



# Visalia City Council

## Staff Report

Visalia City Council  
707 W. Acequia  
Visalia, CA 93291

**File #:** 25-0363

**Agenda Date:** 8/19/2025

**Agenda #:** 2.

### **Agenda Item Wording:**

Updates to City regulations and zoning districts that allow emergency shelters, in fulfillment of General Plan Housing Element Implementation Program 5.2 and Assembly Bill 2339.

### **Prepared by:**

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**Department Recommendation:** Staff recommends that the City Council and Planning Commission consider the information provided in the staff report and provide comments and guidance as directed. Recommendations provided by the City Council will be used as a basis for a Zoning Ordinance Text Amendment to confirm one or more new zone districts where emergency shelters are permitted “by-right”.

### **Summary:**

Assembly Bill (AB) 2339, passed in 2022 (see Attachment 1 for full text), places new requirements on the regulation of emergency shelters and requires cities to identify one or more zones allowing residential uses, including mixed uses, where emergency shelters are allowed as a permitted use without a conditional use permit (CUP) or other discretionary permit and that are suitable for residential uses.

The identified zoning designation(s) shall include “sufficient sites” meeting the requirements of having sufficient site capacity, which is assessed based upon the City’s count of persons experiencing homelessness from the most recent point-in-time count.

The bill also limits the types of standards that shelters shall be subject to, such as maximum number of beds, length of stay, parking, and provisions of security and onsite management.

When defining a zoning designation where emergency shelters are allowed by-right, a City shall identify a zone that contains:

- vacant sites zoned for residential use, or
- a zone that contains vacant sites zoned for nonresidential use that allow residential development. This latter option can only be selected if it can demonstrate that the designation is located near amenities and services, which may include:
  - health care,
  - transportation,
  - retail,
  - employment, and

- social services.

Before the passage of AB 2339, the City identified the Light Industrial (I-L) zone as the one zone that allows emergency shelters as a permitted use; however, it is not located near all the amenities and services listed above. Because Visalia's code does not comply with this new legislation, one or more new zones must be identified.

Assembly Bill 2339 is tied to the state's housing element legislation; in fact, the new code section (Government Code 65583(a)(4)) is tucked in with the list of required contents of a housing element. Therefore, when Visalia adopted its 6<sup>th</sup> cycle Housing Element in 2023, an implementation program (Program 5.2) was included to update the Zoning Ordinance to comply with this code section by the end of 2025.

For background purposes, emergency shelters and low barrier navigation centers are defined as follows:

"Emergency shelter" means 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.

"Low barrier navigation center" shall have the same meaning as that term is defined in California Government Code Section 65660, specifically a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. "Low barrier" means best practices to reduce barriers to entry, and may include, but is not limited to, the following.

1. The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.
2. Pets.
3. The storage of possessions.
4. Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

#### **Prior Zoning Text Update by City Council for Emergency Shelters and LBNC:**

In 2021, in response to the prior 5<sup>th</sup> cycle Housing Element update, City staff processed a Zoning Text Amendment to consider additional zoning districts or locations for the permitted 'by-right' or conditionally allowed use of *emergency shelters* and *low barrier navigation centers* and develop performance standards for these uses.

The City Council and Planning Commission held a work session to discuss these matters and to provide direction on potential updates to the Zoning Ordinance. The Zoning Text Amendment, adopted April 18, 2022, resulted in the adoption of new performance standards for both uses; however, no new zones were selected other than retaining the I-L zone as the required zone where emergency shelters would be permitted by-right, though the Service Commercial and Commercial Mixed Use zones were added as zones where emergency shelters are subject to the CUP process.

Since the new law under AB 2339 limits the types of standards that emergency shelters (which by definition includes navigation centers) shall be subject to, certain standards from the 2022 Zoning Text Amendment must be revised or removed.

### Current Allowed Locations of Emergency Shelters and Navigation Centers:

The current allowed locations for both uses are as follows:

	<u>Permitted</u>	<u>Conditionally Allowed</u>
<i>Emergency Shelters</i>	- Light Industrial   	- Service Commercial   - Commercial Mixed Use   - Quasi-Public
<i>Low Barrier</i>	- Downtown Mixed Use	- All other Commercial,
<i>Navigation Centers</i>	- Commercial Mixed Use 	- Office, and Industrial Zones   - Quasi-Public

### Zoning and Capacity Analysis of Emergency Shelters:

a) Sufficient Sites Capacity. Government Code Sections 65583(a)(4)(I) and (a)(4)(J)(7) state that the zoning designation where emergency shelters are allowed as a permitted use shall have sufficient sites, assessed based on the capacity necessary to accommodate the most recent homeless point-in-time count conducted before the start of the planning period.

