

Appendix D: SB2 Compliance Sites Inventory

Applicable to all cities and counties in California, SB 2 took effect January 1, 2008 and requires every jurisdiction to provide at least one zoning category in which emergency shelters can be located without discretionary approval from the local government. The zoning categories must be identified in the locality's housing element, and include sites with sufficient capacity to meet the local need for emergency shelter. Irvine's share of the regional unsheltered homeless population is estimated to be 2,280 individuals. SB 2 also prohibit localities from denying a proposal to build an emergency shelter, transitional housing or supportive housing if it is needed and otherwise consistent with the locality's zoning and development standards.

In the City of Irvine, emergency shelters are currently permitted by right in the IBC Multi-Use, General Industrial, Medical and Science, Business Park, and Institutional zones, consistent with State law. Properties zoned IBC Multi-Use, General Industrial, Medical and Science, Business Park, and Institutional are located near easy access to public transportation and services. Over 7,399 acres of properties zoned IBC Multi-Use, General Industrial, Medical and Science, Business Park, and Institutional are suitable for emergency shelter use. These properties are scattered throughout the City in Planning Areas 12, 13, 31, 32, 34, 35 and 51. These zones will be more than able to accommodate, in vacant and underutilized properties or through conversion of older buildings, Irvine's estimated homeless population.

Maps of sites that can feasibly be used for emergency shelters along with a sites inventory are as follows: