



City of Visalia

Joint Meeting of City Council and Planning Commission

August 19, 2025

Agenda Item 2: Emergency Shelters

AGENDA ITEM #2

Consider updates to City regulations and Zoning Districts,
Provide guidance, as directed, to comply with AB 2339

Housing Element Program 5.2: Emergency Shelters

- Identify one or more permitted by-right zones that:
 - Are suitable for residential uses
 - Has sufficient sites capacity
 - If non-residential zoning, is located near specified amenities and services
- Re-consider Visalia's regulations / performance standards

Currently Permitted in I-L; Conditional in C-S, C-MU, QP

AGENDA ITEM #2

Emergency Shelters are currently:

- Permitted in I-L
- Conditionally Allowed in C-S, C-MU, QP

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>	<ul style="list-style-type: none"> - Light Industrial 	<ul style="list-style-type: none"> - Service Commercial - Commercial Mixed Use - Quasi-Public
<i>Low Barrier Navigation Centers</i>	<ul style="list-style-type: none"> - Downtown Mixed Use - Commercial Mixed Use 	<ul style="list-style-type: none"> - All other Commercial, Office, and Industrial Zones - Quasi-Public

ZONING / CAPACITY ANALYSIS

Identify one or more permitted by-right zones that:

- Are suitable for residential uses

*All zones (Residential, Commercial, Office, Industrial)
allow residential uses by right or by CUP*

- Have sufficient sites capacity

*Vacant land within the zone, with the amount based upon
the Homeless Point-in-Time Count*

- (For non-residential zones) Are located near specified amenities and services, *which may include:*

- o *health care,*
- o *transportation,*
- o *retail,*
- o *employment*
- o *social services*

SUFFICIENT SITES CAPACITY

Visalia's zone designation must have 1.99 acres of sites based on:

- Visalia's point-in time count of 434 persons
- Minimum of 200 square feet per person
- Equal to 86,800 square feet (1.99 acres)

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

Conclusion:

- All zones except Office Conversion have sufficient sites

ZONING ANALYSIS

Permitted-by-right Zoning designation(s) must be either:

- 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

Residential Zones:

- All three zones, **R-1-5, R-M-2 & R-M-3** have ample vacant land
- However, proximity to existing residents has potential to impact residents & neighborhoods if shelter is not properly managed

ZONING ANALYSIS

Non-Residential Zones:

	<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
TOTAL	5	9	3	12	13	9	2	2	2	5	6
Scores:	0=none	1=low	2=med	3=high							

- Best Suited: **Commercial Mixed Use & Downtown Mixed Use**
- Next Best: **Regional Commercial & Office**
 - Where C-R lacks social services & O-PA lacks retail, the City may advocate that these zones include a strong presence of all but one of the listed amenities and services & that all have transportation to access the balance of the services

PERFORMANCE STANDARDS

Program 5.2 lists revisions needing to be made to the City's regulations to comply with GC 65583(a)(4) as amended by AB 2339

- Expand the definition of emergency shelter
- Require only parking spaces sufficient for staff workers, no more than what is required of residential & commercial uses in the same zone
- Reduce the minimum proximity to other emergency shelters, schools, or low barrier navigation centers [from 1,000 feet] to 300 feet
- Remove the requirement of a perimeter wall abutting residential uses (this requirement is not on the list of allowable objective standards that local governments can impose.)

DEFINITIONS

- "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.
- *An emergency shelter shall include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care*
- "Low barrier navigation center" means 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.

NAVIGATION CENTERS

Program 5.8 includes update to revise City Municipal Code to comply with Assembly Bill 101 (2019)

- AB 101 mandates LBNCs to be permitted-by-right in mixed use zones & non-residential zones permitting multi-family housing
- ZTA will correct staff's original interpretation, making LBNCs permitted-by-right in non-residential zones

Alternative path toward compliance

- As part of ZTA, change one or more non-residential zones from allowing multi-family by CUP to not allowed
- Drawback = Impacts City practice of granting CUP for multi-family uses in various zones

NEXT STEPS

Get direction from Council and Commission.

