at Feb. P.C. public hearing 2 sites removed for consideration
- ❑ 2322 S.Garey Ave. (Former Credit Union)
- ❑ 232 W. Eighth St.

Sites Selected by City Council

- After two public hearings before the City Council due to clarification on E. Mission Single Parcel versus 2 Parcels
- May 2, 2016 Ultimately only a single parcel was approved by the City Council 1390 E. Mission Blvd.

Site Adopted by City Council

- ▣ 1390 E. Mission Blvd.

Homeless Advisory Committee SB2 Site Specific Activity

June 2016 – Individual Votes

SITE LOCATION	COMMENTS	# of LOVE IT	# of LIVE W/IT	# of LOATHE IT	TOTAL # of Votes
255 W Misison Blvd. (CSP)	Vacant Building former Cal Bank and Trust	0	10	8	18
221 W. Holt Ave. (CSP)	Former Bob's Big Boy next to Purpose Church	5	8	3	16
160 E. Holt Ave. (CSP)	Vacant Building near Jack in the Box	3	6	9	18
1749 N Garey (CSP)	Across from PVH next to Golden Wok	0	0	18	18
234 N. Mountain View Ave. (M-1)	Former Roofing Contractor N. side of tracks	0	5	11	15
295 W. Commercial St. (DPSP)	Across from Transit Station	4	5	10	19
600 S. Towne Ave. (R2)	Former Church suggested family housing	10	6	2	18
2180 Valley Blvd. (M-1)	The American Recovery Center	19	0	0	19
1790 E. First St. (O)	City of Pomona Water Department	3	7	8	18
3530 Pomona Blvd. (O)	Former Lanterman Site	12	4	2	18
2322 S. Garey Ave. (CSP)	Vacant former Credit Union - Garey/Olive)	4	11	2	17
232 W. Eighth St. (R3)	Vacant lot south of County parking lot	6	7	3	16
1101 W. McKinley (F)	Fairplex Property	8	9	1	18
1390 E. Mission Blvd. (M-2) (CSP)	Former Taxi Cab Dispatch Yard/Motel	12	5	1	18
Park West (M-1) (CSP)	Behind PUSD Adult Ed	3	11	5	19
822 W. Commercial St. (M-1)	City owned, vacant (Sewer Lot/City Yard)	0	0	18	18
1400 E. Mission (M-2) (CSP)	Former Taxi Cab Dispatch Yard	14	3	1	18
On Grand between Park/Rebecca (R2)	Vacant lot	4	4	9	17
1041 S. White (R2)	Vacant lot owned by Mayan Co.	7	7	3	17

ZONING LEGEND

CSP= Pomona Corridor Specific Plan

M-1= Light Industrial

M-2= Genreal Industrial

DPSP= Downtown Pomona Specific Plan

R2= Low Density Multiple Family

R3= Med Density Multiple Family

O= Publicly Owned Land

Homeless Advisory Committee SB2 Site Specific Activity

– Weighted Vote Scoring

Love It=3 Live W/It=2 Loathe It=1

SITE LOCATION	COMMENTS	LOVE IT	LIVE W/IT	LOATHE IT	TOTAL SCORE	RANKING
2180 Valley Blvd.	The American Recovery Center	57	0	0	57	1
1400 E. Mission	Former Taxi Cab Dispatch Yard	42	6	1	49	2
1390 E. Mission Blvd.	Former Taxi Cab Dispatch Yard/Motel	36	10	1	47	3
3530 Pomona Blvd.	Former Lanterman Site	36	8	2	46	4
600 S. Towne Ave.	Former Church suggested family housing	30	12	2	44	5
1101 W. McKinley	Fairplex Property	24	18	1	43	6
1041 S. White	Vacant lot owned by Mayan Co.	21	14	3	38	7
2322 S. Garey Ave.	Vacant former Credit Union - (Garey/Olive)	12	22	2	36	8
Park West	Mission & Curran Place	9	22	5	36	9
232 W. Eighth St.	Vacant lot south of County parking lot	18	14	3	35	10
221 W. Holt Ave.	Former Bob's Big Boy next to purpose church	15	16	3	34	11
295 W. Commercial St.	Across from transit station	12	10	10	32	12
1790 E. First St.	City of Pomona Water Department	9	14	8	31	13
160 E. Holt Ave.	Next to Jack in the Box	9	12	9	30	14
Grand Park/Rebecca	Vacant lot	12	8	9	29	15
255 W Misison Blvd.	Vacant Building former Cal Bank and Trust	0	20	8	28	16
234 N. Mountain Ave.	Former Roofing Contractor N. of tracks	0	10	11	21	17
1749 N Garey	Across from PVH next to Golden Wok	0	0	18	18	18
822 W. Commercial St.	City owned, vacant (Sewer Lot/City Yard)	0	0	18	18	18

