

ATTACHMENT 6

**Ordinance No. _____, allowing Emergency Housing Villages by adding sections 313-62.5, and amending sections 313-136, and 313-140 and related tables in Chapter 3 of Division 1 of Title III of the County Code, Coastal Zoning Code.
(Coastal Emergency Housing Village Ordinance)**

ORDINANCE AMENDING TITLE III, DIVISION 1, CHAPTER 3 OF THE HUMBOLDT COUNTY CODE

The Board of Supervisors of the County of Humboldt ordains as follows:

SECTION 1. PURPOSE OF AMENDMENTS TO THE ZONING REGULATION

The Humboldt County 2019 Housing Element includes Implementation Measure H-IM58 creating provisions for Alternative Lodge Parks to allow spaces for occupancy that are flexible allowing a broad range of housing types. This ordinance will allow for Emergency Housing Villages to encourage the development of new low-cost housing development and allow a broad range of housing types for occupancy as emergency housing. This ordinance amends the zoning regulations to allow new housing configurations (Emergency Housing Villages including Emergency Dependent Unit Villages and Alternative Lodge Parks) as permitted housing types, and specifies objective performance standards for each to protect public health and safety.

SECTION 2. EMERGENCY HOUSING VILLAGES

Add Section 313-62.5 creating and setting standards for types of Emergency Housing Villages allowed as emergency housing in Title III, Division 1, Chapter 4 of the Humboldt County Code as follows (additions are shown in underline text):

313-62.5 Emergency Housing Villages

The purpose of these regulations is to allow a broad range of housing types for occupancy as emergency housing. This section allows for Emergency Housing Villages including Emergency Dependent Unit Villages and Alternative Lodge Parks, and is allowable under Government Code Chapter 7.8 – Shelter Crisis, Section 8698.4 addressing emergency housing upon declaration of a shelter crisis. All units allowed under this section for Emergency Housing Villages shall meet the minimum requirements of the California Building Code (CBC), Appendix P *Emergency Housing* and California Residential Code (CRC), Appendix AZ *Emergency Housing*, or subsequent appendix, unless otherwise stated in this Code. All units that only meet the minimum building standards for *Emergency Housing* are only allowable during an active shelter crisis declaration.

62.5.1 Applicability

This section applies to any facility for persons experiencing homelessness for the duration of the shelter crisis.

62.5.2 Operating Standards

Emergency Housing Villages shall be operated by a government agency, religious institution, nonprofit charitable organization, or private nonprofit organization.

62.4.2.1 No individual or household shall be denied shelter because of inability to pay.

62.5.3 General Development Standards

All Emergency Housing Villages are subject to the following development standards:

62.5.3.1 Water and Wastewater

62.5.3.1.1 Emergency Housing Villages within Urban Service Areas shall connect to public water and wastewater systems where those services are available.

62.5.3.1.2 Where connection to public water or wastewater system is not available, Emergency Housing Villages will require a Special Permit, and shall be served by on-site wastewater treatment that meets County Code and Public Water Systems (as defined in Section 116275 of the California Safe Drinking Water Act) that meet State requirements.

62.5.3.2 Energy

The source of electricity may be connection to grid power, an emergency generator or renewable source of power such as solar.

ALTERNATIVE 1 (Replaces 62.5.3.2 above)

62.5.3.2 Energy

The source of electricity may be connection to grid power or permitted renewable source of power.

62.5.3.3 Access

Emergency Housing Villages shall be located on a Category 4 road and a Category 2 driveway. The road and driveway shall have a minimum width of 20 feet for Fire Safe Regulations.

62.5.3.4 Identification

Emergency housing spaces shall be designated by address numbers, letters, or other suitable means of identification. The identification shall be in a conspicuous location facing the street or driveway fronting the building or structure. Each identification character shall be not less than 4 inches (102 mm) in height and not less than 0.5 inch (12.7 mm) in width, installed/painted on a contrasting background.

62.5.3.5 Parking

There is no minimum parking requirement.

62.5.3.6 Waste Removal and Composting

62.4.3.6.1 One or more areas shall be set aside for enclosed trash, source separated organics and recycling containers. If a waste service is used, the areas must be directly accessible for garbage and recycling trucks.