Visalia had a point-in-time count of **434 persons** in 2023 (reference: Kings Tulare Homeless Alliance 2023 P.I.T. count report, page 47. Accessed at <https://www.kthomelessalliance.org/pit>).

State law further states that the number of persons that can be accommodated on any site shall be demonstrated by dividing the square footage of the site by a minimum of 200 square feet per person. This would translate to a site or combined sites having a minimum area of **86,800 square feet (434 \* 200), or 1.99 acres**. For reference, Visalia Navigation Center (3525 N. Court Street) accommodates 100 persons within a 19,883 square foot building on a 2.91-acre site.

As shown in the table below, most of Visalia's non-residential zones have more than ample vacant land (i.e. 40 or more acres). The Downtown Mixed Use (D-MU) zone only has 3 acres of undeveloped land, which is one acre above the minimum area. The Office Conversion (O-C zone) has no vacant land.

	<u>C-N</u>	<u>C-R</u>	<u>C-S</u>	<u>C-MU</u>	<u>D-MU</u>	<u>O-PA</u>	<u>O-C</u>	<u>BRP</u>	<u>I-L</u>	<u>I</u>	<u>QP</u>
# Acres Vacant Land	40	114	97	237	3	42	0	87	88	1370	90
Scores	0-none	1-low	2-med	3-high							

Source: City Council Item Transmittal: Update on Remaining Acreage in Tier 1. 4/6/202  
GIS layer "Parcels\_Dev\_Undev\_2020" (for QP zone)

b) Zoning Analysis. Government Code Sections 65583(a)(4)(H) states that the zone designation(s) where emergency shelters are allowed by-right shall contain vacant sites zoned for residential use, or vacant sites zoned for nonresidential use that allow residential development that can demonstrate that the designation is located near certain types of amenities and services. The following is a brief analysis of Visalia's zones for residential and nonresidential use for exploring which zones could

comply with state law.

Visalia's **three residential zones, R-1-5, R-M-2, and R-M-3**, all have more than ample vacant land and are therefore eligible for being zones where emergency shelters may be allowed by-right. While the residential zones are viable in the city and meet state law requirement, the sites' proximity to existing residents have the potential to impact the most people and could lead to impacts upon established neighborhoods if an emergency shelter is not properly managed.

Regarding Visalia's non-residential zones, staff has analyzed the availability of amenities and services in each zone. It should be noted that state law says the zoning designation "may include" these five types of amenities and services, or that "the local government will provide free transportation to services or offer services onsite". The table below illustrates the suitability of each amenity / service in each zone, scored on a level of 0 to 3, and provides a grand total, with 15 being the highest possible score for a zone. Attachment 2 contains references and listings of providers that were the basis of the rankings.

	<u>C-N</u>	<u>C-R</u>	<u>C-S</u>	<u>C-MU</u>	<u>D-MU</u>	<u>O-PA</u>	<u>O-C</u>	<u>BRP</u>	<u>I-L</u>	<u>I</u>	<u>QP</u>
Health Care	0	1	0	2	3	3	0	0	0	0	2
Transportation	2	2	1	2	3	2	2	1	1	1	2
Retail	2	3	0	3	2	0	0	0	0	0	0
Employment	1	3	2	2	3	2	0	1	1	3	1
Social Services	0	0	0	3	2	2	0	0	0	1	1
<b>TOTAL</b>	<b>5</b>	<b>9</b>	<b>3</b>	<b>12</b>	<b>13</b>	<b>9</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>5</b>	<b>6</b>

Scores: 0=none 1=low 2=med 3=high

As illustrated above, the **Commercial Mixed Use (C-MU)** and **Downtown Mixed Use (D-MU)** zones rank among the highest and are the only zones which contain all types of amenities and services. As previously noted, the D-MU zone only scarcely meets the vacant land requirement. The **Regional Commercial (C-R)** and **Office Professional / Administrative (O-PA)** zones rank the next highest. While these zones respectively do not offer social services or retail, the City could make the case that these zones include a strong presence of all but one of the listed amenities and services, and that all have transportation which can be used to access the balance of the services.

