

**RECOMMENDED ALTERNATIVE “BY RIGHT” ZONES FOR EMERGENCY SHELTERS
(FOR SB 2 COMPLIANCE)**

These four alternative zones “by right” zones should be considered by the City Council before making this important decision. We respectfully request that the City Council continue this item and request a staff report regarding these four alternative solutions. We can return, at a date certain in the near future, to make this decision in a timely manner.

1. Light Industrial Zone

- The industrial uses are much lighter in this zone than in the Industrial Port Zone, therefore this zone is much more appropriate for an emergency shelter.

2. PD 29: LB Blvd., between Anaheim and Wardlow

- This area is transit rich, close to social services and it is not located near heavy industrial uses.

3. Medium Industrial Zone

- The industrial uses are lighter in this zone than in the Industrial Port Zone, therefore this zone is more appropriate.

4. PD 21: South Shore of the Queens Way Bay

- The Tidelands Act would not preclude an emergency shelter in this zone. The Tidelands Act precludes long term residential uses. Emergency shelters are defined as short term residential uses. The Tidelands Act permits short term residential uses, such as hotels and extended stay hotels.

****Of these 4 alternative solutions, we recommend Light Industrial or PD 29.**