

From: stengerfam@cox.net
Sent: Monday, February 13, 2023 4:32 PM
To: LUEG, PDS.PlanningCommission
Subject: [External] Feedback for the Housing Zoning Ordinance Update
Attachments: Ltr to County Ord. Update 2-23.pdf

Good Afternoon,

Attached is my feedback regarding a housing issue our neighborhood is experiencing in relation to the zoning ordinance of transient habitation. Please take the time to read the feedback as we hope to come to an agreement and clarification with the county regarding the ordinance.

Thank you for your time,
Audra Stenger

02-11-23

Re: 2023 Housing Ordinance Update

Dear Planning Commission Secretary,

We are writing in response to the county's announcement regarding the upcoming 2023 Housing Ordinance Update and the request for "stakeholder input".

Our community has previously expressed concern about the lack of completion (missing column) in the "Use and Enclosure Matrix" that is meant to accompany the County Zoning Ordinance section 1545 (see both attached) paragraph "D" regarding "transient habitation" in our zoned S88 community. As previously addressed with Supervisor Anderson and the Planning and Development Department our community has asked that this issue (which the Planning and Development Department described as "an administrative error") be corrected, that an appropriate column be added and ultimately prohibit short term rentals in zone S88.

Our community recently faced a threatening and dangerous situation that was brought about by a short-term rental (AirBnB) in the form of a dangerous Riverside gang, known for violent home invasions, who rented the facility. Our community was closed to all traffic as Police, SWAT and Sheriff's departments, with guns drawn, sought to arrest members of the gang. Law enforcement stated that the rental of the AirBnB was being used as a means to case our community for home invasions! As such, we believe the enforcement of an ordinance prohibiting short-term rentals in zone S88 is vital to the safety, cohesiveness and intended use of not only our community but to all the communities that fall within the scope of the ordinance. In addition, we believe that prohibiting the use of homes in our communities as short-term rentals is a vital part of addressing the current housing shortage crisis that faces our county.

Our community is concerned as it does not appear that the proposed changes for the 2023 Housing Ordinance Update addresses the aforementioned incomplete "Use and Enclosure Matrix".

Our question is, why not?

Similarly, we again ask as stakeholders in the County Housing Ordinance that our concerns be addressed and that transient habitation in the form of short-term rentals be prohibited in zone S88! Thank you.

Respectfully,

Audra Stenger
858-829-9216
stengerfam@cox.net

2644 Bristlewood Drive
Ramona, CA 92065

From: Briana Evans <2brievans@gmail.com>
Sent: Monday, February 13, 2023 5:56 PM
To: LUEG, PDS.PlanningCommission
Subject: [External] Input Re 2023 Housing Ordinance Update
Attachments: Transient Habitation Zoning.pdf

02-11-23

Re: 2023 Housing Ordinance Update

Dear Planning Commission Secretary,

I am writing in response to the county's announcement regarding the upcoming 2023 Housing Ordinance Update and the request for "stakeholder input".

I represent the Holly Oaks Community of Ramona which includes approximately 90 homes. Our community has previously expressed concern about the lack of completion (missing column) in the "Use and Enclosure Matrix" that is meant to accompany the County Zoning Ordinance section 1545 (see both attached) paragraph "D" regarding "transient habitation" in our zoned S88 community. As previously addressed with Supervisor Anderson and the Planning and Development Department our community has asked that this issue (which the Planning and Development Department described as "an administrative error") be corrected, that an appropriate column be added and ultimately prohibit short term rentals in zone S88.

Our community recently faced a threatening and dangerous situation that was brought about by a short-term rental (AirBnB) in the form of a dangerous Riverside gang, known for violent home invasions, who rented the facility. Our community was closed to all traffic as Police, SWAT and Sheriff's departments, with guns drawn, sought to arrest members of the gang. Law enforcement stated that the rental of the AirBnB was being used as a means to case our community for home invasions! As such, we believe the enforcement of an ordinance prohibiting short-term rentals in zone S88 is vital to the safety, cohesiveness and intended use of not only our community but to all the communities that fall within the scope of the ordinance. In addition, we believe that prohibiting the use of homes in our communities as short-term rentals is a vital part of addressing the current housing shortage crisis that faces our county.

Our community is concerned as it does not appear that the proposed changes for the 2023 Housing Ordinance Update addresses the aforementioned incomplete "Use and Enclosure Matrix".

Our question is, why not?

Similarly, we again ask as stakeholders in the County Housing Ordinance that our concerns be addressed and that transient habitation in the form of short-term rentals be prohibited in zone S88!

Finally, on behalf of my community, I asked to be kept apprised of any progress regarding the completion of the zoning ordinance matrix as it pertains to transient housing. Thank you.

Respectfully,

Briana Evans

858-449-2563

2brievans@gmail.com

2663 Bristlewood
Drive Ramona, CA
92065

From: Dan Castell <drclaptop@cox.net>
Sent: Sunday, February 12, 2023 2:31 PM
To: LUEG, PDS.PlanningCommission
Cc: drclaptop@cox.net; dorisc@cox.net
Subject: [External] 2023 Housing Ordinance Update and associated Use and Enclosure Matrix

Dear Planning Commission Secretary,

Re: 2023 Housing Ordinance Update

February 10, 2023

We are writing in response to the county's announcement regarding the upcoming 2023 Housing Ordinance Update and the request for "stakeholder input".

We and our community have previously expressed concern about the lack of completion (e.g. missing column) in the "Use and Enclosure Matrix" that is meant to accompany the County Zoning Ordinance section 1545 (see both attached) paragraph "D" regarding "transient habitation" in our zoned S88 community. As previously addressed with Supervisor Anderson and the Planning and Development Department, we and our community have asked that this issue (which the Planning and Development Department described as "an administrative error") be corrected with an appropriate column and details to be added for prohibition of short term rentals in zone S88.

My wife and I recently faced a threatening and dangerous situation across our backyard that was brought about by a short-term rental (AirBnB) in the form of a dangerous Riverside, CA gang, known for violent home invasions, who rented an AirBnB house/property. Our community was closed to all traffic as Police, SWAT and Sheriff's departments, with guns drawn, sought to arrest members of the gang. Law enforcement stated that the rental of the AirBnB property was being used as a means to case our community for home invasions! As such, we believe the enforcement of an ordinance prohibiting short-term housing rentals in zone S88 is vital to our safety, that of our community, and all the communities that fall within the scope of this ordinance. In addition, we believe that prohibiting the use of homes in our communities as short-term rentals is a requirement and vital part of addressing the current housing shortage that faces our county.

We and our community strongly recommend that appropriate changes be made to the 2023 Housing Ordinance Update and the "Use and Enclosure Matrix" to prohibit short-term housing rentals in zone S88.

We again ask as stakeholders in the County Housing Ordinance that our concerns be addressed and that transient habitation in the form of short-term rentals be prohibited in zone S88! Thank you.

Yours truly,
Daniel and Doris Castell
2818 Oak Shade Lane
Ramona, CA 92065

drclaptop@cox.net
---and---
dorisc@cox.net

02-11-23

Re: 2023 Housing Ordinance Update

Dear Planning Commission Secretary,

We are writing in response to the county's announcement regarding the upcoming 2023 Housing Ordinance Update and the request for "stakeholder input".

Our community has previously expressed concern about the lack of completion (missing column) in the "Use and Enclosure Matrix" that is meant to accompany the County Zoning Ordinance section 1545 (see both attached) paragraph "D" regarding "transient habitation" in our zoned S88 community. As previously addressed with Supervisor Anderson and the Planning and Development Department our community has asked that this issue (which the Planning and Development Department described as "an administrative error") be corrected, that an appropriate column be added and ultimately prohibit short term rentals in zone S88.