The recommendations will be the basis for an upcoming Zoning Ordinance Text Amendment

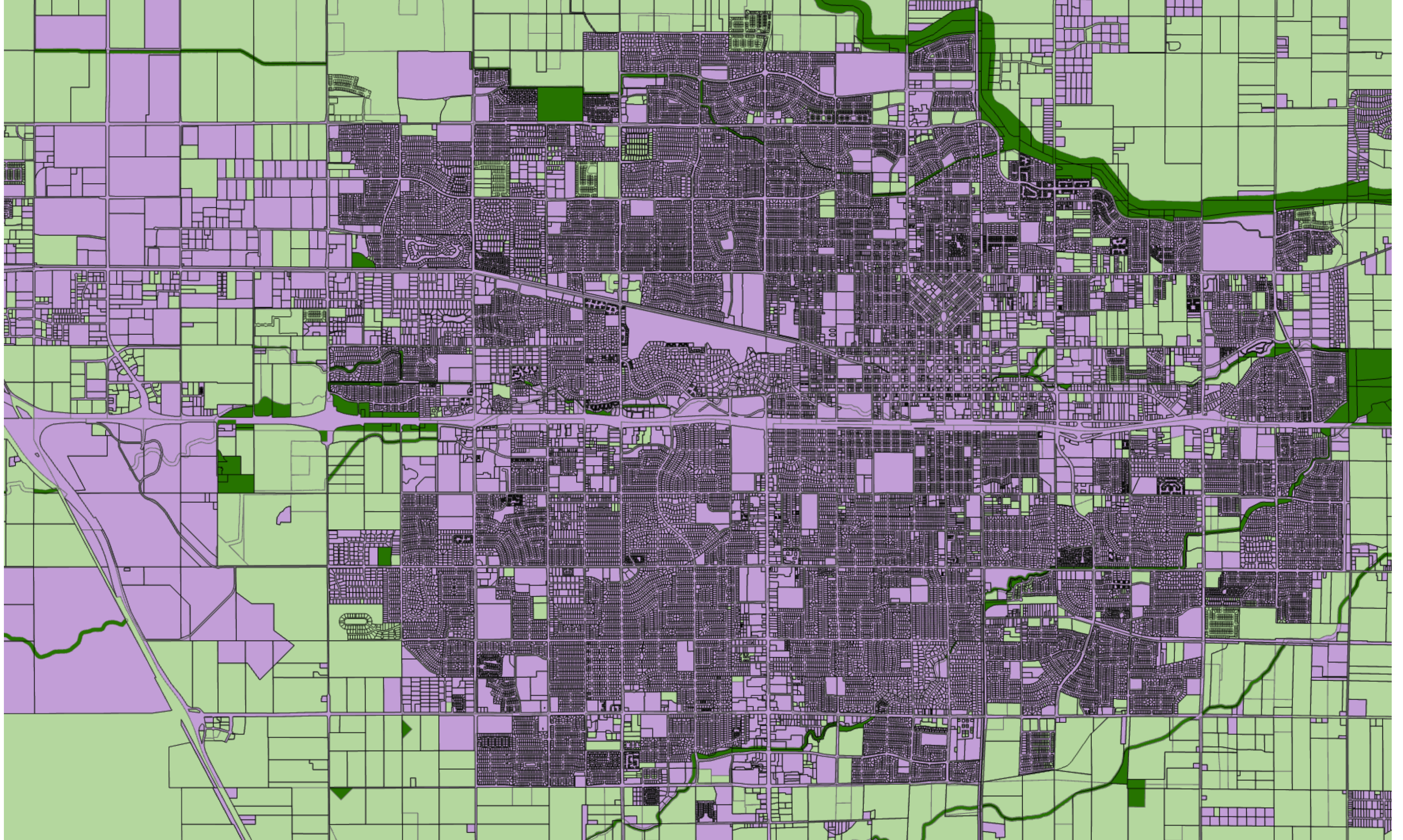
Public Hearings will be noticed and scheduled to Planning Commission by November / December

