



Safe Parking Host Sites Ordinance

City Council Meeting

June 1, 2021

Presentation Outline



Background: Homelessness in Fremont



Safe Parking Strategy Development



Draft FMC Text Amendments



Analysis and Recommendation

Homelessness is a Crisis



- In Alameda County, for every 1 person exiting homelessness, 3 people enter
- Fremont's homeless count increased 27% between 2017 - 2019
- In 2018, Fremont declared a Shelter Crisis
- Since COVID-19 pandemic, housing/shelter options are valued as healthcare options

Current Approach to Crisis



All approaches provide pathways to supportive services

- Homelessness Prevention
- Interim Housing & Quality of Life Services
- Encampment Management

Safe parking
is a crisis
response to
vehicular
homelessness.



Safe Parking Strategy

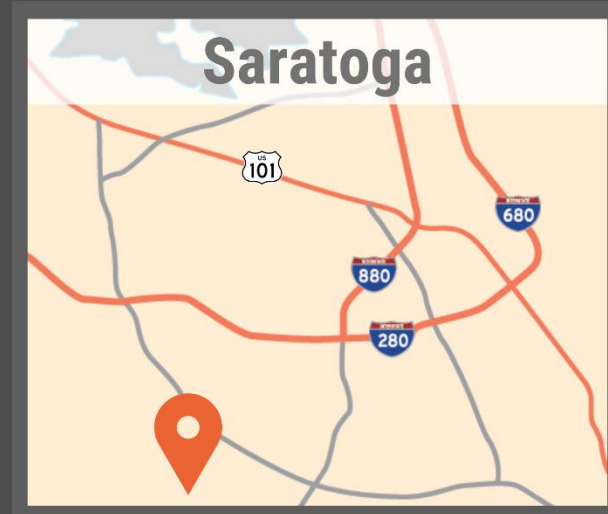
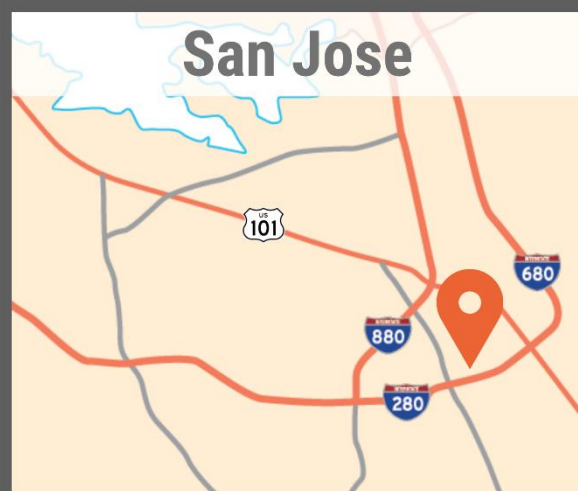


Staff recommended a **three-prong strategy** to provide safe parking opportunities in Fremont:

1. Community-based host sites
2. On-street safe parking zones
3. City-operated safe parking lot

Council directed staff to proceed immediately with the **first strategy**.

Models for Community-Based Program



Faith Community Working Group



- Engaged faith community members and coalitions
- Held weekly workshops to discuss thoughts, concerns, and receive feedback on the Safe Parking Host Site Concept
- Received guest presentations from the County Tax Assessor and Saratoga's Safe Park program
- Mutually developed the draft Ordinance

Proposed FMC Text Amendments



FMC 18.25.2475

- Defines the use “safe parking site”

FMC 18.190.475

- Addresses zoning permissions
- Establishes ministerial permitting process
- Establishes objective performance standards for host sites

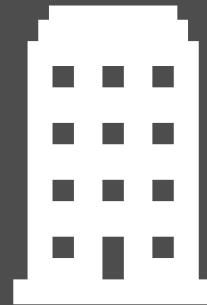
Zoning Permissions



Allow safe parking sites as an accessory use to an assembly use, quasi-public facility, or public facility regardless of underlying zoning district



Religious Facilities



Non-Profits




Public Facilities

Ministerial Permit Process



- Establishes a ministerial permitting procedure
- Requirements:
 - Site Plan
 - Operation/Management Plan
 - On-site inspection
- Permit is valid for one year
- Creates ministerial procedure for permit renewal


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SAFE PARKING HOST SITE PERMIT - FIRE AND LIFE SAFETY CHECKLIST

Purpose: This Checklist is intended to help applicants prepare a complete submittal for a safe parking host site permit. This checklist must be submitted as a part of the application for a safe parking host site permit.

Terms Used

- **Site Plan** A site plan is a drawing to scale, showing the property boundaries, building footprint(s), travelways, parking, paths, lighting, and basic landscaping elements.
- **Site Operations and Management Plan** This statement describes the activity and daily functions for the safe parking host site. The operations plan provided and the days or waste disposal, including

The applicant's permit application proposal satisfies the following:

- (1) Operation Safe parking host facility.
- (2) Hours of Operation. On an approval of the safe parking site p
- (3) Types of Vehicles Permitted permit from the site operator to park vehicles is available, moving or up without assistance.
- (4) Maximum Number of Park time.
- (5) Facilities. Restroom, potable safe parking hours.

Performance Measures	Must be Shown on Site Plan	Must be Discussed in Operations Plan	Completed By Applicant <i>Confirm requirement is addressed before submittal.</i> X = VERIFIED	- Staff Only - <i>Staff verification upon submittal</i> X = VERIFIED	- Staff Only - <i>In-field staff verification</i> X = VERIFIED
1. Safe parking host sites shall be operated as an ancillary use subordinate to or part of the principal use at an existing facility.		✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. On any night that safe parking is offered, a safe parking host site shall operate for a minimum of ten (10) hours. The specific hours of operation proposed shall be provided in the operations plan.		✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Safe parking host sites shall be used only by operable cars, RVs, and vans that have received a valid permit from the site operator to park at a specific safe host parking site.		✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. No more than 20 unoccupied vehicles shall be allowed to park at a safe parking host site at one time.		✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. The following facilities shall be provided, maintained, and accessible to participants during the safe parking hours.	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(a) Restrooms, including handwashing stations	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Potable water	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Trash facilities	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Performance Standards - Operation



- **Hours of Operation:** Minimum of ten (10) hours for safe parking.
- **Operable Vehicles Only:** Only operable cars, RVs, and vans with a permit from the site operator may park on site.
- **Maximum Number of Vehicles:** No more than 20 inhabited vehicles can park on a single site.
- **Quiet hours:** Quiet hours between 10PM and 7AM – no generators.
- **Fire Safety:** No outdoor storage, temporary shelters (tents, tarps, etc.), and use of fires, heaters, barbeque grills, etc.

Performance Standards – Site Design



- **Facilities:** Restroom, water, and trash facilities shall be provided
- **Clearances:** Appropriate separation must be maintained between vehicles, and between vehicles and on-site buildings.
- **Circulation:** Must use existing parking areas only. Must maintain emergency vehicle access and access to fire protection systems.
- **Fire Safety:** Fire extinguishers and/or combination smoke/carbon monoxide detectors shall be provided within vehicles and on-site.

Performance Standards – Setbacks



5 feet for any vehicle if adjacent property non-residential



20 feet for cars, if adjacent property is residential



40 feet for RVs, if adjacent property is residential

Staff Recommendation



1. Hold a public hearing.
2. Find that the project is exempt from CEQA
3. Find that the proposed amendments are consistent with the General Plan and further the welfare of the city
4. Introduce an ordinance approving amendments to FMC Title 18 (Planning and Zoning).



Questions?