

ORDINANCE NO. 4224

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING CODE AMENDMENT (CODE 3935-2016) TO ADD RESIDENTIAL DEFINITION TYPES AND ALLOWANCES FOR SUPPORTIVE & TRANSITIONAL HOUSING AND EMERGENCY SHELTERS ; AND SPECIFIC PLAN AMENDMENT (SPA 3936-2016) TO ADD AN DEFINITIONS AND ALLOWANCES FOR SUPPORTIVE & TANSITIONAL HOUSING AND EMERGENCY SHELTER (ES) OVERLAY DISTRICT FOR PROPERTY LOCATED AT 1390 E. MISSION BOULEVARD

WHEREAS, the City of Pomona has duly initiated Code Amendment (CODE 3935-2016) and Specific Plan Amendment (SPA 3936-2016) pertaining to emergency shelters, transitional housing and supportive housing;

WHEREAS, in 2007, the State of California adopted SB 2 pertaining to the provision of shelter for the State's homeless population;

WHEREAS, SB 2 requires that each local government provide at least one zoning category in which emergency shelters can be located without a conditional use permit or any other discretionary review, and that such zoning category include sites with sufficient capacity to meet the local need for emergency shelter;

WHEREAS, SB 2 allows each local government to establish objective development and management standards, as set forth in the law, for the operation of emergency shelters;

WHEREAS, SB 2 requires that transitional housing and supportive housing be treated in the same manner as any other residential use of the same type (e.g., single- or multi-family housing) within the same zoning category;

WHEREAS, Housing Plan Program 2.4 of the City's recently adopted Housing Element—2013-2021 proposes amending City Code as necessary to comply with SB 2 requirements by, for example, providing appropriate definitions for *emergency shelter*, *transitional housing* and *supportive housing*;

WHEREAS, Housing Plan Program 2.16 of the City's recently adopted Housing Element—2013-2021 proposes amending City Code to include an emergency shelter overlay district where emergency shelters would be allowed without a conditional use permit or any other discretionary permit if they meet specified development and operational standards;

WHEREAS, the Corridors Specific Plan applies to properties located along the City's major commercial streets, a number of which properties are currently underutilized or vacant but are conveniently situated with regard to public transportation, medical services and public agencies, and, therefore, have potential as sites for the establishment of emergency shelters via either adaptive reuse of existing buildings or new construction;

WHEREAS, based on the foregoing, the City wishes to amend the Zoning Ordinance and the Corridors Specific Plan to establish definitions and regulations, in compliance with SB 2, pertaining to emergency shelters, transitional housing and supportive housing in order to protect the public health, safety and welfare;

WHEREAS, the Planning Commission of the City of Pomona, after giving notice thereof as required by law, held a public hearing on February 10, 2016, concerning Code Amendment (CODE 3935-2016) and Specific Plan Amendment (SPA 3936-2016), and carefully considered all pertinent testimony and the staff report offered in the case as presented;

WHEREAS, the City Council of the City of Pomona, after giving notice thereof as required by law, held a public hearings on March 7, 2016 and May 2, 2016, concerning Code Amendment (CODE 3935-2016) and Specific Plan Amendment (SPA 3936-2016), and carefully considered all pertinent testimony and the staff report offered in the case as presented;

WHEREAS, the City Council of the City of Pomona removed all four properties that necessitated a Change of Zone application at the May 2, 2016 public hearing requiring only a Code Amendment and Specific Plan Amendment application to be processed;

WHEREAS, the City Council has duly considered the proposed changes to the Zoning Ordinance and the Corridors Specific Plan, as well as the impact of the changes on the general welfare of the City and the consistency of the changes with the General Plan.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Pomona as follows:

SECTION 1. Pursuant to the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), the City Council has determined that the project is exempt per Section 15061(b) (3). Section 15061(b) (3) exempts projects where it can be seen with certainty that the activity does not have the potential to cause a significant direct effect on the environment. The adoption of Code Amendment (CODE 3935-2016) and Specific Plan Amendment (SPA 3936-2016) to establish definitions and regulations pertaining to emergency shelters, transitional housing and supportive housing, does not, in itself, have the potential to cause a significant direct effect on the environment.