Our community recently faced a threatening and dangerous situation that was brought about by a short-term rental (AirBnB) in the form of a dangerous Riverside gang, known for violent home invasions, who rented the facility. Our community was closed to all traffic as Police, SWAT and Sheriff's departments, with guns drawn, sought to arrest members of the gang. Law enforcement stated that the rental of the AirBnB was being used as a means to case our community for home invasions! As such, we believe the enforcement of an ordinance prohibiting short-term rentals in zone S88 is vital to the safety, cohesiveness and intended use of not only our community but to all the communities that fall within the scope of the ordinance. In addition, we believe that prohibiting the use of homes in our communities as short-term rentals is a vital part of addressing the current housing shortage crisis that faces our county.

Our community is concerned as it does not appear that the proposed changes for the 2023 Housing Ordinance Update addresses the aforementioned incomplete "Use and Enclosure Matrix".

Our question is, why not?

Similarly, we again ask as stakeholders in the County Housing Ordinance that our concerns be addressed and that transient habitation in the form of short-term rentals be prohibited in zone S88! Thank you.

Respectfully,

Diane and Terry Franck
2851 Willow Oak Dr
Ramona, CA 92065

From: Timothy Clegg <compassmechanical@yahoo.com>
Sent: Monday, February 13, 2023 7:53 AM
To: LUEG, PDS.PlanningCommission
Subject: [External] Addressing ongoing AirBnB concerns during Feb. 17th meeting
Attachments: Ltr to County Ord. Update 2-23.docx; Transient Habitation Zoning.pdf

Good day,

Please find a letter and information on concerns we have regarding AirBnB's in our neighborhood.

Thank you in advance for taking action on correcting and enforcing the laws.

Best Regards,

Tim Clegg

Compass Machine Tools
San Diego, CA USA
Main: 858-578-7986 Cell: 619-992-6995
www.compasscnc.com

02-13-23

Re: 2023 Housing Ordinance Update

Dear Planning Commission Secretary,

We are writing in response to the county's announcement regarding the upcoming 2023 Housing Ordinance Update and the request for "stakeholder input".

Our community has previously expressed concern about the lack of completion (missing column) in the "Use and Enclosure Matrix" that is meant to accompany the County Zoning Ordinance section 1545 (see both attached) paragraph "D" regarding "transient habitation" in our zoned S88 community. As previously addressed with Supervisor Anderson and the Planning and Development Department our community has asked that this issue (which the Planning and Development Department described as "an administrative error") be corrected, that an appropriate column be added and ultimately prohibit short term rentals in zone S88.

Our community recently faced a threatening and dangerous situation that was brought about by a short-term rental (AirBnB) in the form of a dangerous Riverside gang, known for violent home invasions, who rented the facility. Our community was closed to all traffic as Police, SWAT and Sheriff's departments, with guns drawn, sought to arrest members of the gang. Law enforcement stated that the rental of the AirBnB was being used as a means to case our community for home invasions! As such, we believe the enforcement of an ordinance prohibiting short-term rentals in zone S88 is vital to the safety, cohesiveness and intended use of not only our community but to all the communities that fall within the scope of the ordinance. In addition, we believe that prohibiting the use of homes in our communities as short-term rentals is a vital part of addressing the current housing shortage crisis that faces our county.

Our community is concerned as it does not appear that the proposed changes for the 2023 Housing Ordinance Update addresses the aforementioned incomplete "Use and Enclosure Matrix".

Our question is, why not?

Similarly, we again ask as stakeholders in the County Housing Ordinance that our concerns be addressed and that transient habitation in the form of short-term rentals be prohibited in zone S88! Thank you.

Respectfully,

Heather and Michael Koerner

858-200-6000
stretchkoermere@yahoo.com

2610 Bristlewood Drive
Ramona, CA 92065

From: jeff_terry@juno.com
Sent: Saturday, February 11, 2023 2:45 PM
To: LUEG, PDS.PlanningCommission
Subject: [External] 2023 Housing Ordinance Update stake holder input

Date: 02-11-23

Re: 2023 Housing Ordinance Update

Dear Planning Commission Secretary,

We are writing in response to the county's announcement regarding the upcoming 2023 Housing Ordinance Update and the request for "stakeholder input".

Our community has previously expressed concern about the lack of completion (missing column) in the "Use and Enclosure Matrix" that is meant to accompany the County Zoning Ordinance section 1545 (see both attached) paragraph "D" regarding "transient habitation" in our zoned S88 community. As previously addressed with Supervisor Anderson and the Planning and Development Department our community has asked that this issue (which the Planning and Development Department described as "an administrative error") be corrected, that an appropriate column be added and ultimately prohibit short term rentals in zone S88.

Our community recently faced a threatening and dangerous situation that was brought about by a short-term rental (AirBnB) in the form of a dangerous Riverside gang, known for violent home invasions, who rented the facility. Our community was closed to all traffic as Police, SWAT and Sheriff's departments, with guns drawn, sought to arrest members of the gang. Law enforcement stated that the rental of the AirBnB was being used as a means to case our community for home invasions! As such, we believe the enforcement of an ordinance prohibiting short-term rentals in zone S88 is vital to the safety, cohesiveness and intended use of not only our community but to all the communities that fall within the scope of the ordinance. In addition, we believe that prohibiting the use of homes in our communities as short-term rentals is a vital part of addressing the current housing shortage crisis that faces our county.

Our community is concerned as it does not appear that the proposed changes for the 2023 Housing Ordinance Update addresses the aforementioned incomplete "Use and Enclosure Matrix".

Our question is, why not?

Similarly, we again ask as stakeholders in the County Housing Ordinance that our concerns be addressed and that transient habitation in the form of short-term rentals be prohibited in zone S88! Thank you.

Respectfully,

Jeff Dorsett

760-896-4003
jeff_terry@juno.com

2607 Bristlewood Court
Ramona, CA 92065

From: Judy Morgon <jmorgon@yahoo.com>
Sent: Sunday, February 12, 2023 10:21 AM
To: LUEG, PDS.PlanningCommission
Subject: [External] 2023 Housing Ordinance Update and the request for “stakeholder input”

Planning Commission Secretary,

I live in a community that is very concerned about the lack of completion (missing column) in the “Use and Enclosure Matrix” that is meant to accompany the County Zoning Ordinance section 1545 paragraph “D” regarding “transient habitation” in our zoned S88 community.

As you may know, many of us recently faced a threatening and dangerous situation that was brought about by a short-term rental (AirBnB) in the form of a dangerous Riverside gang, known for violent home invasions, who rented a home in our community. The access to our cul-d-sac and to many homes was closed to all traffic as Police, SWAT and Sheriff’s departments, with guns drawn, sought to arrest members of the gang. Law enforcement stated that the rental of the AirBnB was being used as a means to case our community for home invasions! As such, we believe the enforcement of an ordinance prohibiting short-term rentals in zone S88 is vital to the safety, cohesiveness and intended use of not only our community but to all the communities that fall within the scope of the ordinance. In addition, we believe that prohibiting the use of homes in our communities as short-term rentals is a vital part of addressing the current housing shortage crisis that faces our county.

In a meeting with Supervisor Anderson and the Planning and Development Department, members of my community asked that this issue (which the Planning and Development Department itself described as “an administrative error”) be corrected. We request that an appropriate column be added which will prohibit short term rentals in zone S88, such as ours.