Homeless Advisory Committee SB2 Site Specific Activity

– Modified Weighted Voting Score

Love It=3 Live W/It =2 Loathe It=0

SITE LOCATION	COMMENTS	LOVE IT	LIVE W/IT	LOATHE IT	TOTAL SCORE	RANKING
2180 Valley Blvd.	The American Recovery Center	57	0	0	57	1
1400 E. Mission	Former Taxi Cab Dispatch Yard	42	6	0	48	2
1390 E. Mission Blvd.	Former Taxi Cab Dispatch Yard/ Motel	36	10	0	46	3
3530 Pomona Blvd.	Former Lanterman Site	36	8	0	44	4
600 S. Towne Ave.	Former church suggested family housing	30	12	0	42	5
1101 W. McKinley	Fairplex Property	24	18	0	42	5
1041 S. White	Vacant lot owned by Mayan Co.	21	14	0	35	6
2322 S. Garey Ave.	Vacant former Credit Union - (Garey/Olive)	12	22	0	34	7
232 W. Eighth St.	Vacant Lot south of County Parking Lot	18	14	0	32	8
221 W. Holt Ave.	Former Bob's Big Boy next to Purpose Church	15	16	0	31	9
Park West	Mission & Curran Place	9	22	0	31	9
1790 E. First St.	City of Pomona Water Department	9	14	0	23	10
295 W. Commercial St.	Across from Transit Center	12	10	0	22	11
160 E. Holt Ave.	Next to Jack in the Box	9	12	0	21	12
255 W Misison Blvd.	Vacant Building former Cal Bank and Trust	0	20	0	20	13
Grand Park/Rebecca	Vacant lot	12	8	0	20	13
234 N. Mountain Ave.	Former Roofing Contractor N. of tracks	0	10	0	10	14
1749 N Garey	Across from PVH next to Golden Wok	0	0	0	0	15
822 W. Commercial St.	City owned, vacant (Sewer Lot/City Yard)	0	0	0	0	15