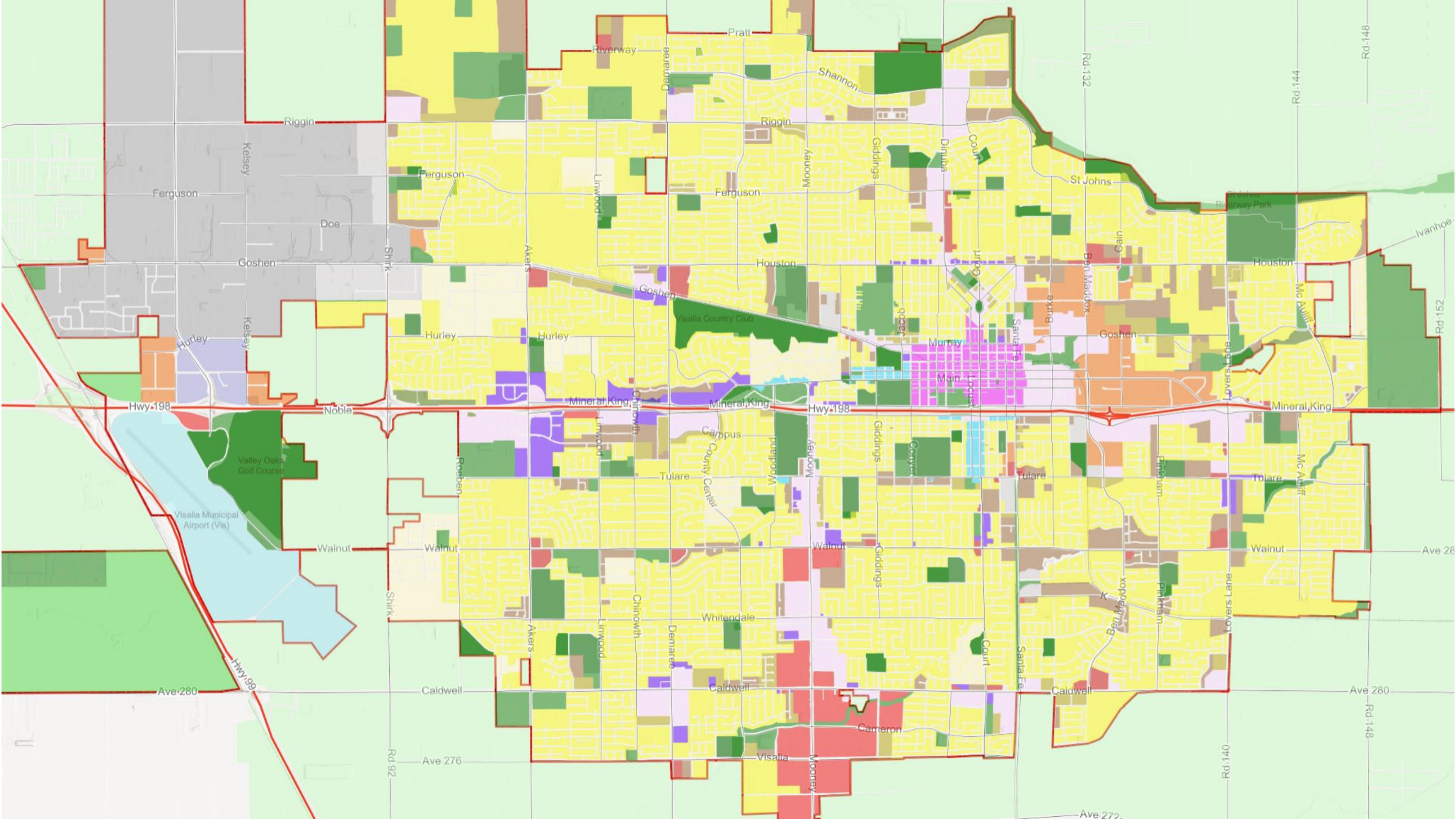


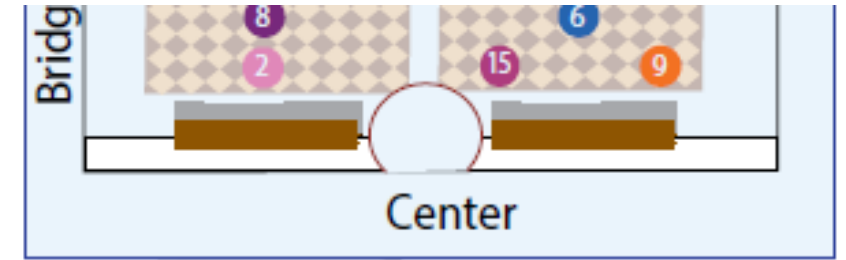
An aerial photograph of the Fox Theatre in Visalia, California, taken at sunset. The theatre is a large, light-colored building with a prominent clock tower and marquee. It is surrounded by parking lots filled