SECTION 2. If any section, subsection, subdivision, paragraph, sentence, clause or phrase added or amended by Code Amendment (CODE 3935-2016) and Specific Plan Amendment (SPA 3936-2016), or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs, sentences, clauses or phrases are declared unconstitutional, invalid or ineffective.

SECTION 3. Those sections of the Zoning Ordinance listed below are hereby amended in the manner stated below:

SECTION .062 PERTAINING TO DEFINITIONS

Add the following new definitions in a manner consistent with the alphabetical ordering of Section 062:

Emergency Shelters. **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. (Definition per California Health and Safety Code Section 50801(e).)**

Supportive Housing. **Housing with no limit on length of stay that is occupied by the target population, as defined below, and that is linked to on- or off-site services that assist 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. (Definition per California Health and Safety Code Section 50675.14 (b).)**

Target population. **Adults with low-income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. (Definition per California Health and Safety Code Section 53260(d).)**

Transitional housing and transitional housing development. **Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. (Definition per California Health and Safety Code Section 50675.2(h).)**

Delete the existing definitions as follows:

~~*Homeless.*— Persons or families who lack a fixed, regular, and adequate nighttime residence and includes those staying in temporary or emergency shelters or who are accommodated with friends or others with the understanding that shelter is being provided as a last resort. (Ord. No.3660, Sec. 4 (part).)~~

~~*Homeless Shelter or Emergency Shelter.*— A facility which provides immediate and short term housing and supplemental services for the homeless. Supplemental services may include food, counseling and access to other social programs. Such facility is operated by a government agency or private non-profit organization, which shelter meets the standards contained in Title 25, California Administrative Code, Part 1, Chapter F, Sub chapter 12, Section 7972, (Ord. No. 3660, Sec. 4 (part).)~~

SECTIONS PERTAINING TO PERMITTED USES IN VARIOUS ZONES

Amend Section .229.5.A for the R-1-20,000 single family residential district as follows:

- A. *Single-family dwellings, **including those units used as transitional housing or supportive housing**, not more than one (1) dwelling unit on a lot;*

Amend Section .229.5.G for the R-1-20,000 single family residential district as follows:

- G. *Group care facilities, **including those facilities used as transitional housing or supportive housing**, subject to the provisions of Section .5809-14;*

Amend Section .229.5.H for the R-1-20,000 single family residential district as follows:

- H. *Roominghouse, as defined in Section .062, shall require a Conditional Use Permit, **including a roominghouse used as transitional housing or supportive housing**.*

Amend Section .231.A for the R-1-10,000 single family residential district as follows:

- A. *Single-family dwellings, **including those units used as transitional housing or supportive housing**, not more than one (1) dwelling unit on a lot;*

Amend Section .231.F for the R-1-10,000 single family residential district as follows:

- F. *Group care facilities, **including those facilities used as transitional housing or supportive housing**, subject to the provisions of Section .5809-14;*

Amend Section .231.H for the R-1-10,000 single family residential district as follows:

- H. *Roominghouse, as defined in Section .062, shall require a Conditional Use Permit, **including a roominghouse used as transitional housing or supportive housing**.*

Amend Section .280.B.2 for the R-2 low density multiple-family residential zone as follows:

2. *Multiple-family residential uses, **including transitional housing and supportive housing**, consistent with the density standards of the "R-2" low density multiple-family residential zone. Multiple-family residential complexes shall comply with the development and operational standards contained in Section .5809-17;*

Amend Section .290.B.1 for the R-3 medium density multiple-family residential zone as follows:

1. *Multiple-family residential uses, **including transitional housing and supportive housing**, consistent with the density standards of the "R-3" medium density-multiple family residential zone;*

Amend Section .300.B.1 pertaining to uses permitted in the R-4 high density multiple-family residential zone as follows:

