



EMERGENCY HOMELESS SHELTERS

Senate Bill 2 (SB2) was enacted in 2007, requiring all cities and counties in California to identify at least one zoning district where emergency shelters are an allowed use “by right,” without a conditional use permit or other discretionary approval. Emergency homeless shelters are an allowed use by right on properties designated M-S/POA (Industrial and Service/Places of Assembly) in the City of Sunnyvale. A Use Permit is required for emergency homeless shelters on industrially zoned properties without the “POA” (Places of Assembly) Combining District designation.

TERMS AND DEFINITIONS

Emergency shelter Any facility with on-site management and security that provides temporary overnight sleeping accommodations for a maximum of thirty days and minimal supportive services for homeless persons.

Places of Assembly Combining District The City of Sunnyvale created the POA (Places of Assembly) Combining District that could be combined with the M-S (Industrial and Service) Zoning District. The purpose of the POA combining district is to allow uses that may include sensitive populations, such as religious institutions, education and enrichment uses like karate or dance studios, recreation and athletic facilities and institutions of higher learning.

INDUSTRIAL ZONE LAND USE AND PERMIT REQUIREMENTS FOR EMERGENCY SHELTER

Zoning District	Regulations by Zoning District
M-S/POA	Permitted by Right
M-S	Use Permit
M-3	Use Permit

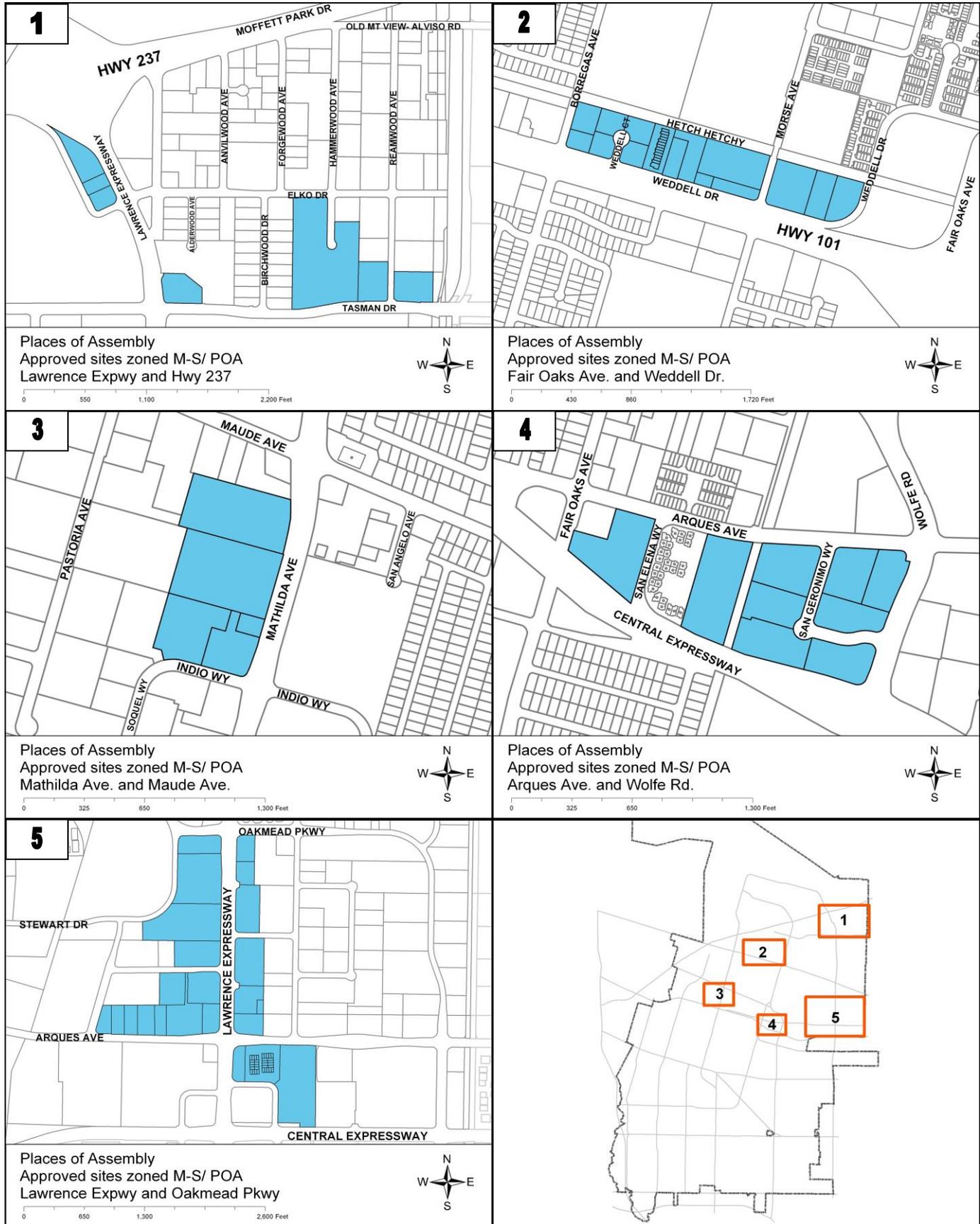
PERMIT TYPES

Miscellaneous Plan Permits (MPPs) are reviewed at the staff level and take two weeks to get first set of comments.

Construction of a new shelter, or structural or other significant changes to an existing building, will require a building permit. If additional ancillary uses or activities are proposed for the site beyond normal site improvements required in support of the shelter, those additional uses may require a planning permit. Consult with Planning Division and Building Safety Division staff at the One-Stop Permit Center.

Use Permits (UP) and Special Development Permits (SDP) both require a public hearing and typically take 6-8 weeks.

INDUSTRIAL AREAS IN SUNNYVALE WITH THE POA COMBINING DISTRICT



One-Stop Permit Center - City Hall - 456 W. Olive Avenue - (408) 730-7444
 Planners and Building Division staff are available 8:00 a.m. to 5:00 p.m.
www.SunnyvalePlanning.com / www.SunnyvaleBuilding.com