with cars and trees. The sky is a mix of orange, yellow, and blue. The text "Thank you" is overlaid in a large, white, serif font across the center of the image.

Thank you

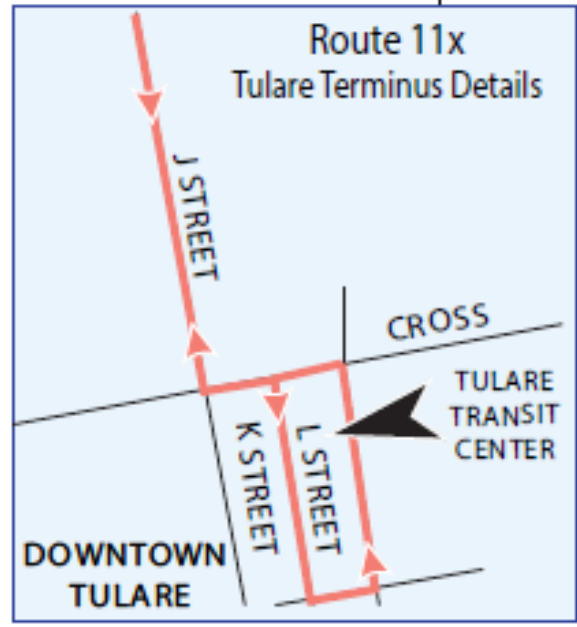
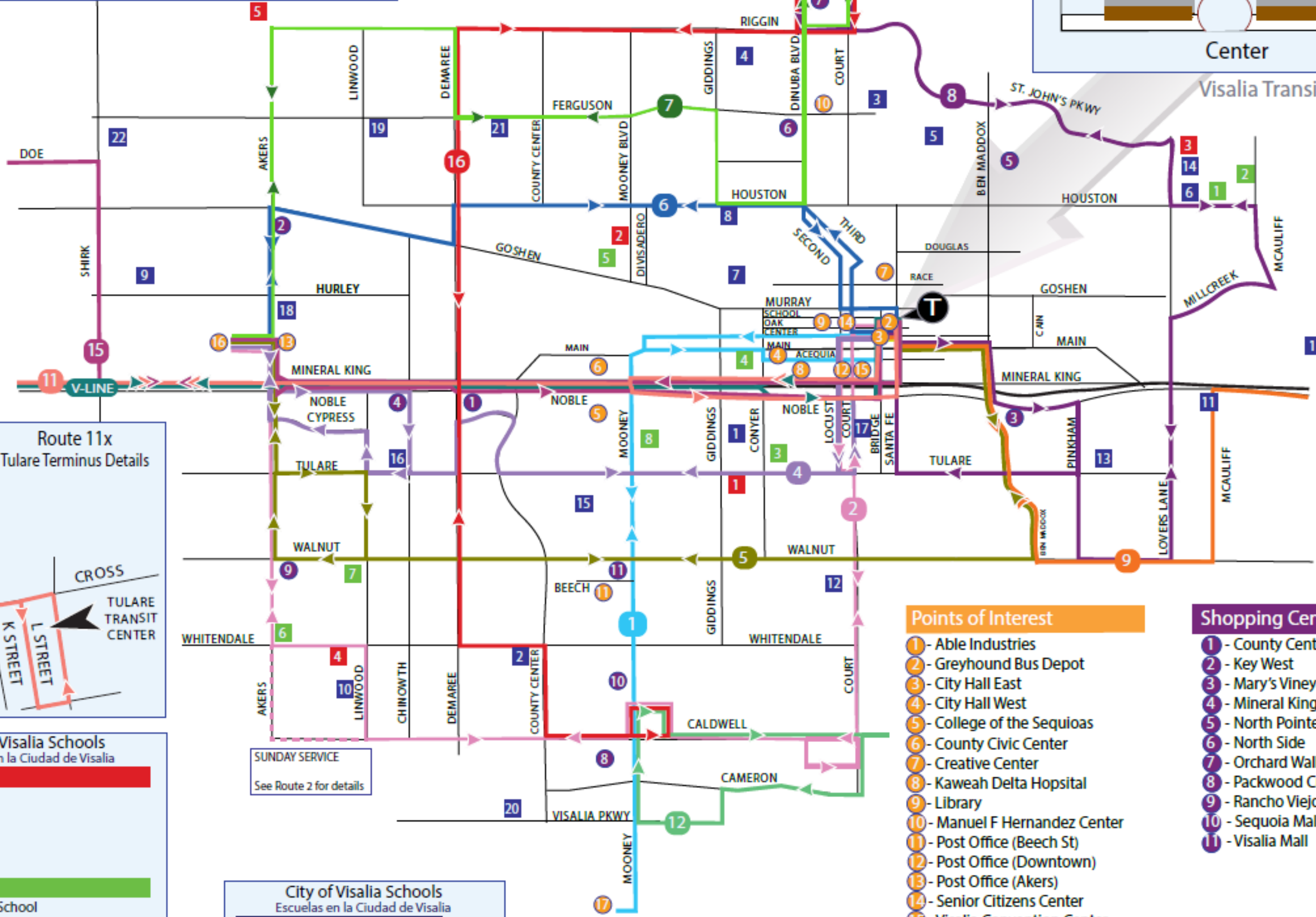
City of Visalia – Planning Division