1. *Multiple-family residential uses, **including transitional housing and supportive housing**, consistent with the density standards of the "R-4" high density multiple-family residential zone. Multiple-family residential complexes shall comply with the development and operational standards contained in Section .5809-17;*

Amend Section .300.B.4 pertaining to uses permitted in the R-4 high density multiple-family residential zone as follows:

4. *Boardinghouses, lodginghouses, and board and care facilities, **including those used as transitional housing or supportive housing**, are permitted subject to approval of a conditional use permit;*

Amend Section .316.C.1 pertaining to uses permitted in the PRD planned residential development zone as follows:

1. *Residential uses*

- (a) *Single family units, **including units used as transitional housing or supportive housing**, detached on individual lot.*
- (b) *Single family units, **including units used as transitional housing or supportive housing**, attached on individual lots, including condominiums, row or townhouses.*
- (c) *Multiple family (rental units), **including units used as transitional housing or supportive housing**, attached on the same lot, including duplexes, triplexes and quadruplexes.*
- (d) *Multiple family (rental units), **including units used as transitional housing or supportive housing**, attached on the same lot in apartment complexes (5 or more units), including high-rise structures.*
 - (e) *Accessory structures and uses necessary and customarily incidental to the above uses.*
 - (f) *Roominghouse, as defined in Section .062, subject to the granting of a Conditional Use Permit, **including a roominghouse used as transitional housing or supportive housing**. (Ord. No. 4051, § 5.)*

Amend Section .316.C.5.b pertaining to uses permitted in the PRD planned residential development zone as follows:

- (b) *Group care facilities, **including facilities used as transitional housing or supportive housing**, subject to the provisions of Section .5809-14 (Ord. No. 3970, § 9.)*

Amend Sections .321.A.1 and 321.A.3 pertaining to uses permitted in the A-P administrative and professional office zone as follows:

1. *Residential uses permitted in the “R-2” district, **including transitional housing and supportive housing**, subject to the property development standards listed for the uses in the district in which said uses are first permitted and subject to all other conditions set forth in said district. . . .*
3. *Roominghouse, as defined in Section .062, subject to the granting of a Conditional Use Permit, **including a roominghouse used as transitional housing or supportive housing**. (Ord. No. 4051, § 6.)*

Amend Sections .321.B.8 pertaining to uses permitted in the A-P administrative and professional office zone as follows:

8. *Group care facilities, **including facilities used as transitional housing or supportive housing**, subject to the provisions of Section .5809-14.*

Amend Section .341.C.9 pertaining to uses permitted in the C-1 neighborhood stores and services commercial zone as follows:

9. *Group care facilities, **including facilities used as transitional housing or supportive housing**, subject to the provisions of Section .5809-14.*

Delete Section .391.F pertaining to uses permitted in the C-IND commercial and industrial zone as follows:

- F. Homeless shelters subject to the following criteria:*
- ~~1. The facility shall conform to all property development standards of the land use district in which it is located.~~
 - ~~2. A minimum separation of three hundred feet shall be required from a proposed homeless shelter and another such homeless shelter or between any group home care facility listed in section .231.F, or between any single family residential district. Existing shelters established within a church use shall not be included in the minimum separation requirements.~~
 - ~~3. The duration of stay for patrons of homeless shelters shall be limited to a maximum of six months.~~
 - ~~4. Homeless shelters shall not contain more than thirty beds nor be designed to serve more than thirty persons unless approved otherwise by the planning commission.~~
 - ~~5. Homeless shelters shall provide one parking space for every four beds. Parking standards for other uses on the site shall be provided per the requirements of Section .503-H of the Municipal Code. (Ord. No. 3660, Sec. 9.)~~

Amend Section .396.n pertaining to uses permitted in the M special industrial zone as follows:

*(n) Group care facilities, **including facilities used as transitional housing or supportive housing**, subject to the provisions of Section .5809-14*

Amend Section .411.A.21 pertaining to uses permitted in the M-1 light industrial zone as follows:

*21. Group care facilities, **including facilities used as transitional housing or supportive housing**, subject to the provisions of Section .5809-14 (Ord. No. 3970, § 14.)*

SECTION .5809-14 PERTAINING TO GROUP CARE FACILITIES

Amend Section .5809-14.A pertaining to group care facility types as follows:

*3. Residential care facility – a facility licensed by the State of California at which care, services, or treatment is provided to children or adults living in a community residential setting, **including, but not limited to, transitional housing and supportive housing**.*

*4. Residential service facility – a residential facility, other than a residential care facility or a single housekeeping unit, at which the operator receives compensation for the provision of personal services in addition to housing including, but not limited to, protection, supervision, assistance, guidance, training, therapy, or other non-medical care, **including, but not limited to, transitional housing and supportive housing**.*

SECTION 4. In accordance with City of Pomona Zoning Ordinance Section .584-J, the City Council hereby finds and determines as follows:

1. The proposed specific plan amendment systematically implements and is consistent with the General Plan.

The proposal to amend the Corridors Specific Plan to permit emergency shelters within an overlay zone, and transitional housing and supportive housing wherever residential uses are permitted is consistent with the following policies of the General Plan Housing Element and Community Design Element in that facilitating the provision of the subject housing types will help meet the needs of the City's homeless population for shelter and services while ensuring that housing targeted for this population will meet the development standards of the Specific Plan, thus promoting new development and adaptive reuse projects that will be compatible with the surrounding neighborhood:

- Support programs that provide decent and affordable housing to accommodate State-identified special needs groups—female-headed households, seniors, the disabled, large families and the homeless—with special emphasis on groups having a more significant presence in Pomona.

- Encourage the provision of social services in conjunction with housing developed for lower-income and special needs households.
- Promote developments that fit with the scale and character of their district or neighborhood.

2. *The proposed specific plan amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.*

The proposal to amend the Corridors Specific Plan to include emergency shelters, transitional housing and supportive housing as permitted uses will protect the public interest, health, safety, convenience and welfare in that the subject housing types will help improve the lives of the homeless population by providing needed shelter and services. At the same time, other segments of the City's population will benefit from homeless persons taking advantage of alternatives to eating and sleeping in public spaces, in vehicles and in over-crowded, poorly maintained buildings.

3. *The subject property is physically suitable for the requested land use designations(s) and the anticipated land use development(s).*

The subject properties proposed for inclusion in an emergency shelter overlay are physically suitable for this type of use in that they are located within walking distance of public transportation and within the vicinity of medical services, social service agencies and retail uses. Regarding transitional and supportive housing, these uses are proposed to be permitted only in portions of the Specific Plan that currently allow residential uses and would be subject to meeting the same development standards as housing of a similar physical type.

4. *The proposed specific plan amendment provides for the development of a comprehensively planned project that is superior to development otherwise allowed under conventional zoning classifications.*

The proposal to amend the Corridors Specific Plan to permit emergency shelters within an overlay zone, subject to meeting development and operational standards especially tailored to address issues related to such shelters, is designed to produce superior projects. Furthermore, emergency shelter projects, as well as transitional housing and supportive housing projects, will be subject to the same comprehensive set of development standards that apply to other residential development within the various land use districts of the Corridors Specific Plan, thus ensuring aesthetically and functionally well-planned projects.

5. *The proposed specific plan amendment will contribute to a balance of land uses so that local residents may work and shop in the community in which they live.*

The proposal to amend the Corridors Specific Plan to permit emergency shelters within an overlay zone, and transitional housing and supportive housing wherever residential uses are permitted will contribute to providing a more balanced set of residential land uses within the Specific Plan area and the City as a whole, in that segments of the population currently underserved with regard to housing will have the opportunity to obtain the shelter and services they currently lack. Furthermore, the availability of emergency shelters, transitional housing and supportive housing will provide currently homeless people with the means of improving their lives to the point that they may become productive members of the community capable of holding a job, earning a living and purchasing goods and services within the City.