American Recovery Center

2180 Valley Blvd.



Former Taxi Cab Dispatch Yard

1390 E. Mission



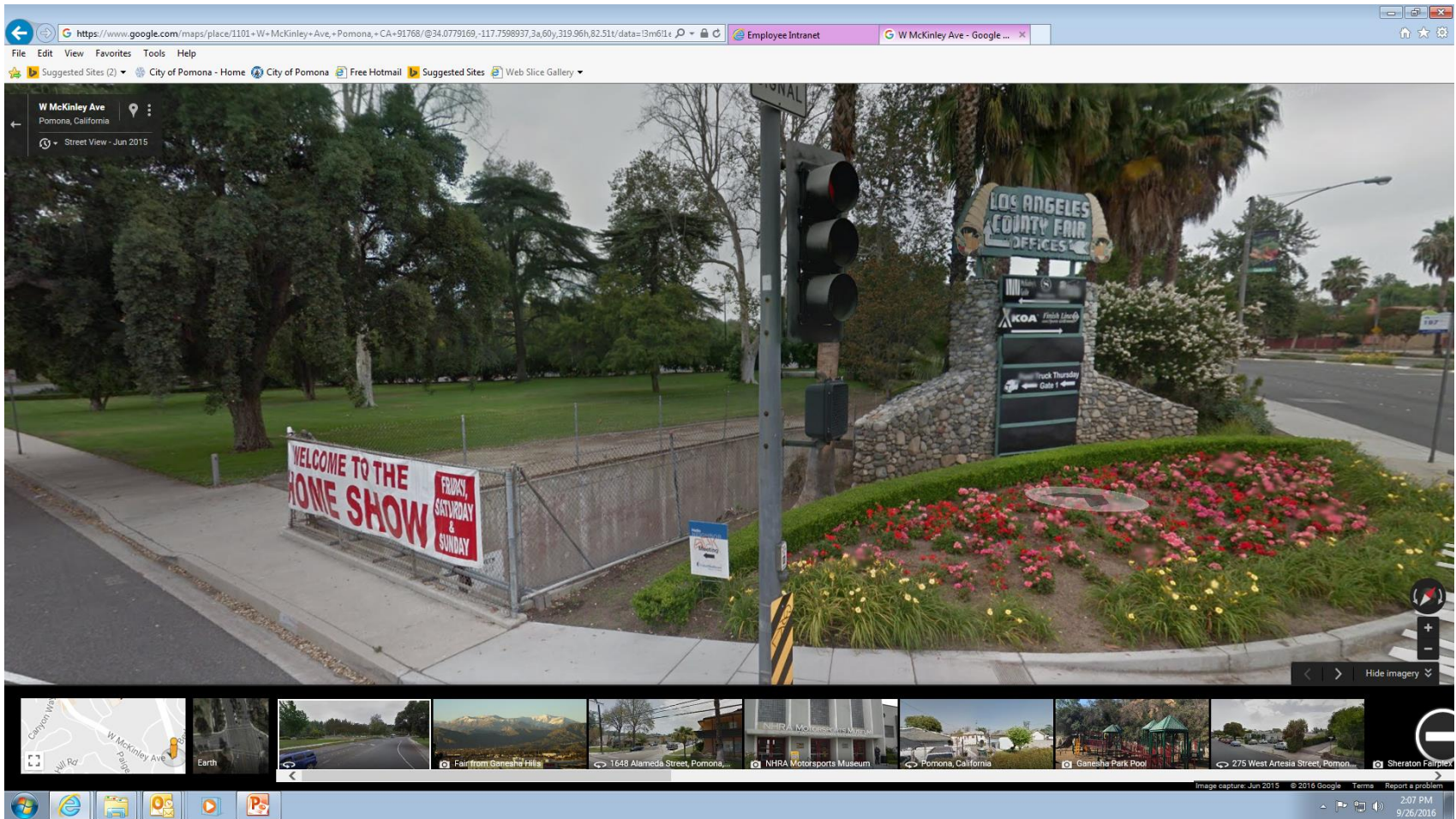
A screenshot of a Google Maps Street View of 1412 E Mission Blvd, Pomona, CA. The main image shows a single-story house with a grey roof and a dark front door, partially obscured by a black metal fence. In the foreground, a red sign on a pole reads "IN Available 909.600.4100". To the left, a "NO TRESPASSING" sign is visible. The scene is set on a clear day with some trees and utility poles. The browser window at the top shows the Google Maps URL and several tabs, including "1412 E Mission Blvd - Google..." and "EnerGov". The bottom of the screen displays the Google Maps interface, including a map inset, a street view pegman, and a search bar. The system tray at the very bottom shows various application icons and the date/time: 3:30 PM 9/26/2016.

Former Lanterman Site 3530 Pomona Blvd.



