

EXHIBIT “C”: Compliance with Objective Zoning Standards

Decoto Surplus Property Site – Zoned MX [Mixed-Use District]

Performance Standard (FMC 18.190.150)	Decoto Surplus Property	Compliant?
(1) Shelters must be located three hundred feet from any other emergency shelter.	There are no other emergency shelters within a three hundred foot radius of the site.	Yes
(2) Facilities shall establish set hours for client intake and discharge.	The Housing Navigation Center (HNC) has set hours for intake and discharge.	Yes
(3) Emergency shelters are limited to 100 beds.	The HNC will provide 45 beds.	Yes
(4) Parking: A minimum of three parking spaces, plus one additional parking space per 10 beds. In addition, one parking space per 250 square feet for supportive services and offices.	The HNC would provide 45 beds and approx. 384 square feet of office, resulting in a total parking requirement of 9 spaces. There are 9 spaces proposed on site.	Yes
(5) Yards shall conform to the zoning district yard requirements in which it is located.	All yards are compliant.	Yes
Street yard standard in MX = None	None required.	
Interior side yard standard in MX = None, except 10 feet when adjacent to any lot designated residential in the general plan or residentially developed.	None required.	
Rear yard standard in MX = None, except 10 feet when adjacent to any lot designated residential in the general plan or residentially developed.	None required.	
(6) On-site management personnel shall be provided at all times.	The City-selected operator, BACS, will provide management personnel on-site at all times.	Yes
(7) A waiting and client intake area of not less than 100 square feet shall be provided.	There is an approx. 1,750-square-foot turf area inside the HNC, adjacent to the office building, for clients to wait during intake.	Yes
(8) Facilities shall provide security and safety lighting in the parking lot, and on buildings and pedestrian accesses.	Lighting will be provided in the parking lot and on buildings and pedestrian accesses.	Yes
(9) Facilities shall provide secure areas for personal property.	The HNC provides approx. 480 square feet of storage for personal belongings.	Yes
(10) All projects shall be evaluated for compliance with building codes, fire codes and local building security regulations.	The HNC will be evaluated for compliance with current building, fire, and local security regulations.	Yes

Rear Parking Lot of City Hall –Zoned D District [Downtown District]

Performance Standard (FMC 18.190.150)	Rear Parking Lot of City Hall	Compliant?
(1) Shelters must be located three hundred feet from any other emergency shelter.	There are no other emergency shelters within a three hundred foot radius of the site.	Yes
(2) Facilities shall establish set hours for client intake and discharge.	The Housing Navigation Center (HNC) has set hours for intake and discharge.	Yes
(3) Emergency shelters are limited to 100 beds.	The HNC will provide 45 beds.	Yes
(4) Parking: A minimum of three parking spaces, plus one additional parking space per 10 beds. In addition, one parking space per 250 square feet for supportive services and offices.	The HNC would provide 45 beds and approx. 384 square feet of office, resulting in a total parking requirement of 9 spaces. There are 9 spaces proposed on site.	Yes
(5) Yards shall conform to the zoning district yard requirements in which it is located.	All yards are compliant.	Yes
Front yard standard in the Downtown District = 0'	None required.	
Interior side yard and rear yard standard in Downtown District = 0'	None required.	
(6) On-site management personnel shall be provided at all times.	The City-selected operator, BACS, will provide management personnel on-site at all times.	Yes
(7) A waiting and client intake area of not less than 100 square feet shall be provided.	There is an approx. 500-square-foot turf area inside the HNC, adjacent to the office building, for clients to wait during intake.	Yes
(8) Facilities shall provide security and safety lighting in the parking lot, and on buildings and pedestrian accesses.	Lighting will be provided in the parking lot and on buildings and pedestrian accesses.	Yes
(9) Facilities shall provide secure areas for personal property.	The HNC provides approx. 480 square feet of storage for personal belongings.	Yes
(10) All projects shall be evaluated for compliance with building codes, fire codes and local building security regulations.	The HNC will be evaluated for compliance with building, fire, and local security regulations.	Yes

City Hall Total Site Parking Analysis

Use	Parking Standard	Spaces required
City Hall Offices	2.25 per KSF for nonexclusive parking for commercial uses	199
Housing Navigation Center	Minimum of 3, plus 1 per 10 beds and 1 per 250 square feet for supportive services and offices	9
Total spaces required		208
Total spaces provided after Housing Navigation Center construction		249
Compliant?		Yes

The City Hall site currently has 305 parking spaces on-site, as well as approximately 50 on-street parking spaces along the Capitol Avenue frontage. Staff anticipates that 56 spaces in the rear parking lot will be displaced by the Housing Navigation Center (HNC). Resultantly, there would be 249 parking spaces provided on-site at City Hall after the construction of the HNC.

Parking at City Hall is currently unrestricted and utilized by City employees and general public. Therefore, the applicable parking ratio is 2.25 parking spaces per KSF, which is the parking standard in the Downtown district. The gross building area of City Hall is 88,504 square feet, resulting in a parking requirement of 199 spaces. The HNC requires 9 designated parking spaces per the parking standard for emergency shelters. The total minimum off-street parking requirement for the property after the construction of the HNC is 208 parking spaces. The 249 off-street parking spaces that would be provided exceed this minimum requirement by 41 spaces. In addition, approximately 50 on-street parking spaces would remain available immediately at the street frontage on Capitol Avenue.