Our community is concerned as it does not appear that the proposed changes for the 2023 Housing Ordinance Update addresses the aforementioned incomplete “Use and Enclosure Matrix”.

I am asking, as a stakeholder in the County Housing Ordinance, that you correct this "administrative error" by including the missing information to ensure that transient habitation in the form of short-term rentals be prohibited in zone S88! Thank you.

Respectfully,

Judy Morgon
jmorgon@yahoo.com

2519 Southern Oak Road
Ramona, CA 92065

From: Heather Koermer <hk.designstudio@yahoo.com>
Sent: Tuesday, February 14, 2023 6:39 PM
To: LUEG, PDS.PlanningCommission
Subject: [External] Housing Ordinance
Attachments: Ltr to County Ord. Update 2-23.pdf

Heather Koermer

HK Design Studio
(760) 654-3110 O
(858) 200-6000 C

From: Kathryn Rhodes <laplayaheritage@gmail.com>
Sent: Sunday, February 5, 2023 11:48 AM
To: LUEG, PDS.PlanningCommission; Kathryn Rhodes
Subject: [External] Fwd: Public Comments for County 2023 Housing Zoning Ordinance (ZO)
Update PDS2022-POD-22-004; PDS-2023- ER-00-001
Attachments:
20230123_County_2023_Housing_Zoning_Ordinance_ZO_Update_PC_Public_Comments_14-
Pages.pdf; 20230123_County_2023_Housing_Zoning_Ordinance_ZO_Update_PC_Public_Comments_14-
Pages.pdf

Hello Planning Commission:

Please incorporate my proposed amendments to the County's Zoning Ordinance (ZO) Update.

Any questions, please call at 619-402-8688

Regards,

Katheryn Rhodes

----- Forwarded message -----

From: Kathryn Rhodes <laplayaheritage@gmail.com>
Date: Mon, Jan 23, 2023 at 2:02 PM
Subject: Public Comments for County 2023 Housing Zoning Ordinance (ZO)
Update PDS2022-POD-22-004; PDS-2023- ER-00-001
To: <PDS.LongRangePlanning@sdcounty.ca.gov>,
<Camila.Easland@sdcounty.ca.gov>, Nicoletti, Vince
<Vince.Nicoletti@sdcounty.ca.gov>, Panas, Brent
<Brent.Panas@sdcounty.ca.gov>, Beck, Dijana
<Dijana.Beck@sdcounty.ca.gov>, <HSEC-OHS.HHSA@sdcounty.ca.gov>,
<barbara.jimenez@sdcounty.ca.gov>, Kathryn Rhodes
<laplayaheritage@gmail.com>

Hello County of San Diego:

Please see the attached Public Comments for County 2023 Housing Zoning Ordinance (ZO) Update PDS2022-POD-22-004; PDS-2023- ER-00-001.
Thank you very much for the proposed amendments for Homeless
Emergency Shelters.

Regards,

Katheryn Rhodes
619-402-8688

January 23, 2023

County of San Diego
1600 Pacific Highway
San Diego, California 92101

County Planning and Development Services (PDS)
PDS.LongRangePlanning@sdcounty.ca.gov
Camila Easland, Land Use/Environmental Planner
(619) 323-7362 Camila.Easland@sdcounty.ca.gov

Subject: Public Comments for County 2023 Housing Zoning Ordinance (ZO)
Update PDS2022-POD-22-004; PDS-2023- ER-00-001
[https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housingzoupdate.htm](https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/housingzoupdate.html)
[l](#)

Dear County of San Diego:

Thank you very much for this timely County 2023 Housing Zoning Ordinance (ZO) Update that is required to incorporate many changes in State laws made during the last several years. Especially the new laws to help approve and permit Emergency Homeless Shelters ministerially, and not subject to the California Environmental Quality Act (CEQA).

First, thank you very much for the changes and additions made to County ZO Section 5015 regarding ministerial approval of Emergency Shelters in villages with Special Area Regulators; Section 6370 Parking Requirements for Religious Institution Affiliated Housing Projects advocated by Yes in God's Back Yard (YIGBY) <https://yigby.org>; and Section 6758 (renumbered from Section 6911) Emergency Shelter to get rid of parking requirements for homeless clients.

ZO Section 5015 APPLICATION AND DESIGNATION.

“d. Exemption. The following uses are exempt from Special Area Regulators that require a discretionary review: 1. Low Barrier Navigation Centers 2. Emergency Shelters 3. Supportive Housing Projects 4. Housing development projects that require ministerial approval pursuant to state law.”

ZO Section 6370 PARKING REQUIREMENTS.

“g. Religious Institution Affiliated Housing Project. Parking requirements for religious institution affiliated housing development projects are as provided in California Government Code Section 65913.6 Religious institution/assembly parking may count towards religious institution/assembly affiliated housing parking requirements. Up to 50% of existing religious institution/assembly parking spaces may be eliminated as a part of a religious institution/assembly affiliated housing development project. The elimination of religious-use parking spaces pursuant to a religious institution affiliated housing development project that has been approved does not constitute a concession pursuant to California Government Code Section 65915. The reduction in parking spaces shall not reduce the minimum parking standards required of a religious institution affiliated housing development project below one space per unit. The request to share parking is exempt from a discretionary permit review or modification, and exempt from the non-conforming regulations.

This shall not apply to a religious institution affiliated housing development project if either of the following is true: 1. The parcel is located within one-half mile walking distance of either a high-quality transit corridor as defined in subdivision (b) of Section 21155 of the Public Resources Code or a major transit stop as defined in Section 21064.3 of the Public Resources Code. 2. There is a car share vehicle located within one block of the parcel.”

ZO Section 6911 Emergency Shelter was renumbered to ZO Section 6758 Emergency Shelter. Thank you for getting rid of the extra parking space requirements for homeless clients in Section 6758(b) ~~“and one additional space for every 6 client beds or portion thereof.”~~

I recommend a new Ministerial Permit process be created by County PDS staff specifically for non-profit Homeless Emergency Shelters permits. The new Ministerial Permit would include requirements for ministerial site plans and community design review. Specifically for areas where Emergency Shelters are allowed ministerially by right through the Housing Element of the General Plan. The pre-approved parcels are located in County Industrial Zones M50, M52, M54, and M58, and are not subject to CEQA. Since 2010, a total of zero (0) Emergency Shelters have been approved by County staff in pre-approved Industrial zones.

An example San Diego County should follow is the City of Los Angeles permit approval for a Homeless Emergency Shelter on dedicated park land of the Eagle Park Recreation Center. Which includes a CEQA Notice of Exemption (NOE).

<https://www.laparks.org/sites/default/files/pdf/commissioner/2021/jul15/21-127.pdf>

In addition, I recommend that a County Emergency Shelter Fund be created to pay for County PDS staff time to approve Ministerial Permits for Emergency Shelters for non-profit and religious institutions. Payment of excessive County Administrative Permit fees to open up Emergency Shelters is a roadblock that can be solved by use of over \$0.56 BILLION = \$562 Million CASH in unencumbered Federal American Rescue Plan Act (ARPA) funding in County Fund Balances.

01/10/203 County BOS Agenda Item 7 Communications Received.

<https://bosagenda.sandiegocounty.gov/cob/cosd/cob/doc?id=0901127e80f680d8>

CR 32 Periodic Financial Report.

<https://bosagenda.sandiegocounty.gov/cob/cosd/cob/doc?id=0901127e80f67626>

Page 38 Fund 61040 ARPA Trust Fund \$562,433,102 in Cash.

Page 42 \$13.6 BILLION CASH in the County's Pooled Investment Fund.