62.5.3.6.2 The property owner of record is responsible for the satisfactory removal of all refuse accumulated at the Village by either (1) contracting with a franchised collector or (2) self-hauling and disposing of refuse created, without compensation, in a manner consistent with State requirements (Title 14 of the California Code of Regulations Section 17331), and Section 521-4 of this Code.

62.5.3.6.3 Composting shall be done in containers, actively managed to minimize odors and reduce attraction to vermin and located at least 25 feet away from living units.

62.5.3.7 Open Space

A minimum area of 1,500 net square feet per acre of Emergency Housing Village shall be provided and improved for recreation and open space to be used for shared lawns, gardens, patios, etc.

ALTERNATIVE 2 (Replaces 62.5.3.7 above)

62.5.3.7 Common Recreation and Open Space

A minimum area of 2,000 net square feet per acre of Emergency Housing Village shall be provided and improved for open space in conjunction with the development to be used for shared lawns, gardens, patios, etc. A maximum of twenty-five percent (25%) of this area can be used to create common buildings for recreation, workspace, or storage.

62.5.3.8 Common Facilities

On-site common facilities providing, but not limited to, a shared kitchen area, and shared bathroom and sanitary facilities, supporting the Emergency Housing Villages are required.

62.5.3.8.1 Emergency Housing Villages shall provide on-site common facilities that include, but are not limited to, kitchen areas, toilets, showers and bathrooms with running water.

ALTERNATIVE 3

62.5.3.8.2 The use of the on-site common facilities shall be limited exclusively to the occupants of the Emergency Housing Village, any personnel involved in operating the housing, and other emergency personnel.

62.5.3.8.2 Common bathroom facilities shall be provided with at least one toilet for every four (4) sleeping units, and at least one bathing facility for every eight (8) sleeping units.

62.5.3.8.3 Lavatories with running water shall be installed and maintained in the toilet facilities or adjacent to the toilet facilities.

62.5.3.8.4 Bathing facilities shall be provided with heating equipment which shall be capable of maintaining a temperature of 70 degrees F (21.0 degrees Celsius) within such facilities.

62.5.3.8.5 A separate kitchen area shall be equipped and maintained as a common use kitchen. Refrigerated storage shall be provided for safe storage of food.

62.5.3.8.6 Emergency Housing Villages shall have a property manager who shall be responsible for providing routine maintenance to the common facilities; and common use facilities shall be maintained in a safe and sanitary condition, and free from vermin, vectors, and other matter of an infectious or contagious nature. Common use facilities shall not be occupied if a substandard condition exists.

62.5.3.8.7 Potable drinking water shall be provided for all occupants, where connection to Public Water System (as defined in Section 116275 of the California Safe Drinking Water Act) is not available.

62.5.4 Emergency Dependent Unit Villages

Emergency Dependent Unit Villages allow for Emergency Sleeping Cabins, which are not equipped with a kitchen area, toilet, and sewage disposal system. Emergency Sleeping Cabins in Emergency Dependent Unit Villages shall meet the minimum requirements of the California Building Code, Appendix P104 *Emergency Sleeping Cabins* and California Residential Code, Appendix AZ104 *Emergency Sleeping Cabins*, or subsequent appendix, unless otherwise stated in this Section 313-62.4 of the HCC.

62.5.4.1 Types and Number of Structures

Groups of three (3) or more Emergency Sleeping Cabins as emergency housing in an Emergency Dependent Unit Village. The number of units is subject to limitations of the site.

62.5.4.2 General Provisions

62.5.4.2.1 Zones Where Emergency Dependent Unit Villages are Principally Permitted with a Coastal Development Permit

Emergency Dependent Unit Villages are principally permitted with a Coastal Development Permit in Residential Multi-Family (RM) at a density no greater than allowed in the adopted zoning maps; except where a Special Permit is otherwise required in Section 62.5.3 for Development Standards or other HCC.

62.5.4.2.2 Zones Where Emergency Dependent Unit Villages Are Conditionally Permitted with a Coastal Development Permit

An Emergency Dependent Unit Village that meets the requirements of this section is permitted with a Conditional Use Permit and Coastal Development Permit in Mixed Residential (R2).