The following zones would not be suitable for the reasons described:

- Neighborhood Commercial: Does not contain or is within proximity of any health care or social services, and is in proximity to only a limited number of businesses/employment centers, including Walmart and Save Mart.
- Service Commercial: Does not contain or is within proximity of any health care, retail, or social services, and has no transit service east of Ben Maddox Way.
- Office Conversion: Has no available vacant land; does not contain or is within proximity of any health care, retail, employment, or social services.
- Business Research Park: Does not contain or is within proximity of any health care, retail, or

social services.

- Light Industrial & Industrial: Does not contain or is within proximity of any health care, retail, or social services, and has limited transit services within the industrial park.
- Quasi-Public: Does not contain or is within proximity of any retail, and has limited access to employment and social services.

### **Recommend Changes to Performance Standards:**

Housing Element Implementation Program 5.2 list out the specific revision which need to be made to the City's regulations pertaining to Emergency Shelters in order to become compliant with Government Code section 65583(a)(4), as amended by AB 2339. These are listed below together with the specific changes that will be made to the Municipal Code in a forthcoming Zoning Text Amendment. Changes to City of Visalia Municipal Code, as specified by underline & italics for additions and ~~strikeout~~ for deletions.

- *Amend the Zoning Code to allow emergency shelters by-right (without conditional or other discretionary permit) with appropriate development standards in a zone that allows residential uses, is in proximity to transportation and services, and contains sufficient capacity to meet the need identified in the annual PIT count; provide capacity analysis compliant with State law. (Compliance with GC §65583(a)(4)(C) and §65583(a)(7))*

See the **Zoning and Capacity Analysis**.

- *Amend the Zoning Code to expand the definition of emergency shelter to include interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care. (Compliance with GC §65583(a)(4)(C))*

Changes are recommended to Chapter 17.04 Definitions as follows:

"Emergency shelter" means 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. For purposes of this definition, "emergency shelter" shall include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care.

- *Amend parking standards to require only the number of spaces sufficient for all staff working in the facility and no more than what is required of residential and commercial uses in the same zone. (Compliance with GC §65583(a)(4)(B)(ii))*

Changes are recommended to Section 17.32.130(D)(2) as follows. The code would be changed to require one (1) vehicle parking space per employee. Bicycle parking provisions would remain unchanged.

D. Standards for permitted by-right uses. The standards in this subsection must apply to any emergency shelter that is a use permitted by-right. These standards shall be used as guidelines for any emergency shelter that is a use conditionally allowed in other zones, wherein a deviation from any such standard may be requested and considered as part of an application for conditional use permit.

1. Beds. The maximum number of beds for an emergency shelter as a use permitted by-right is one hundred (100).

2. Parking. One (1) vehicle parking space shall be provided ~~per ten (10) beds and one (1) parking space shall be provided per employee.~~ Up to five (5) visitor spaces shall be provided for service providers based on the actual need as determined by the city. The City Planner has the authority to require an extra one (1) vehicle parking space ~~per ten (10) beds for emergency shelters established in response to a natural or man-made disaster.~~ A covered and secured area for bicycle parking shall be provided for use by staff and clients; commensurate with demonstrated need, but no less than a minimum of eight (8) bike parking spaces.

- *Amend the Zoning Code to reduce the minimum proximity to other emergency shelters, schools, or low barrier navigation centers to 300 feet. (Compliance with GC §65583(a)(4)(B)(v))*

Changes are recommended to Section 17.32.130(C)(1) and (C)(2) as follows. This results in the distance being reduced from the current regulation of a 1,000-foot separation. The site development standard regarding distances from a front property line of any existing dwelling unit has also been removed.

C. Site development standards. The following standards are applicable to any permitted by right or conditionally allowed emergency shelter.

1. An emergency shelter may not be located closer than ~~one thousand (1,000)~~ three hundred (300) feet to a school (a school is herein defined as an existing or planned public or parochial elementary school, middle school, high school, or licensed day care facility) or another emergency shelter or low barrier navigation center.

2. ~~An emergency shelter may not be located closer than twenty-five (25) feet to the front property line of any existing dwelling unit.~~

- *Amend the Zoning Code to remove the requirement that shelters incorporate a seven-foot perimeter wall on any sides abutting residential uses. (Compliance with GC §65583(a)(4)(B), since this requirement is not on the list of allowable objective standards that local governments can impose.)*

Changes are recommended to Section 17.32.130(C)(3) as follows. The entire section will be removed.