Recently, San Diego County opened up their first new Homeless Safe Parking Lot on Magnolia Avenue near the freeway in the Unincorporated area of San Diego County outside of El Cajon, California. The County provided funding to the non-profit Dreams for Change to run the County's Safe Parking Lot. However, as far as I know even though there is a Statutory Exemption for the Emergency Shelter Crisis Declaration, the County's first Safe Parking Lot did not seem to go through any Homeless Emergency Shelter permit, or approval process. Also, I am not sure if a CEQA Notice of Exemption (NOE) was filed.

<https://www.cbs8.com/article/news/local/county-opens-safe-parking-lot-near-el-cajon/509-6d25d55b-6ed7-4eeb-bc66-51b9777c20f3>

<https://www.google.com/maps/place/1297+Magnolia+Ave,+El+Cajon,+CA+92020/@32.8131228,-116.9624378,3a,75y,97.35h,90t/data=!3m6!1e1!3m4!1s5ZBYLkI7lJyJqI3vZgJ3Ug!2e0!7i16384!8i8192!4m5!3m4!1s0x80d959c291e82da3:0x12c87933831214!8m2!3d32.8130955!4d-116.9621649>

Linked below is the 12/18/2018 California Department of Housing and Community Development (HCD), Division of Codes and Standard Information Bulletin IB-2018-05. Which documents the Voluntary formerly Appendix N, then O - Emergency Housing of the 2019 California Building Code (CBC), for minimum Health and Safety standard for Emergency Housing including Emergency Shelters. <https://www.hcd.ca.gov/docs/ib2018-05.pdf>

On 01/25/2023 for Agenda Item-8 Triennial County Building Code Update, staff will present Voluntary Appendix P - Emergency Housing of the new 2022 State Model Code for adoption into the County Building Code.

<https://bosagenda.sandiegocounty.gov/cob/cosd/cob/doc?id=0901127e80f7633b>

PROPOSED ZO AMENDMENTS, CHANGES, AND ADDITIONS.

In addition to the great changes staff are already proposing, so that everyone is using the correct terminology, please amend Section 1100 of the County's Zoning Ordinance (ZO) to add the following Definitions taken from IB-2018-05 for the 2019 CBC, and Appendix P of the 2022 State Code including:

DECLARATION OF SHELTER CRISIS. *The duly proclaimed existence of a situation in which a significant number of persons are without the ability to obtain shelter, resulting in a threat to their health and safety. (See Government Code Section 8698.)*

DEPENDENT UNIT. *Emergency housing not equipped with a kitchen area, toilet, and sewage disposal system. Recreational vehicles that are not self-contained and without utility service connections shall be considered dependent units.*

EMERGENCY HOUSING. *Housing in a permanent or temporary structure(s), occupied during a declaration of state of emergency, local emergency, or shelter crisis. Emergency housing may include, but is not limited to, buildings and structures constructed in accordance with the California Building Standards Code; and emergency sleeping cabins, emergency transportable housing units, and tents constructed and/or assembled in accordance with the CBC.*

EMERGENCY HOUSING FACILITIES. *On-site common use facilities supporting emergency housing. Emergency housing facilities include, but are not limited to, kitchen areas, toilets, showers and bathrooms with running water. The use of emergency housing facilities is limited exclusively to the occupants of the emergency housing, personnel involved in operating the housing, and other emergency personnel.*

EMERGENCY HOUSING SITE. *A site containing emergency housing and emergency housing facilities supporting the emergency housing.*

EMERGENCY SLEEPING CABIN. *Relocatable hard-sided structure constructed in accordance with the CBC, which may be occupied only for emergency housing.*

EMERGENCY TRANSPORTABLE HOUSING UNIT. *A single or multiple section prefabricated structure that is transportable by a vehicle and that can be*

installed on a permanent or temporary site in response to a need for emergency housing. Emergency transportable housing units include, but are not limited to, manufactured homes, mobile homes, multifamily manufactured homes, recreational vehicles, and park trailers. For the purposes of this appendix, emergency transportable housing units also includes commercial modulars as defined in the Health and Safety Code Section 18001.8.

MANUFACTURED HOME. *A structure designed to be used as a single-family dwelling, as defined in the Health and Safety Code, Section 18007.*

MEMBRANE STRUCTURE. *An air-inflated, air-supported, cable or frame-covered structure, not otherwise defined as a tent.*

MOBILEHOME. *A structure designed to be used as a single-family dwelling, as defined in the Health and Safety Code, Section 18008.*

MULTIFAMILY MANUFACTURED HOME. *A structure designed to contain not less than two dwelling units, as defined in the Health and Safety Code, Section 18008.7.*

PARK TRAILER. *A trailer designed for human habitation that meets all requirements in the Health and Safety Code, Section 18009.3.*

RECREATIONAL VEHICLE. *A motor home, travel trailer, truck camper, or camping trailer, with or without motive power, designed for human habitation, that meets all requirements in the Health and Safety Code, Section 18010.*

STATE OF EMERGENCY. *State of Emergency as defined in the Government Code, Section 8558.*

TENT. *A structure, enclosure or shelter, with or without sidewalls or drops, constructed of fabric or pliable material supported by any manner except by air or the contents that it protects.*

Also, in order to conform to IB-2018-05 and State Housing laws, additional changes and amendments are needed to the renamed Section 6758 EMERGENCY SHELTERS Development including the following:

Current Section 6758(a) states:

“a. The maximum number of clients permitted to be served (eating, showering or sleeping) nightly shall not exceed 1 per 125 sq. ft. of floor area. There shall be one bed provided for each client.”

IB-2018-05 states:

*“**N103.3 Occupant load.** Except as otherwise stated in this appendix, the maximum occupant load allowed in buildings and structures used as emergency housing shall be determined by the enforcing agency, but the interior floor area shall not be less than 70 square feet (6.5 m²) for one occupant. Where more than one person occupies the building/structure, the required floor area shall be increased at the rate of 50 square feet (4.65 m²) for each occupant in excess of one.”*

Please change the minimum space per occupant in Section 6758(a) from 125 to 70 square feet, and allow couples to sleep in the same bed, if they want. For example:

*“a. The maximum number of clients permitted to be served (eating, showering or sleeping) nightly shall not **be less than 70 square feet (6.5 m²) for one occupant. Where more than one person occupies the building/structure, the required floor area shall be increased at the rate of 50 square feet (4.65 m²) for each occupant in excess of one.** ~~exceed 1 per 125 sq. ft. of floor area.~~ There shall be one bed provided for each **single adult** client.”*

Current Section 6758(c) states:

*“c. The client waiting and/or intake areas shall be as follows:
1. The interior waiting/intake area for a facility with 14 or fewer beds shall be no less than 125 sq. ft. and for a facility with 15 or more beds shall be no less than 200 sq. ft. in area. 2. The exterior waiting/intake area shall be no less than 450 sq. ft. for facilities with 14 beds or fewer. The exterior waiting/intake area shall be no less than 900 sq. ft. for facilities with 15 beds or more. Exterior waiting/intake areas shall be screened from view from*

surrounding properties by solid fencing of not less than 6 feet in height. Fencing shall conform to the requirements of Section 6700 et. seq.”

I do not see anything about intake/waiting area requirements in Appendix P. Is this Section 6758(c) needed? Please consider deleting this section in its entirety. Also please analyze if these intake/waiting area requirements could be impediments to creating Homeless Emergency Shelters. Specifically, if non profits or religious institutions do not have an extra 125 square feet in interior space, and 450 square feet in exterior space available on site.