62.5.4.3 Development Standards

Emergency Dependent Unit Villages are required to meet the development standards in Section 62.4.3 in addition to the following:

62.5.4.3.1 The parking area for an Emergency Sleeping Cabin shall include a compacted structural base capable of supporting the weight of the Emergency Sleeping Cabin.

62.5.5 Alternative Lodge Parks

Alternative Lodge Parks will provide spaces for occupancy that are flexible allowing a broad range of housing types. The range of allowable housing types include manufactured and mobile homes, recreational vehicles, travel trailers, tiny houses, moveable tiny houses, cars and temporary camping facilities (tents, yurts and other membrane structures).

62.5.5.1 Types and Number of Structures

A combination of a minimum of two (2) sleeping units as emergency housing on a single parcel under one ownership. The range of allowable housing types include manufactured and mobile homes, recreational vehicles, travel trailers, tiny houses, moveable tiny houses, cars and temporary camping facilities (tents, yurts and other membrane structures). The maximum number of units per acre for any Alternative Lodge Park will be determined by the Planning Commission based on site conditions.

62.5.5.2 General Provisions

62.5.5.2.1 Conditionally Permitted Alternative Lodge Parks with a Coastal Development Permit

An Alternative Lodge Park that meets the requirements of this Section is permitted with a Conditional Use Permit and Coastal Development Permit in Residential Multi-Family (RM) at a density no greater than allowed in the adopted zoning maps, and Mixed Residential (R2).

62.5.5.3 Development Standards

Alternative Lodge Parks are required to meet the development standards in Section 62.5.3 in addition to the following:

62.5.5.3.1 Alternative Lodge Parks shall be located only where connection to water and sewer is available.

62.5.5.3.2 Spaces provided for sleeping units and internal circulation shall be sufficient space for ingress and egress for emergency access.

62.5.5.3.3 Tents, Yurts and Membrane Structures

Tents, yurts and membrane structures within an Alternative Lodge Park shall meet the minimum requirements of the 2022 CRC, Appendix AZ Section AZ106 *Tents and Membrane Structures*; except for where a minimum of 50 degrees Fahrenheit is required for tents to be considered a suitable sleeping place.

62.5.6 Removal of Emergency Housing Village Sites

In the case that the local Shelter Crisis Declaration is no longer effective, it shall be the responsibility of the operator to clean up the site and remove all infrastructure that does not meet California Building Standards Code within 90 days of the expiration date of the Shelter Crisis Declaration. Any on-site wastewater treatment systems to be abandoned shall be destroyed.

SECTION 3. DEFINITIONS

Sections 313-136 and 313-140 are hereby amended and added to as follows (additions are shown in underline text, deletions are shown in ~~striketrough~~ text):

Add:

313-136 DEFINITIONS (A)

Alternative Lodge Park: An Alternative Lodge Park provides spaces for occupancy allowing a broad range of housing types during a local emergency housing crisis. The range of allowable dwelling types include manufactured and mobile homes, recreational vehicles, travel trailers, tiny houses, moveable tiny houses, cars and temporary camping facilities (tents, yurts and membrane structures).

313-140 DEFINITIONS (E)

Emergency Dependent Unit Village: An Emergency Dependent Unit Village is a grouping of three (3) or more Emergency Sleeping Cabins that are not equipped with a kitchen area, toilet, or sewage disposal system. An Emergency Dependent Unit Village shall contain separate on-site common facilities that include, but are not limited to, kitchen areas, toilets, showers and bathrooms with running water.

Emergency Housing Villages: Emergency Housing Villages allow for a broad range of housing types as emergency housing. This includes Emergency Dependent Unit Villages, and Alternative Lodge Parks, and is allowable under Government Code 8698.4 addressing emergency housing upon declaration of a shelter crisis.

Emergency Sleeping Cabin: An Emergency Sleeping Cabin is a hard-roof and sided structure providing a room for living and sleeping, not equipped with a kitchen area, toilet, and sewage disposal system, and is allowable as emergency housing under Government Code 8698.4 addressing emergency housing upon declaration of a shelter crisis. Emergency Sleeping Cabins shall meet the minimum requirements of the California Building Code (CBC), Appendix P104 *Emergency Sleeping Cabins* and California Residential Code (CRC), Appendix AZ104 *Emergency Sleeping Cabins*, or subsequent appendix.