3. ~~An emergency shelter shall incorporate a seven (7) foot height perimeter wall constructed of concrete block, brick or stucco if the shelter is adjacent to any dwelling units. The perimeter wall is only required on sides abutting residential uses.~~

### **Required Update to Navigation Centers:**

In 2019, Assembly Bill (AB) 101 became law in California and specifically mandated low barrier navigation centers (LBNCs; generally speaking, a service-oriented shelter) to be permitted-by-right in mixed use zones and in non-residential zones permitting multi-family housing. Thus, under state law, two mixed zone districts in Visalia permit LBNCs by-right: Downtown Mixed Use and Commercial Mixed Use.

Staff interpreted in the 2021 ZTA that since the City allows multi-family residential uses in any non-residential zone with a CUP, LBNCs by extension would be conditionally permitted in these zones

(i.e. all Commercial, Office, and Industrial zones). However, upon review of the current Housing Element, it was determined that LBNCs must be allowed “by-right” in these zones as well. Therefore, the current Housing Element includes Implementation Program No. 5.8 to amend all nonresidential zones to allow LBNCs by-right.

An alternative path toward compliance with State law with regard to LBNCs would be to amend the Zoning Ordinance’s Zone Use Table to change one or more non-residential zones from allowing multi-family residential uses with a CUP to not allowed. This type of approach may have some impact on City practice since in the last 20+ years there have been a few requests (e.g. once every two years) for multi-family residential uses in non-residential zones. Zone districts that have the recipient of CUPs for multi-family uses have been the Downtown Mixed Use zone, Commercial Mixed Use zone, Regional Commercial zone, Neighborhood Commercial zone, and Office Professional/Administrative zone. By comparison, there has historically only been one request to allow a LBNC in the City (i.e. Visalia Navigation Center, which located in the Commercial Mixed Use where by State law must be a permitted use. It should be further noted that three non-commercial zones - Downtown Mixed Use, Commercial Mixed Use, and Regional Commercial - contain sites on the Housing Element “RHNA” site inventory.

**Next Steps:**

Recommendations and direction provided to staff will be used as a basis for a Zoning Ordinance Text Amendment to revise the zone district(s) where emergency shelters and low barrier navigation centers will be permitted by-right and/or conditionally allowed will be formally noticed and heard as a public hearing item before the Planning Commission and City Council.

**Recommended Motion (and Alternative Motions if expected):**

I recommend that staff proceed with initiating a Zone Text Amendment that would allow emergency shelters to be permitted by-right in the (per Council Direction) zone.

**Attachments:**

1. Full text of Assembly Bill 2339
2. Reference sheet containing listings of providers and sources of information

**Attachment 1:**  
**Sections of AB 2339 Pertaining to Emergency Shelters**

**Assembly Bill No. 2339**

**CHAPTER 654**

An act to amend Sections 65583 and 65863 of the Government Code, relating to land use.

[ Approved by Governor September 28, 2022. Filed with Secretary of State September 28, 2022. ]

**LEGISLATIVE COUNSEL'S DIGEST**

AB 2339, Bloom. Housing element: emergency shelters: regional housing need.

(1) The Planning and Zoning Law requires the legislative body of each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city that includes a housing element. Existing law requires that the housing element identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and make adequate provision for the existing and projected needs of all economic segments of a community. Existing law also requires that the housing element include an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels.

This bill would revise the requirements of the housing element, as described above, in connection with zoning designations that allow residential use, including mixed use, where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The bill would delete language regarding emergency shelter standards structured in relation to residential and commercial developments and instead require that emergency shelters only be subject to specified written, objective standards. The bill would specify that emergency shelters for purposes of these provisions include other interim intervention, including, but not limited to, navigation centers, bridge housing, and respite or recuperative care.

The bill would require that identified zoning designations where emergency shelters are allowed to include sites that meet at least one of certain prescribed standards. In this regard, the bill would require those sites to be either (1) vacant and zoned for residential use; (2) vacant and zoned for nonresidential use if the local government can demonstrate how the sites are located near amenities and services that serve people experiencing homelessness; or (3) nonvacant if the site is suitable for use as a shelter in the current planning period, as specified. The bill would also authorize a local government to accommodate its need for emergency shelters on sites owned by the local government if it demonstrates that the sites will be made available for emergency shelter during the planning period, they are suitable for residential use, and the sites are located near amenities, as specified. The bill would require the identified zoning designations to include sufficient sites to accommodate the need for shelters, as specified. The bill would also require that the number of people experiencing homelessness that can be accommodated on each identified site under these provisions be demonstrated by dividing the square footage of the site by a minimum of 200 square feet per person, except as specified.