SECTION 5. Based upon the above Findings, the City Council hereby approves Specific Plan Amendment (SPA 3936-2016) to do the following:

A. Apply the Emergency Shelter (ES) Overlay Zone to the following portion of the Corridors Specific Plan, as depicted in Exhibit A, attached hereto: 1) the 1.34 -acre portion of the Workplace Expansion Zone Segment that includes AIN 8327-014-005;

B. Amend those sections of the Corridors Specific Plan listed below in the manner stated:

FIGURE 2.1: CORRIDOR CENTERS AND SEGMENTS MAP

Amend both the legend and map portions of Figure 2.1 to include the Emergency Shelter (ES) Overlay Zone with the boundaries depicted in Exhibit A, attached hereto.

2.1.10 DEVELOPMENT STANDARDS CHART: EAST MISSION BL. WORKPLACE EXPANSION ZONE SEGMENT

Add the following to the Location portion of the chart:

(L10) In the Emergency Shelter Overlay Zone

Add Section 2.2.1.F.5 to read as follows:

5. Emergency shelters – permitted (L10)

Amend Section 2.2.1.F to read as follows:

Definition: All owner- and renter-occupied dwelling units, including attached and detached houses, multi-unit buildings, and manufactured housing, **may be used as transitional housing or supportive housing subject to all the development standards of the land use district in which it is located.**

Add Section 2.2.1.F.5 – 2.2.1.F.7 to read as follows:

5. Transitional Housing

Definition: Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. (Definition per California Health and Safety Code Section 50675.2(h).)

6. Supportive Housing

Definition: Housing with no limit on length of stay that is occupied by the target population, as defined below, and that is linked to on- or off-site services that assist 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. (Definition per California Health and Safety Code Section 50675.14 (b).)

“Target population” means adults with low-income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. (Definition per California Health and Safety Code Section 53260(d).)

7. Emergency Shelters

Definition: 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. (Definition per California Health and Safety Code Section 50801(e).)

Development and Operational Standards

- a) **General Standards: An emergency shelter must meet all of the regulations of the land use district in which it is located regarding building scale, frontage and building placement, architecture and signage.**
- b) **Location: An emergency shelter must be located at least 300 feet from another such shelter.**
- c) **Facilities: Emergency shelters shall be situated in permanent structures and shall provide the following facilities:**

- i. A private area for client services directed at helping residents obtain permanent shelter and off-site services
- ii. On-site waiting and client in-take area with a minimum size of ten (10) square feet per resident bed, located either on the interior or exterior of the shelter building (If located on the exterior, the area must not abut a public sidewalk or right-of-way and must be screened with appropriate walls, fencing and/or landscaping.)
- iii. On-site parking at the rate of one (1) space per each staff member plus one (1) space per each four (4) resident beds
- iv. Adequate interior and exterior lighting
 - a. Operational Standards: Emergency shelters shall abide by all of the following regulations:
 - i. The maximum length of stay for an emergency shelter resident shall be six (6) months during any consecutive twelve (12)-month period. Shorter stays should be encouraged to make transition into permanent housing more likely.
 - ii. No more than Seventy-One (71) resident beds shall be allowed within each shelter. Additional beds may be permitted through the conditional use permit (CUP) process.
 - iii. On-site management and security personnel shall be provided during hours of shelter operation, including the periods when shelter residents are waiting in the area before and after closing of the shelter.
 - iv. A Management and Operations Plan must be submitted and approved by the Community Development Director prior to permits being issued for shelter operation. The Plan shall remain active throughout the life of the shelter, and any changes to it are subject to Director review and approval. At a minimum, the Plan shall include the following: a floor plan and site; hours of operation; a security plan addressing both on- and off-site needs; the staff-to-resident ratio; staff training schedules; resident transport services; and a loitering and noise control plan.