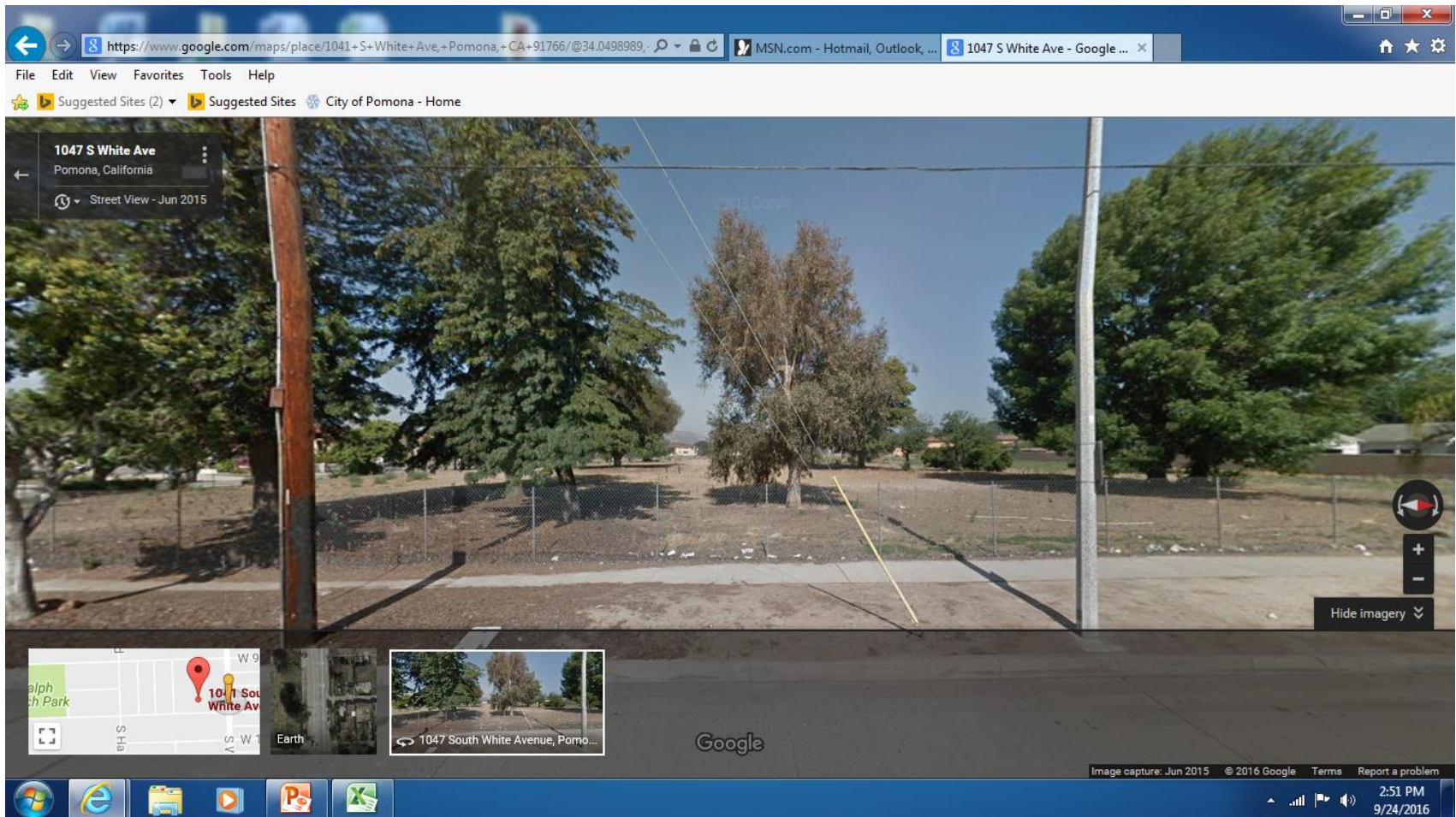
Fairplex

1101 W. McKinley



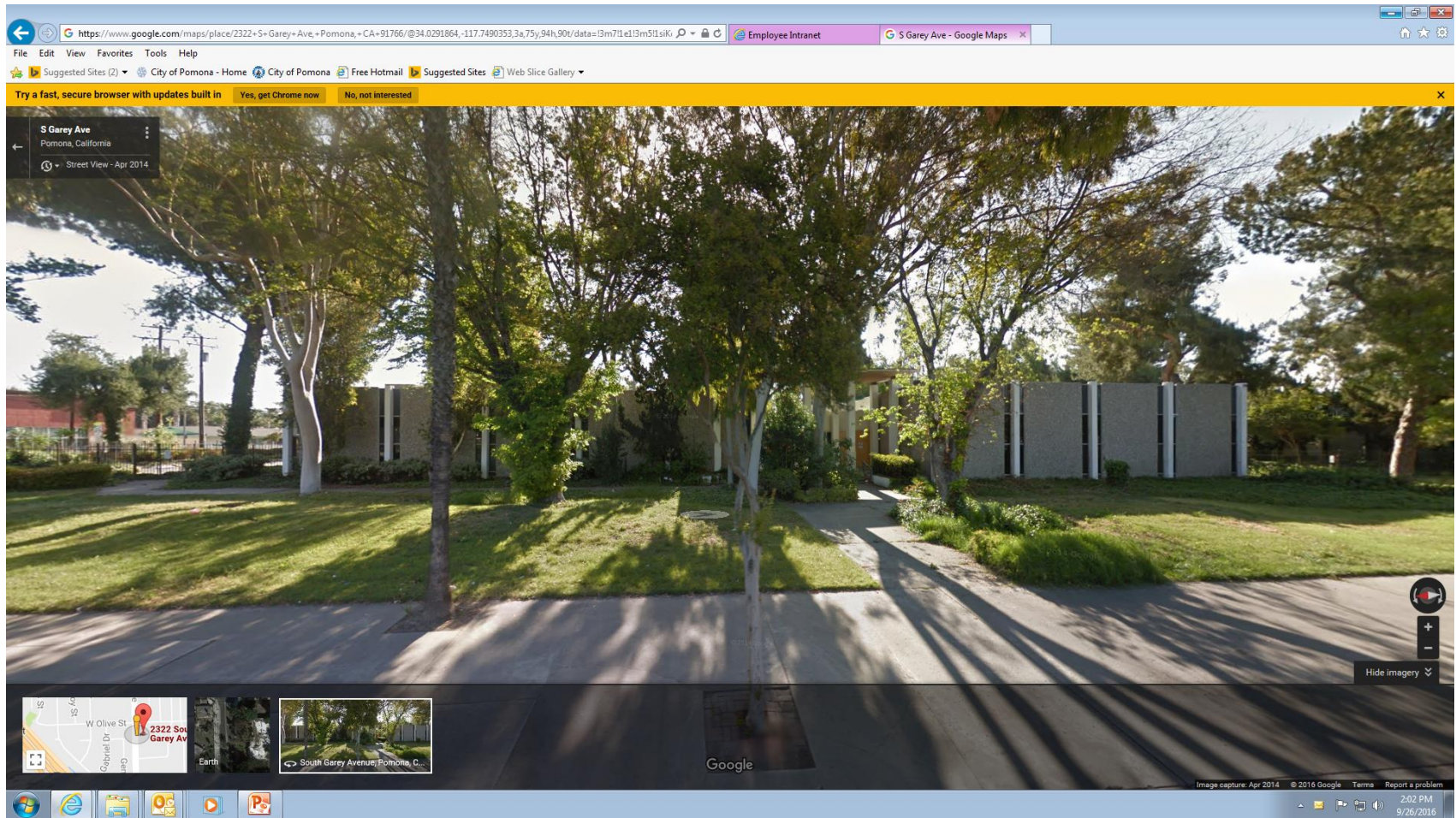
Vacant Lot-Mayan Develop.

1041 S. White Ave.



Vacant Garey Village Site

2322 S. Garey Ave.



Vacant Lot

232 W. Eighth St.



Purpose Church-Vacant Restaurant

221 W. Holt Ave.



Park West (P.U.S.D.) Mission at Curran Pl.



City of Pomona Water Dept. Lot 1790 E. First Street



Transit Center

295 W. Commercial



160 E. Holt



The screenshot displays a Google Street View of a modern building at 258 W Mission Blvd, Pomona, California. The building is constructed from large, light-colored concrete blocks with a central glass entrance. The interface includes a browser window at the top showing the Google Maps URL, a sidebar on the left with address information, and a taskbar at the bottom with various application icons. The main view shows the building's exterior with a clear sky and some trees in the background.

Vacant Lot on Grand Ave.