Current Section 6758(d) states:

“d. An individual or individuals who do not utilize the homeless beds and/or services and who maintain their own residence off site may be eligible as on site manager(s). Each facility shall have manager(s) present onsite 24 hours per day, 7 days per week. At a minimum, one on site manager and one supporting staff member of the same sex shall be provided in each segregated sleeping area being used.”

Please amend Section 6758(d) to allow homeless people who live at the Homeless Emergency Shelter be able to be paid and hired as on site managers, instead of only permitting off site managers. This will provide homeless clients with income, and create less commuting traffic. I believe requiring on site managers to be independently housed is discrimination against the poor. Therefore, I recommend you delete the beginning of the sentence as follows:

~~*“d. An individual or individuals who do not utilize the homeless beds and/or services and who maintain their own residence off site may be eligible as on site manager(s).*~~

Current Section 6758(g) states:

“g. No client shall be allowed to stay more than 180 consecutive days or 300 overall days within any 12 month period of time.”

Please amend Section 6758(g) and add the following exceptions:

g. No client shall be allowed to stay more than 180 consecutive days or 300 overall days within any 12 month period of time. ***Except during a Declared Homeless Shelter Crisis State of Emergency, where clients are allowed to stay until another adequate housing solution is found, in order to not become unsheltered again.***

Current Section 6758 PARKING REQUIREMENTS : RESIDENTIAL states:

*“Studio, 1 and 2 Bedroom 1.5 Parking spaces per dwelling unit
Mobile Home Residential 2 Parking space per dwelling unit
Multiple-Unit Housing for Senior Citizens 1.5 Parking spaces per dwelling unit/bedroom”*

Please amend Section 6758 PARKING REQUIREMENTS : RESIDENTIAL to much lower rates even for market rate projects. The following are examples of potential lower residential parking requirements that would encourage the building of housing:

***Studio = 0 Parking spaces per dwelling unit;
1 Bedroom = 0.5 Parking space per dwelling unit;
2 Bedrooms = 1.0 Parking space per dwelling unit;
Mobile Home Residential = 0.5 Parking space per dwelling unit; and
Multiple-Unit Housing for Senior Citizens = 0.5 Parking space per dwelling unit/bedroom.”***

Again, thank you for all the great changes to the County’s ZO.

Regards,

Katheryn Rhodes
laplayaheritage@gmail.com
619-402-8688

Attachment: 01/25/2023 County BOS Item-8 Triennial County Building Code Updates CBC Voluntary Appendix-P Emergency Housing Attachment-E 6-Pages
<https://bosagenda.sandiegocounty.gov/cob/cosd/cob/doc?id=0901127e80f7633b>

ATTACHMENT E-
**Appendix P – Emergency Housing (State
Model Code)**

CALIFORNIA BUILDING CODE – MATRIX ADOPTION TABLE

APPENDIX P – EMERGENCY HOUSING

(Matrix Adoption Tables are nonregulatory, intended only as an aid to the code user.
See Chapter 1 for state agency authority and building applications.)

| Adopting agency | BSC | BSC-CG | SFM | HCD | | | DSA | | | OSHPD | | | | | | BSCC | DPH | AGR | DWR | CEC | CA | SL | SLC |
|---|-----|--------|-----|-----|---|------|-----|----|-------|-------|----|---|---|---|---|------|-----|-----|-----|-----|----|----|-----|
| | | | | 1 | 2 | 1/AC | AC | SS | SS/CC | 1 | 1R | 2 | 3 | 4 | 5 | | | | | | | | |
| Adopt entire chapter | | | | X | X | | | | | | | | | | | | | | | | | | |
| Adopt entire chapter as amended (amended sections listed below) | | | | | | | | | | | | | | | | | | | | | | | |
| Adopt only those sections that are listed below | | | | | | | | | | | | | | | | | | | | | | | |
| Chapter / Section | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | |

APPENDIX P

EMERGENCY HOUSING

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION P101 GENERAL

P101.1 Scope. This appendix shall be applicable to emergency housing and emergency housing facilities, as defined in Section P102.

SECTION P102 DEFINITIONS

P102.1 General. The following words and terms shall, for the purposes of this appendix, have the meanings shown herein. Refer to Chapter 2 of this code for general definitions.

DECLARATION OF SHELTER CRISIS. The duly proclaimed existence of a situation in which a significant number of persons are without the ability to obtain shelter, resulting in a threat to their health and safety. (See Government Code Section 8698.)

DEPENDENT UNIT. Emergency housing not equipped with a kitchen area, toilet and sewage disposal system. Recreational vehicles that are not self-contained and without utility service connections shall be considered dependent units.

EMERGENCY HOUSING. Housing in a permanent or temporary structure(s), occupied during a declaration of state of emergency, local emergency or shelter crisis. Emergency housing may include, but is not limited to, buildings and structures constructed in accordance with the California Building Standards Code; and emergency sleeping cabins, emergency transportable housing units and tents constructed in accordance with this appendix.

EMERGENCY HOUSING FACILITIES. On-site common use facilities supporting emergency housing. Emergency housing facilities include, but are not limited to, kitchen areas, toilets, showers and bathrooms with running water. The use of

emergency housing facilities is limited exclusively to the occupants of the emergency housing, personnel involved in operating the housing and other emergency personnel.

EMERGENCY HOUSING SITE. A site containing emergency housing and emergency housing facilities supporting the emergency housing.

EMERGENCY SLEEPING CABIN. Relocatable hard-sided structure constructed in accordance with this appendix, which may be occupied only for emergency housing if allowed by the enforcing agency.

EMERGENCY TRANSPORTABLE HOUSING UNIT. A single- or multiple-section prefabricated structure that is transportable by a vehicle and that can be installed on a permanent or temporary site in response to a need for emergency housing. Emergency transportable housing units include, but are not limited to, manufactured homes, mobile-homes, multifamily manufactured homes, recreational vehicles and park trailers. For the purposes of this appendix, emergency transportable housing units may also include commercial modulars as defined in the Health and Safety Code Section 18001.8, if approved by the enforcing agency.

Emergency transportable housing units do not include factory-built housing as defined in the Health and Safety Code Section 19971.

LANDING PLATFORM. A landing provided as the top step of a stairway accessing a loft.

LOCAL EMERGENCY. Local Emergency as defined in the Government Code, Section 8558.

LOFT. A floor level located more than 30 inches (762 mm) above the main floor and open to it on at least one side with a ceiling height of less than 6 feet 8 inches (2032 mm), used as a living or sleeping space.

APPENDIX P—EMERGENCY HOUSING

MANUFACTURED HOME. A structure designed to be used as a single-family dwelling, as defined in the Health and Safety Code, Section 18007.

MEMBRANE STRUCTURE. An air-inflated, air-supported, cable or frame-covered structure, not otherwise defined as a tent. (See Chapter 31 of this code.)

MOBILEHOME. A structure designed to be used as a single-family dwelling, as defined in the Health and Safety Code, Section 18008.

MULTIFAMILY MANUFACTURED HOME. A structure designed to contain not less than two dwelling units, as defined in the Health and Safety Code, Section 18008.7.

PARK TRAILER. A trailer designed for human habitation that meets all requirements in the Health and Safety Code, Section 18009.3.

RECREATIONAL VEHICLE. A motor home, travel trailer, truck camper or camping trailer, with or without motive power, designed for human habitation, that meets all requirements in the Health and Safety Code, Section 18010.

STATE OF EMERGENCY. State of Emergency as defined in the Government Code, Section 8558.

TENT. A structure, enclosure or shelter, with or without sidewalls or drops, constructed of fabric or pliable material supported by any manner except by air or the contents that it protects.