SECTION 4. ZONING TABLES

Sections 316-6.2, and 313-6.3 are hereby amended and added to as follows (additions are shown in underline text, deletions are shown in ~~striketrough~~ text):

313-6 Residential Zone Districts

313-6.2 RM: Residential Multi-Family

313-6.2	R2: Multi-Family
Principal Permitted Use	
Residential Multi-Family Principal Permitted Use (See Section 313-163.1.9 for description)	
313-163.1.9 The Residential Multifamily Principally Permitted Use includes the following uses: Multifamily Residential, <u>Emergency Dependent Unit Village</u> , Accessory Dwelling Unit, Group Residential, and Minor Utilities to serve these uses.	
Conditionally Permitted Use	
Residential Use Types	Single Family Residential
	<u>Alternative Lodge Park</u>
	Manufactured Home Park; subject to the Manufactured Home Park Regulations
Civic Use Types	Essential Services
	Community Assembly
	Public Recreation and Open Space
	Oil and Gas Pipelines; subject to the Oil and Gas Pipelines Regulations
	Major Electrical Distribution Lines; subject to the Electrical Distribution Lines Regulations
Commercial Use Types	Bed and Breakfast Establishments; subject to the Bed and Breakfast Establishment Regulations
	Transient Habitation

313-6.2	R2: Multi-Family
	Private Recreation
	Neighborhood Commercial
	Office and Professional Service
	Private Institution
Natural Resource Use Type	Fish and Wildlife Management
	Watershed Management
	Wetland Restoration
	Coastal Access Facilities

313-6.3 R2: Mixed Residential

313-6.3	R2: Mixed Residential
Principal Permitted Use	
Mixed Residential Principal Permitted Use (See Section 313-163.1.9 for description)	
313-163.1.9 The Mixed Residential Principally Permitted Use includes the following uses: Single-Family Residential, Accessory Dwelling Unit, Multifamily Residential (Duplex only), Cottage Industry; subject to the Cottage Industry Regulations, and Minor Utilities to serve these uses.	
Conditionally Permitted Use	
Residential Use Types	Manufactured Home Park; subject to the Manufactured Home Park Regulations
	Guest House

313-6.3	R2: Mixed Residential
	<u>Emergency Dependent Unit Village</u>
	<u>Alternative Lodge Park</u>
Civic Use Types	Essential Services
	Community Assembly
	Public Recreation and Open Space
	Oil and Gas Pipelines; subject to the Oil and Gas Pipelines Regulations
	Major Electrical Distribution Lines; subject to the Electrical Distribution Lines Regulations
	Minor Generation and Distribution Facilities
Commercial Use Types	Bed and Breakfast Establishments; subject to the Bed and Breakfast Establishment Regulations
	Neighborhood Commercial
	Private Institution
	Private Recreation
Commercial Timber Use Type	Timber Production
Industrial Use Types	Cottage Industry; subject to the Cottage Industry Regulations
Extractive Use Type	Surface Mining - 2; subject to the Surface Mining Regulations

313-6.3	R2: Mixed Residential
Natural Resource Use Type	Fish and Wildlife Management
	Watershed Management
	Wetland Restoration
	Coastal Access Facilities

SECTION 5. EFFECTIVE DATE.

This ordinance shall become effective immediately upon certification by the Coastal Commission unless modifications to the proposed ordinance are required by the Coastal Commission for certification, in which case they must first be brought back to the Board of Supervisors for consideration at a future public hearing prior to certification by the Coastal Commission.

PASSED AND ADOPTED this 27th day of June 2024, on the following vote, to wit:

AYES: Supervisors:

NAYS: Supervisors:

ABSENT: Supervisors:

ABSTAIN: Supervisors:

REX BOHN, CHAIRPERSON,
HUMBOLDT COUNTY BOARD OF SUPERVISORS

(SEAL)

ATTEST:

Kathy Hayes, Clerk of the Board of Supervisors
of the County of Humboldt, State of California

By: _____
Nicole Turner, Deputy Clerk

Date:

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