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(2) The Planning and Zoning Law requires a city, county, or city and county to ensure that its housing element inventory, as described, or its housing element program to make sites available, as described, can accommodate its share of the regional housing need at all times throughout the planning period.

This bill would require each city, county, or city and county to ensure that its housing element inventory or its housing element program can accommodate its remaining unmet share of the regional housing need and any remaining unaccommodated portion of the regional housing need, as defined, from the prior planning period, at all times throughout the planning period.

Existing law also prohibits a city, county, or city and county from reducing, requiring, or permitting the reduction of the residential density to a lower residential density that is below the density that was utilized by the Department of Housing and Community Development in determining compliance with housing element law, unless the city, county, or city and county makes specified written findings supported by substantial evidence.

The bill would instead prohibit a city, county, or city and county from reducing, requiring, or permitting the reduction of the residential density to a lower residential density for any parcel identified to meet its current share of the regional housing need or any unaccommodated portion of the regional housing need, as defined, from the prior planning period, unless the city, county, or city and county makes specified written findings supported by substantial evidence.

(3) By imposing various new duties on local governments with regard to the administration of housing elements, the bill would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

**Digest Key**

Vote: MAJORITY Appropriation: NO Fiscal Committee: YES Local Program: YES

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**Bill Text**

The people of the State of California do enact as follows:

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**Sections of AB 2339 Pertaining to Emergency Shelters**

**SECTION 1.**

Section 65583 of the Government Code is amended to read:

**65583.**

The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community. The element shall contain all of the following:

(a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include all of the following:

(4) (A) The identification of one or more zoning designations that allow residential uses, including mixed uses, where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit and that are suitable for residential uses. The identified zoning designations shall include sufficient sites meeting the requirements of subparagraph (H) with sufficient capacity, as described in subparagraph (I), to accommodate the need for emergency shelter identified in paragraph (7), except that each local government shall identify a zoning designation or designations that can accommodate at least one year-round emergency shelter. If the local government cannot identify a zoning designation or designations with sufficient capacity, the local government shall include a program to amend its zoning ordinance to meet the requirements of this paragraph within one year of the adoption of the housing element. The local government may identify additional zoning designations where emergency shelters are permitted with a conditional use permit. The local government shall also demonstrate that existing or proposed permit processing, development, and management standards that apply to emergency shelters are objective and encourage and facilitate the development of, or conversion to, emergency shelters.

(B) Emergency shelters shall only be subject to the following written, objective standards:

- (i) The maximum number of beds or persons permitted to be served nightly by the facility.
- (ii) Sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.
- (iii) The size and location of exterior and interior onsite waiting and client intake areas.

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(iv) The provision of onsite management.

(v) The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.

(vi) The length of stay.

(vii) Lighting.

(viii) Security during hours that the emergency shelter is in operation.

(C) For purposes of this paragraph, “emergency shelter” shall include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care.

(D) The permit processing, development, and management standards applied under this paragraph shall not be deemed to be discretionary acts within the meaning of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(E) If a local government has adopted written, objective standards pursuant to subparagraph (B), the local government shall include an analysis of the standards in the analysis of constraints pursuant to paragraph (5).

(F) A local government that can demonstrate, to the satisfaction of the department, the existence of one or more emergency shelters either within its jurisdiction or pursuant to a multijurisdictional agreement that can accommodate that jurisdiction’s need and the needs of the other jurisdictions that are a part of the agreement for emergency shelter identified in paragraph (7) may comply with the zoning requirements of subparagraph (A) by identifying a zoning designation where new emergency shelters are allowed with a conditional use permit.

(G) A local government with an existing ordinance or ordinances that comply with this paragraph shall not be required to take additional action to identify zoning designations for emergency shelters. The housing element must only describe how existing ordinances, policies, and standards are consistent with the requirements of this paragraph.

(H) The zoning designation or designations where emergency shelters are allowed, as described in subparagraph (A), shall include sites that meet at least one of the following standards:

(i) Vacant sites zoned for residential use.

(ii) Vacant sites zoned for nonresidential use that allow residential development, if the local government can demonstrate how the sites with this zoning designation that are being used to satisfy the requirements of paragraph (1) are located near

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amenities and services that serve people experiencing homelessness, which may include,

- health care,
- transportation,
- retail,
- employment, and
- social services,
- or that the local government will provide free transportation to services or offer services onsite.