SECTION P103 EMERGENCY HOUSING

P103.1 General. Emergency sleeping cabins, emergency transportable housing units, membrane structures and tents constructed and/or assembled in accordance with this appendix, shall be occupied only during declaration of state of emergency, local emergency or shelter crisis.

Buildings and structures constructed in accordance with the California Building Standards Code, used as emergency housing, shall be permitted to be permanently occupied.

P103.2 Existing buildings. Existing residential and nonresidential buildings or structures shall be permitted to be used as emergency housing and emergency housing facilities provided such buildings or structures comply with the building code provisions and/or other regulations in effect at the time of original construction and/or alteration. Existing buildings or structures used as emergency housing shall not become or continue to be substandard buildings, as determined by the enforcing agency.

P103.2.1 New additions, alterations and change of occupancy. New additions, alterations and change of occupancy to existing buildings shall comply with the requirements of the California Building Standards Code effective at the time of addition, alteration or change of occupancy. The requirements shall apply only to and/or within the specific area of the addition, alteration or change of occupancy.

Exception: Existing buildings and structures used for emergency housing and emergency housing facilities may not be required to comply with the California Energy Code, as determined by the enforcing agency.

P103.3 Occupant load. Except as otherwise stated in this appendix, the maximum occupant load allowed in buildings and structures used as emergency housing shall be determined by the enforcing agency, but the interior floor area shall not be less than 70 square feet (6.5 m²) for one occupant. Where more than one person occupies the building/structure, the required floor area shall be increased at the rate of 50 square feet (4.65 m²) for each occupant in excess of one.

Exceptions:

1. Tents.
2. Recreational vehicles and park trailers designed for human habitation that meet the requirements in the Health and Safety Code, Sections 18009.3 and 18010, as applicable.
3. For emergency housing, including emergency sleeping cabins, the minimum interior floor area may be reduced to 53 square feet (4.9 m²) if the enforcing agency determines that 53 square feet (4.9 m²) is adequate space for a single-occupancy sleeping unit.

P103.4 Fire and life safety requirements not addressed in this appendix. If not otherwise addressed in this appendix, fire and life safety measures, including, but not limited to, means of egress, fire separation, fire sprinklers, smoke alarms and carbon monoxide alarms, shall be determined and enforced by the enforcing agency.

P103.5 Privacy. Emergency housing shall be provided with a privacy lock on each entrance door and all windows for use by the occupants.

P103.6 Heating. All sleeping areas shall be provided with adequate heating as determined by the enforcing agency.

SECTION P104 EMERGENCY SLEEPING CABINS

P104.1 General. Emergency sleeping cabins shall have an interior floor area of not less than 70 square feet (6.5 m²) for one occupant. Where more than one person occupies the cabin, the required floor area shall be increased at the rate of 50 square feet (4.65 m²) for each occupant in excess of one. The interior floor area shall not exceed 400 square feet (37 m²), excluding lofts.

P104.2 Live loads. Emergency sleeping cabins shall be designed to resist intrusion of wind, rain, and to support the following live loads:

1. Floor live loads not less than 40 pounds per square foot (1.92 kPa) of floor area.
2. Horizontal live loads not less than 15 pounds per square foot (718 Pa) of vertical wall and roof area.
3. Roof live loads not less than 20 pounds per square foot (958 Pa) of horizontal roof area.
4. In areas where snow loads are greater than 20 pounds per square foot (958 Pa), the roof shall be designed and constructed to resist these additional loads.

P104.3 Minimum ceiling height. Habitable space and hallways in emergency sleeping cabins shall have a ceiling height of not less than 80 inches (2032 mm). Bathrooms, toilet rooms and kitchens, if provided, shall have a ceiling height of not less than 76 inches (1930 mm). Obstructions

shall not extend below these minimum ceiling heights including beams, girders, ducts, lighting and other obstructions.

Exception: Ceiling heights in lofts constructed in accordance with Section P108 are permitted to be less than 80 inches (2032 mm).

P104.4 Means of egress. Emergency sleeping cabins shall be provided with at least two forms of egress placed remotely from each other. One form of egress may be an egress window complying with Section P104.4.1. When a loft is provided, one form of egress shall be an egress window complying with Section P104.4.1, provided in the loft space.

P104.4.1 Egress window. The bottom of the clear opening of the egress window shall not be more than 44 inches (1118 mm) above the floor. The egress window shall have a minimum net clear opening height of 24 inches (610 mm), and a minimum net clear opening width of 20 inches (508 mm). The egress window shall have a minimum net clear opening area of 5 square feet (0.465 m²).

P104.5 Plumbing and gas service. If an emergency sleeping cabin contains plumbing or gas service, it shall comply with all applicable requirements of the California Plumbing Code and the California Mechanical Code.

P104.6 Electrical. Emergency sleeping cabins shall be provided with all of the following installed in compliance with the California Electrical Code:

1. Continuous source of electricity.

Exception: The source of electricity may be an emergency generator or renewable source of power such as solar or wind power.

2. At least one interior lighting fixture.
3. Electrical heating equipment listed for residential use and a dedicated receptacle outlet for the electrical heating equipment.

Exception: Electrical heating equipment and a dedicated receptacle outlet for the electrical heating equipment are not required if a nonelectrical source of heating is provided.

4. At least one GFCI-protected receptacle outlet for use by the occupant(s).

P104.7 Ventilation. Emergency sleeping cabins shall be provided with means of ventilation (natural and/or mechanical) allowing for adequate air replacement, as determined by the enforcing agency.

P104.8 Smoke alarms. Emergency sleeping cabins shall be provided with at least one smoke alarm installed in accordance with the California Residential Code, Section R314.

P104.9 Carbon monoxide alarms. If an emergency sleeping cabin contains a fuel-burning appliance(s) or a fireplace(s), a carbon monoxide alarm shall be installed in accordance with the California Residential Code, Section R315.

SECTION P105 **EMERGENCY TRANSPORTABLE HOUSING UNITS**

P105.1 General. In addition to the requirements in this appendix, manufactured homes, mobilehomes, multifamily manufactured homes, commercial modulars, recreational vehicles and park trailers used as emergency transportable housing shall comply with all applicable requirements in the Health and Safety Code, Division 13, Part 2; and Title 25, Division 1, Chapter 3, Subchapter 2.

SECTION P106 **TENTS AND MEMBRANE STRUCTURES**

P106.1 General. Tents shall not be used to house occupants for more than 7 days unless such tents are maintained with tight wooden floors raised at least 4 inches (101.6 mm) above the ground level and are equipped with baseboards on all sides to a height of at least 6 inches (152.4 mm). Tents may be maintained with concrete slabs with the finished surface at least 4 inches (101.6 mm) above grade and equipped with curbs on all sides at least 6 inches (152.4 mm) high.

A tent shall not be considered a suitable sleeping place when it is found necessary to provide heating facilities in order to maintain a minimum temperature of 50 degrees Fahrenheit (10 degrees Celsius) within such tent during the period of occupancy.

Membrane structures installed and/or assembled in accordance with Chapter 31 of this code, may be permitted to be used as emergency housing and emergency housing facilities, as determined by the enforcing agency.

SECTION P107 **ACCESSIBILITY**

P107.1 General. Emergency housing shall comply with the applicable requirements in Chapter 11B and/or the US Access Board Final Guidelines for Emergency Transportable Housing.