Visalia Transit Center Detail



- City of Visalia Schools**
Escuelas en la Ciudad de Visalia
- Middle Schools**
- 1 - Divisadero
 - 2 - Green Acres
 - 3 - Valley Oak
 - 4 - La Joya
 - 5 - Ridgeview
- High Schools**
- 1 - Visalia Adult School
 - 2 - Golden West
 - 3 - Mt. Whitney
 - 4 - Redwood
 - 5 - Sequoia

SUNDAY SERVICE
See Route 2 for details

- City of Visalia Schools**
Escuelas en la Ciudad de Visalia
- Elementary Schools**
- 1 - Conyer
 - 2 - Crestwood
 - 3 - Crowley
 - 16 - Veva Blunt
 - 17 - Washington
 - 18 - Willow Glen

- Points of Interest**
- 1 - Able Industries
 - 2 - Greyhound Bus Depot
 - 3 - City Hall East
 - 4 - City Hall West
 - 5 - College of the Sequoias
 - 6 - County Civic Center
 - 7 - Creative Center
 - 8 - Kaweah Delta Hospital
 - 9 - Library
 - 10 - Manuel F Hernandez Center
 - 11 - Post Office (Beech St)
 - 12 - Post Office (Downtown)
 - 13 - Post Office (Akers)
 - 14 - Senior Citizens Center
 - 15 - Visalia Convention Center
 - 16 - Visalia Medical Center
 - 17 - Government Plaza

- Shopping Centers**
- 1 - County Center
 - 2 - Key West
 - 3 - Mary's Vineyard
 - 4 - Mineral King Plaza
 - 5 - North Pointe
 - 6 - North Side
 - 7 - Orchard Walk
 - 8 - Packwood Creek
 - 9 - Rancho Viejo
 - 10 - Sequoia Mall
 - 11 - Visalia Mall