(iii) Nonvacant sites zoned for residential use or for nonresidential use that allow residential development that are suitable for use as a shelter in the current planning period, or which can be redeveloped for use as a shelter in the current planning period. A nonvacant site with an existing use shall be presumed to impede emergency shelter development absent an analysis based on substantial evidence that the use is likely to be discontinued during the planning period. The analysis shall consider current market demand for the current uses, market conditions, and incentives or standards to encourage shelter development.

(I) The zoning designation or designations shall have **sufficient sites** meeting the requirements of subparagraph (H) to accommodate the need for shelters identified pursuant to paragraph (7). The number of people experiencing homelessness that can be accommodated on any site shall be demonstrated by dividing the square footage of the site by a minimum of 200 square feet per person, unless the locality can demonstrate that one or more shelters were developed on sites that have fewer square feet per person during the prior planning period or the locality provides similar evidence to the department demonstrating that the site can accommodate more people experiencing homelessness. Any standard applied pursuant to this subparagraph is intended only for calculating **site capacity** pursuant to this section, and shall not be constructed as establishing a development standard applicable to the siting, development, or approval of a shelter.

(J) Notwithstanding subparagraph (H), a local government may accommodate the need for emergency shelters identified pursuant to paragraph (7) on sites owned by the local government if it demonstrates with substantial evidence that

- the sites will be made available for emergency shelter during the planning period,
- they are suitable for residential use, and
- the sites are located near amenities and services that serve people experiencing homelessness, which may include
  - health care,
  - transportation,
  - retail,

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- employment, and
- social services, or
- that the local government will provide free transportation to services or offer services onsite.

(7) An analysis of any special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. The need for emergency shelter shall be assessed based on the **capacity** necessary to accommodate the most recent homeless point-in-time count conducted before the start of the planning period, the need for emergency shelter based on number of beds available on a year-round and seasonal basis, the number of shelter beds that go unused on an average monthly basis within a one-year period, and the percentage of those in emergency shelters that move to permanent housing solutions. The need for emergency shelter may be reduced by the number of supportive housing units that are identified in **an adopted 10-year plan to end chronic homelessness** and that are either vacant or for which funding has been identified to allow construction during the planning period. An analysis of special housing needs by a city or county may include an analysis of the need for frequent user coordinated care housing services.

## Attachment 2:

### Reference sheet containing listing of providers and sources of information

#### Health Care

Name	Address	Zone
Family HealthCare Network	400 East Oak Avenue	D-MU
Visalia Medical Clinic	5400 West Hillsdale Avenue	O-PA
Kaweah Health Hospital	400 West Mineral King Avenue	D-MU
United Health Center	4038 South Mooney Blvd	C-R
Visalia Health Care Center	2611 North Dinuba Boulevard	C-MU
Kaweah Health Urgent Care	3600 West Flagstaff Avenue	O-PA
Kaweah Health Prompt Care	1110 South Ben Maddox Way	C-MU
Kaweah Health Urgent Care	1633 South Court Street	O-PA
Kaweah Health South Acres Campus	820 South Akers Street	O-PA

#### Transportation

The City of Visalia transit map was utilized to determine the extent of each zone district covered by transit.

[https://www.visalia.city/depts/general\\_services/transit/bus\\_map\\_and\\_schedule\\_information/default.asp](https://www.visalia.city/depts/general_services/transit/bus_map_and_schedule_information/default.asp)

#### Retail

Refer to City of Visalia Zoning Map and Zone Use Table of the Zoning Ordinance

Top Employers	Number of Employees	Zone
Tulare County	5,105	D-MU, O-PA
Kaweah Delta Medical Center	4,550	D-MU, O-PA
Visalia Unified School District	2,913	R, QP, O-PA
Visalia Mall	1,200	C-R
VF Outdoor	1,012	I
Walmart	840	C-MU, C-R, C-N
Graphic Packaging	757	I
College of the Sequoias	705	QP
City of Visalia	646	D-MU, C-S
UPS	600	I

#### Social Services

Name	Address	Zone
TulareWORKs (CalWORKs)	1845 North Dinuba Boulevard	C-MU
Child Welfare Services	6330 South Mooney Blvd., Ste. 104	C-MU
Child Welfare Services	3346 West Mineral King Avenue	O-PA
Veterans Service Office	3348 West Mineral King Avenue	O-PA
Dept of Child Support Services	8040 West Doe Avenue	I
Social Security Administration	1901 East Noble Avenue	C-MU
Family Services of Tulare County	Various	D-MU
First 5 Tulare County	816 West Acequia Avenue	D-MU