

STAFF REPORT



ITEM NO. 6
CITY OF OCEANSIDE

DATE: September 3, 2008

TO: Honorable Mayor and City Councilmembers

FROM: Neighborhood Services Department

SUBJECT: **ADOPTION OF A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE DECLARING A TEMPORARY SHELTER CRISIS AND SUSPENDING THE ZONING ORDINANCE REQUIREMENT TO ALLOW CHURCHES TO SHELTER UP TO 50 PERSONS FROM DECEMBER 1, 2008, THROUGH APRIL 15, 2009, WITHOUT OBTAINING A CONDITIONAL USE PERMIT**

SYNOPSIS

Staff recommends that the City Council adopt a resolution declaring a temporary shelter crisis in the City of Oceanside from December 1, 2008, through April 15, 2009, and suspending the zoning ordinance requirement to allow churches to shelter homeless persons without obtaining a conditional use permit. In the resolution, the Council makes a finding that a significant number of homeless persons will be without the ability to obtain shelter during cold weather and that this situation will result in a threat to their health and safety. The resolution allows churches to provide temporary shelter for a maximum of 50 homeless persons without obtaining a conditional use permit.

BACKGROUND

For the past six years, the City Council has adopted resolutions declaring a shelter crisis and last year allowed churches to provide shelter for up to 50 persons without obtaining a conditional use permit.

ANALYSIS

A declaration of shelter crisis requires a finding by the City Council that there is a significant number of persons within the jurisdiction of the governing body that are without the ability to obtain shelter, and that the situation has resulted in a threat to the health and safety of those persons. The proposed resolution will suspend the conditional use permit requirement for a temporary homeless shelter during the period of December 1, 2008, through April 15, 2009. Therefore, the City will not require that a church facility obtain a permit in order to provide temporary shelter for up to 50 persons on their premises.

FISCAL IMPACT

No fiscal impact.

COMMISSION OR COMMITTEE REPORT

At its meeting on July 22, 2008, the Housing Commission unanimously voted to recommend that the City Council adopt a resolution declaring a shelter crisis and allow churches to shelter up to 50 persons without obtaining a conditional use permit for the months of December 1, 2008, through April 15, 2009.

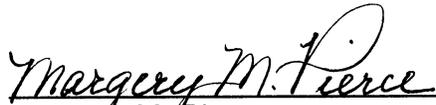
CITY ATTORNEY'S ANALYSIS

The resolution has been reviewed by the City Attorney and approved as to form. Section 8698.1 of the Government Code authorizes the City to suspend the application of its zoning ordinance and other ordinances to allow public facilities to provide shelter for homeless persons upon a declaration of shelter crisis.

RECOMMENDATION

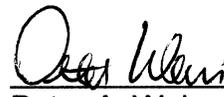
Staff recommends that the City Council adopt a resolution declaring a temporary shelter crisis in the City of Oceanside from December 1, 2008, through April 15, 2009, and suspending the zoning ordinance requirement to allow churches to shelter homeless persons without obtaining a conditional use permit.

PREPARED BY:



Margery M. Pierce
Director of Neighborhood Services

SUBMITTED BY:



Peter A. Weiss
City Manager

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager



George Buell, Development Services Director



Attachments: Resolution
Housing Commission Report

1 RESOLUTION NO. _____

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE DECLARING A TEMPORARY SHELTER CRISIS
4 AND SUSPENDING THE ZONING ORDINANCE REQUIREMENT
5 TO ALLOW CHURCHES TO SHELTER UP TO 50 PERSONS
6 FROM DECEMBER 1, 2008 THROUGH APRIL 15, 2009
7 WITHOUT OBTAINING A CONDITIONAL USE PERMIT

8 WHEREAS, there are insufficient designated homeless shelters in the City of Oceanside
9 to accommodate the number of persons in need of such shelter;

10 WHEREAS, a number of these homeless persons are elderly, disabled and families with
11 young children;

12 WHEREAS, cold nighttime temperatures and inclement weather threaten the health and
13 safety of these persons; and,

14 WHEREAS, many churches that would otherwise temporarily house homeless families
15 are unable to process conditional use permits in time for the inclement weather period from
16 December 1, 2008 to April 15, 2009;

17 NOW, THEREFORE, the City Council of the City of Oceanside does find and resolve as
18 follows:

19 1. The City Council finds that: (a) a significant number of persons within the City of
20 Oceanside are without the ability to obtain shelter because of a lack of adequate homeless
21 shelter space; and (b) this situation has resulted in a threat to their health and safety because of
22 the pending cold inclement weather.

23 2. Pursuant to Government Code Section 8698.2(a)(1), the City Council therefore
24 declares that there is a temporary shelter crisis in the City of Oceanside.

25 3. In order to mitigate the effects of the shelter crisis, the zoning ordinance
26 requirement of a conditional use permit for temporary homeless shelters in church facilities for
27 50 persons or fewer is suspended from December 1, 2008 until April 15, 2009, in accordance
28 with Government Code Section 8698.1(b).

////

////