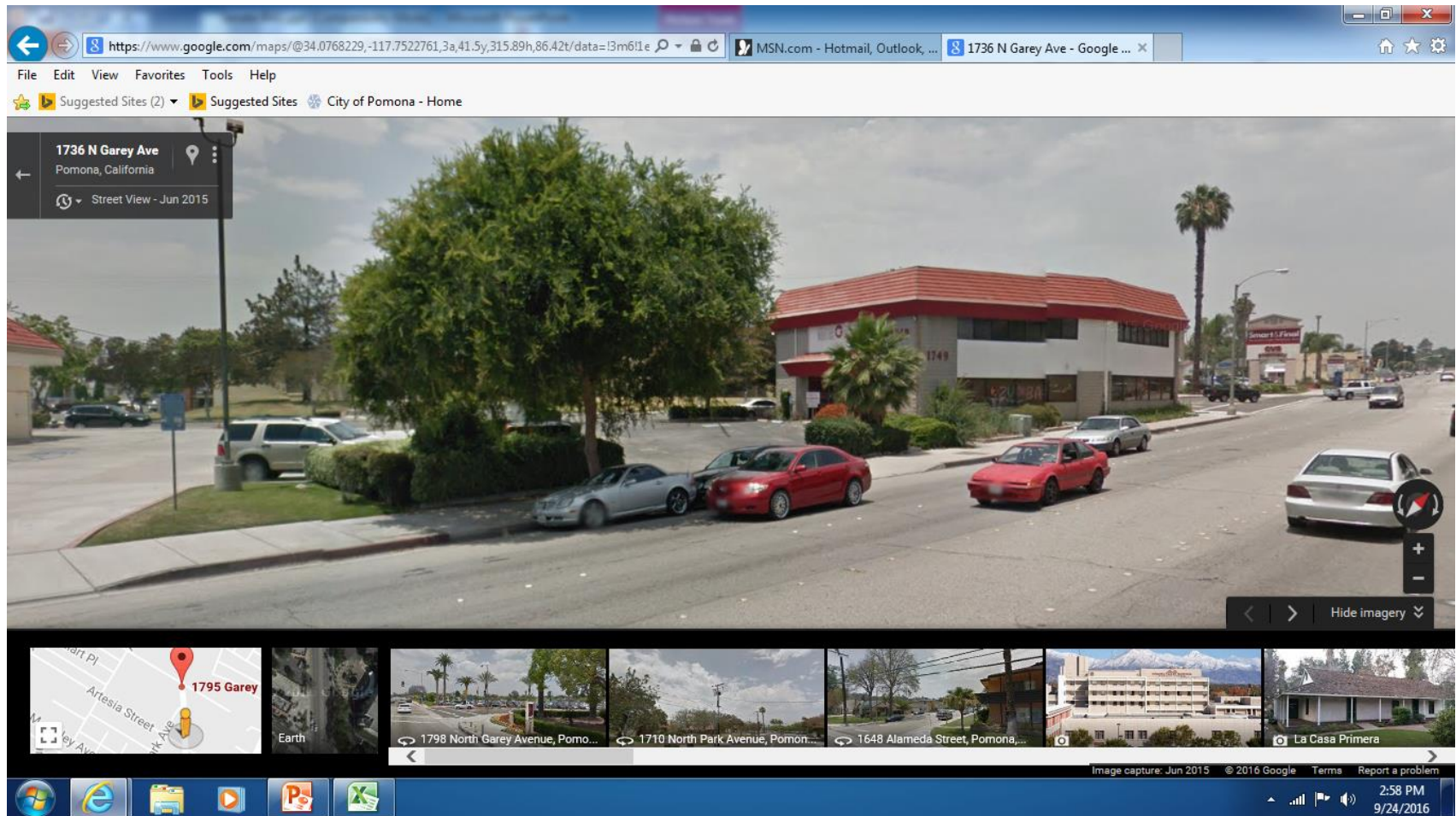


Mountain View Property

234 N. Mountain View



Medical Office Bldg. 1749 N. Garey Ave.



Vacant City Lot

822 W. Commercial St.



Next Steps of City of Pomona

- ❑ Outreach for Siting Suggestions to the Homeless Advisory Committee
- ❑ Conduct a joint City Council/Planning Commission Study Session
- ❑ Conduct Public hearings on designating new locations at Planning Commission and City Council

Conclusion

- Staff is requesting that the Planning Commission and City Council provide direction on which additional properties would be appropriate to select as “overlay zones” for Emergency Shelters or Select land use districts, zoning districts or specific plan areas that would be appropriate to zone for year-round Emergency Shelters

Definitions

- ▣ Emergency Shelter- 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 inability to pay.

Definitions

- Supportive Housing-"Supportive housing means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

Definitions

- Transitional Housing- "Transitional housing means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. Transitional housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

Definitions

- Target Population- “Target Population” means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.