Note: The Architectural and Transportation Barriers Compliance Board (US Access Board) issued the Final Guidelines for Emergency Transportable Housing on May 7, 2014. The final guidelines amended the 2004 ADA Accessibility Guidelines (2004 ADAAG) and the 2004 Architectural Barriers Act (ABA) Accessibility Guidelines (2004 ABAAG) to specifically address emergency transportable housing units provided to disaster survivors by entities subject to the ADA or ABA. The final rule ensures that the emergency transportable housing units are readily accessible to and usable by disaster survivors with disabilities.

SECTION P108 **LOFTS IN EMERGENCY HOUSING**

P108.1 Minimum loft area and dimensions. Lofts used as a sleeping or living space shall meet the minimum area and dimension requirements of Sections P108.1.1 through P108.1.3.

APPENDIX P—EMERGENCY HOUSING

P108.1.1 Minimum area. Lofts shall have a floor area of not less than 35 square feet (3.25 m²).

P108.1.2 Minimum dimensions. Lofts shall be not less than 5 feet (1524 mm) in any horizontal dimension.

P108.1.3 Height effect on loft area. Portions of a loft with a sloping ceiling measuring less than 3 feet (914 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.

Exception: Under gable roofs with a minimum slope of 6:12, portions of a loft with a sloping ceiling measuring less than 16 inches (406 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.

P108.2 Loft access. The access to and primary egress from lofts shall be any type described in Sections P108.2.1 through P108.2.4.

P108.2.1 Stairways. Stairways accessing lofts shall comply with the California Residential Code or with Sections P108.2.1.1 through P108.2.1.6.

P108.2.1.1 Width. Stairways accessing a loft shall not be less than 17 inches (432 mm) in clear width at or above the handrail. The minimum width below the handrail shall be not less than 20 inches (508 mm).

P108.2.1.2 Headroom. The headroom in stairways accessing a loft shall be not less than 74 inches (1880 mm), as measured vertically, from a sloped line connecting the tread or landing platform nosings in the middle of their width.

P108.2.1.3 Treads and risers. Risers for stairs accessing a loft shall be not less than 7 inches (178 mm) and not more than 12 inches (305 mm) in height. Tread depth and riser height shall be calculated in accordance with one of the following formulas:

1. The tread depth shall be 20 inches (508 mm) minus 4/3 of the riser height, or
2. The riser height shall be 15 inches (381 mm) minus 3/4 of the tread depth.

P108.2.1.4 Landing platforms. The top step of stairways accessing lofts shall be constructed as a landing platform where the loft ceiling height is less than 74 inches (1880 mm). The landing platform shall be 18 inches (457 mm) to 22 inches (559 mm) in depth measured from the nosing of the landing platform to the edge of the loft, and 16 inches (406 mm) to 18 inches (457 mm) in height measured from the landing platform to the loft floor.

P108.2.1.5 Handrails. Handrails shall comply with the California Residential Code, Section R311.7.8.

P108.2.1.6 Stairway guards. Guards at open sides of stairways shall comply with the California Residential Code, Section R312.1.

P108.2.2 Ladders. Ladders accessing lofts shall comply with Sections P108.2.2.1 and P108.2.2.2.

P108.2.2.1 Size and capacity. Ladders accessing lofts shall have a rung width of not less than 12 inches (305

mm), and 10 inches (254 mm) to 14 inches (356 mm) spacing between rungs. Ladders shall be capable of supporting a 200 pound (90.7 kg) load on any rung. Rung spacing shall be uniform within $\frac{3}{8}$ inch (9.5 mm).

P108.2.2.2 Incline. Ladders shall be installed at 70 to 80 degrees from horizontal.

P108.2.3 Alternating tread devices. Alternating tread devices are acceptable as allowed by the enforcing agency.

P108.2.4 Loft guards. Loft guards shall be located along the open side of lofts. Loft guards shall not be less than 36 inches (914 mm) in height or one-half of the clear height to the ceiling, whichever is less. Loft guards shall not have openings from the walking surface to the required guard height that allow passage of a sphere 4 inches (102 mm) in diameter.

SECTION P109

LOCATION, MAINTENANCE AND IDENTIFICATION

P109.1 Maintenance. Emergency housing and emergency housing facilities shall be maintained in a safe and sanitary condition, and free from vermin, vectors and other matter of an infectious or contagious nature. The grounds within emergency housing sites shall be kept clean and free from accumulation of debris, filth, garbage and deleterious matter. Emergency housing and emergency housing facilities shall not be occupied if a substandard condition exists, as determined by the enforcing agency.

P109.1.1 Fire hazards. Dangerous materials or materials that create a fire hazard, as determined by the enforcing agency, shall not be allowed on the grounds within emergency housing sites.

P109.2 Identification. Emergency housing 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.

SECTION P110

EMERGENCY HOUSING FACILITIES

P110.1 Drinking water. Potable drinking water shall be provided for all occupants of emergency housing.

P110.2 Kitchens. Where occupants of dependent units are permitted or required to cook for themselves, a separate area shall be equipped and maintained as a common use kitchen. Refrigerated storage shall be provided for safe storage of food.

P110.3 Toilet and bathing facilities. When dependent units are used as emergency housing, the emergency housing site shall be provided with one toilet and one bathing facility for every 15 occupants of each gender. The enforcing agency may permit different types and ratios of toilet and bathing facilities. The approval shall be based upon a finding that the type and ratio of toilet and bathing facilities are sufficient to process the anticipated volume of sewage and waste water,

while maintaining sanitary conditions for the occupants of the emergency housing.

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.

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

P110.4 Garbage, waste and rubbish disposal. *All garbage, kitchen waste and rubbish shall be deposited in approved covered receptacles, which shall be emptied when filled and the contents shall be disposed of in a sanitary manner acceptable to the enforcing agency.*

From: Mike Gehring <mrg42@cox.net>
Sent: Saturday, February 11, 2023 3:39 PM
To: LUEG, PDS.PlanningCommission
Cc: Brenda
Subject: [External] 2023 Housing Ordinance Update

Re: 2023 Housing Ordinance Update

Dear Planning Commission Secretary,

I am writing in response to the county's announcement regarding the upcoming 2023 Housing Ordinance Update and the request for "stakeholder input".

Previously, our community has formally expressed concern about the lack of completion in the "Use and Enclosure Matrix" (a missing column) that is meant to accompany the County Zoning Ordinance section 1545 (see both attached) paragraph "D" regarding "transient habitation" in our zoned S88 community. As previously addressed with Supervisor Anderson and the Planning and Development Department our community has asked that this issue (which the Planning and Development Department described as "an administrative error") be corrected, that an appropriate column be added and ultimately prohibit short term rentals in zone S88.

I believe the enforcement of a corrected ordinance prohibiting short-term rentals in zone S88, as intended, is vital to our community but to all the communities that fall within the scope of the ordinance. In addition, we believe that prohibiting the use of homes in our communities as short-term rentals is a vital part of addressing the current housing shortage crisis that faces our county.

Our community is concerned as it does not appear that the proposed changes for the 2023 Housing Ordinance Update addresses the aforementioned incomplete "Use and Enclosure Matrix".

Similarly, we again ask as stakeholders in the County Housing Ordinance that our concerns be addressed and that transient habitation in the form of short-term rentals be prohibited in zone S88 as intended. Thank you.

Respectfully,

Mike Gehring and Brenda Aguas

858-229-4632
mrg42@cox.net

2825 Oak Shade Ln
Ramona, CA 92065

From: Thomas Morgan <tomorgan@cox.net>
Sent: Saturday, February 11, 2023 3:45 PM
To: LUEG, PDS.PlanningCommission
Subject: [External] 2023 Housing Ordinance Datge

February 11, 2023

Re: 2023 Housing Ordinance Update

Dear Planning Commission Secretary,

We are writing in response to the county's announcement regarding the upcoming 2023 Housing Ordinance Update and the request for "stakeholder input".