SECTION 6. Based upon the above Findings, the City Council approves Specific Plan Amendment to do the following:

A. Apply the Emergency Shelter (ES) Overlay Zone to the following portions of the City of Pomona Zoning Map, as depicted in Exhibit B, attached hereto: SPECIFIC PLAN AMENDMENT (SPA 3936-2016) TO ADD AN EMERGENCY SHELTER (ES) OVERLAY DISTRICT FOR PROPERTY LOCATED AT 1390 E. MISSION BOULEVARD (Assessors Identification Number AIN: 8327-014-005)

B. Amend those sections of the Pomona Zoning Ordinance as stated:

*.062 Definition: All owner- and renter-occupied dwelling units, including attached and detached houses, multi-unit buildings, and manufactured housing, **may be used as transitional housing or supportive housing subject to all the development standards of the land use district in which it is located.***

Add Section 2.2.1.F.5 – 2.2.1.F.7 to read as follows:

5. Transitional Housing

Definition: Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. (Definition per California Health and Safety Code Section 50675.2(h).)

6. Supportive Housing

Definition: Housing with no limit on length of stay that is occupied by the target population, as defined below, and that is linked to on- or off-site services that assist 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. (Definition per California Health and Safety Code Section 50675.14 (b).)

“Target population” means adults with low-income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. (Definition per California Health and Safety Code Section 53260(d).)

7. Emergency Shelters

Definition: 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. (Definition per California Health and Safety Code Section 50801(e).)

Development and Operational Standards

- a) General Standards: An emergency shelter must meet all of the regulations of the land use district in which it is located regarding building scale, frontage and building placement, architecture and signage.
- b) Location: An emergency shelter must be located at least 300 feet from another such shelter.
- c) Facilities: Emergency shelters shall be situated in permanent structures and shall provide the following facilities:
 - i. A private area for client services directed at helping residents obtain permanent shelter and off-site services
 - ii. On-site waiting and client in-take area with a minimum size of ten (10) square feet per resident bed, located either on the interior or exterior of the shelter building (If located on the exterior, the area must not abut a public sidewalk or right-of-way and must be screened with appropriate walls, fencing and/or landscaping.)
 - iii. On-site parking at the rate of one (1) space per each staff member plus one (1) space per each four (4) resident beds
 - iv. Adequate interior and exterior lighting
- d) Operational Standards: Emergency shelters shall abide by all of the following regulations:
 - i. The maximum length of stay for an emergency shelter resident shall be six (6) months during any consecutive twelve (12)-month period. Shorter stays should be encouraged to make transition into permanent housing more likely.
 - ii. No more than seventy-one (71) resident beds shall be allowed within each shelter. Additional beds may be permitted through the conditional use permit (CUP) process.
 - iii. On-site management and security personnel shall be provided during hours of shelter operation, including the periods when shelter residents are waiting in the area before and after closing of the shelter.

- iv. A Management and Operations Plan must be submitted and approved by the Community Development Director prior to permits being issued for shelter operation. The Plan shall remain active throughout the life of the shelter, and any changes to it are subject to Director review and approval. At a minimum, the Plan shall include the following: a floor plan and site; hours of operation; a security plan addressing both on- and off-site needs; the staff-to-resident ratio; staff training schedules; resident transport services; and a loitering and noise control plan.

APPROVED AND ADOPTED THIS 16TH DAY OF MAY 2016.

ATTEST:

CITY OF POMONA:

Eva M. Buice, MMC, City Clerk

Elliott Rothman, Mayor

APPROVED AS TO FORM:

Arnold Alvarez-Glasman, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF POMONA)

I, EVA M. BUICE, MMC, CITY CLERK of the City of Pomona do hereby certify that the foregoing Ordinance was introduced at the Regular Meeting of the City Council of the City of Pomona held on the 2nd day of May 2016, and adopted at a Regular Meeting on the 16th day of May 2016 by the following vote:

AYES: Nolte, Robledo, Escobar, Martin, Mayor Rothman

NOES: Carrizosa, Lantz

ABSENT: None

ABSTAIN: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Pomona, California, this 17th day of May 2016.

Eva M. Buice, MMC, City Clerk