Our community has previously expressed concern about the lack of completion (missing column) in the "Use and Enclosure Matrix" that is meant to accompany the County Zoning Ordinance section 1545 (see both attached) paragraph "D" regarding "transient habitation" in our zoned S88 community. As previously addressed with Supervisor Anderson and the Planning and Development Department our community has asked that this issue (which the Planning and Development Department described as "an administrative error") be corrected, that an appropriate column be added and ultimately prohibit short term rentals in zone S88.

Our community recently faced a threatening and dangerous situation that was brought about by a short-term rental (AirBnB) in the form of a dangerous Riverside gang, known for violent home invasions, who rented the facility. Our community was closed to all traffic as Police, SWAT and Sheriff's departments, with guns drawn, sought to arrest members of the gang. Law enforcement stated that the rental of the AirBnB was being used as a means to case our community for home invasions! As such, we believe the enforcement of an ordinance prohibiting short-term rentals in zone S88 is vital to the safety, cohesiveness and intended use of not only our community but to all the communities that fall within the scope of the ordinance. In addition, we believe that prohibiting the use of homes in our communities as short-term rentals is a vital part of addressing the current housing shortage crisis that faces our county.

Our community is concerned as it does not appear that the proposed changes for the 2023 Housing Ordinance Update addresses the aforementioned incomplete "Use and Enclosure Matrix".

Our question is, why not?

Similarly, we again ask as stakeholders in the County Housing Ordinance that our concerns be addressed and that transient habitation in the form of short-term rentals be prohibited in zone S88! Thank you.

Respectfully,

Thomas E. Morgan
Wendi J. Morgan
760 788-1287
tomorgan@cox.net

2827 Southern Oak Road

Ramona, CA 92065

02-13-23

Re: 2023 Housing Ordinance Update

Dear Planning Commission Secretary,

We are writing in response to the county's announcement regarding the upcoming 2023 Housing Ordinance Update and the request for "stakeholder input".

Our community of **Holly Oaks – Ramona** - has previously expressed concern about the lack of completion (missing column) in the "Use and Enclosure Matrix" that is meant to accompany the County Zoning Ordinance section 1545 (see both attached) paragraph "D" regarding "transient habitation" in our **zoned S88** community. As previously addressed with Supervisor Anderson and the Planning and Development Department our community has asked that this issue (which the Planning and Development Department described as "an administrative error") be corrected, that an appropriate column be added and ultimately prohibit short term rentals in zone S88.

Our community recently faced a threatening and dangerous situation that was brought about by a short-term rental (AirBnB) in the form of a dangerous Riverside gang, known for violent home invasions, who rented a home in Holly Oaks. Our community was closed to all traffic as Police, SWAT and Sheriff's departments, with guns drawn, sought to arrest members of the gang. Law enforcement stated that the rental of the AirBnB was being used as a means to case our community for home invasions! As such, we believe the enforcement of an ordinance prohibiting short-term rentals in zone S88 is vital to the safety, cohesiveness and intended use of not only our community but to all the communities that fall within the scope of the ordinance. In addition, we believe that prohibiting the use of homes in our communities as short-term rentals is a vital part of addressing the current housing shortage crisis that faces our county.

Our community is concerned as it does not appear that the proposed changes for the 2023 Housing Ordinance Update addresses the aforementioned incomplete "Use and Enclosure Matrix".

Our question is, why not?

Similarly, we again ask as stakeholders in the County Housing Ordinance that our concerns be addressed and that transient habitation in the form of short-term rentals be prohibited in zone S88 as written! Thank you.

Warm Regards,

Tim & Rita Clegg
2770 Southern Oak Rd.
Ramona, CA 92065

tim@compasscnc.com

Home: 760-440-0199

02-13-23

Re: 2023 Housing Ordinance Update

Dear Planning Commission Secretary,

We are writing in response to the county's announcement regarding the upcoming 2023 Housing Ordinance Update and the request for "stakeholder input".

Our community has previously expressed concern about the lack of completion (missing column) in the "Use and Enclosure Matrix" that is meant to accompany the County Zoning Ordinance section 1545 (see both attached) paragraph "D" regarding "transient habitation" in our zoned S88 community. As previously addressed with Supervisor Anderson and the Planning and Development Department our community has asked that this issue (which the Planning and Development Department described as "an administrative error") be corrected, that an appropriate column be added and ultimately prohibit short term rentals in zone S88.

Our community recently faced a threatening and dangerous situation that was brought about by a short-term rental (AirBnB) in the form of a dangerous Riverside gang, known for violent home invasions, who rented the facility. Our community was closed to all traffic as Police, SWAT and Sheriff's departments, with guns drawn, sought to arrest members of the gang. Law enforcement stated that the rental of the AirBnB was being used as a means to case our community for home invasions!

In addition to the situation that happened above, I need to mention that we all live in a world of climate change where homeowners cannot get homeowner insurance due to the potential of fire in rural areas. Homeowners that live in the home they own comply with brush removal and burning permits. The AirBnB next door to me does not. They have a fire ring under a large Oak tree. Anyone that rents the house can and does have a fire. This is a huge safety risk and needs to be addressed. For the climate change issue, and the safety of all of us we ask that you repair the oversight to the zoned S88 community.

As such, we believe the enforcement of an ordinance prohibiting short-term rentals in zone S88 is vital to the safety, cohesiveness and intended use of not only our community but to all the communities that fall within the scope of the ordinance. In addition, we believe that prohibiting the use of homes in our communities as short-term rentals is a vital part of addressing the current housing shortage crisis that faces our county.

Our community is concerned as it does not appear that the proposed changes for the 2023 Housing Ordinance Update addresses the aforementioned incomplete "Use and Enclosure Matrix".

Our question is, why not?

Similarly, we again ask as stakeholders in the County Housing Ordinance that our concerns be addressed and that transient habitation in the form of short-term rentals be prohibited in zone S88! Thank you.

Respectfully,

Tim Corley

858-414-5540
imcorley@aol.com

2834 Shadow Oak Ct.
Ramona, CA 92065

From: Tim Corley <timc@southlandelectricinc.com>
Sent: Monday, February 13, 2023 8:51 AM
To: LUEG, PDS.PlanningCommission
Subject: [External] Meeting Feb. 17 S88 Zoning Concern
Attachments: Transient Habitation Zoning.pdf; Ltr to County Ord Zone S88 AirBnB (1).docx

Planning Commission Secretary,

Please see the attached letter outlining my concerns in regards to the S88 zoning issue to be heard at the upcoming Planning Commission meeting.

Please let me know if you have any questions in regards to the attached.

Tim Corley
Operations Manager
Southland Electric Inc.
4950 Greencraig Lane San Diego, CA. 92123
O 1-858-634-5050 | F 1-858-634-5040 | C 1-858-414-5540
100% Woman Owned | www.southlandelectricinc.com | Lic. # 354236

From: Timothy Clegg <compassmechanical@yahoo.com>
Sent: Monday, February 13, 2023 7:53 AM
To: LUEG, PDS.PlanningCommission
Subject: [External] Addressing ongoing AirBnB concerns during Feb. 17th meeting
Attachments: Ltr to County Ord. Update 2-23.docx; Transient Habitation Zoning.pdf

Good day,

Please find a letter and information on concerns we have regarding AirBnB's in our neighborhood.

Thank you in advance for taking action on correcting and enforcing the laws.

Best Regards,

Tim Clegg

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