

Attachment C

May 5, 2021, Planning Commission Staff Report, 65402
Consistency Determination



**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

**PLANNING COMMISSION
ADMINISTRATIVE AGENDA ITEM**

TO: County Planning Commission

FROM: Jeff Wilson, Assistant Director
Planning and Development Department
(805) 568-2085

MEMO DATE: April 27, 2021

HEARING DATE: May 5, 2021

RE: California Government Code § 65402(a) Conformity Determination

APPLICANT: Dinah Lockhart, Santa Barbara County Housing and Community
Development Division, Community Services Department

Robert Ooley, Office of the County Architect, General Services
Department

REQUEST

The project (Case No. 21GOV-00000-00004) is a request (dated April 17, 2021) by Dinah Lockhart, Housing and Community Development (HCD), and Robert Ooley, County Architect, for a California Government Code § 65402(a) determination that the project conforms to the County of Santa Barbara Comprehensive Plan. The project encompasses the proposed installation of up to twenty pallet shelter structures on County-owned property located at 2025 Sweeney Road in the unincorporated area of Lompoc. Improvements to the site also include site grading and the extension of electrical utilities to each pallet shelter. The subject real property is identified as APNs 099-420-015 and 099-420-016, located east of the intersection of Highway 246 and Sweeney Road, known as 2025 Sweeney Road in the Lompoc area, Third Supervisorial District.

PROJECT DESCRIPTION

HCD and General Services plan to implement the Bridgehouse Temporary Pallet Shelter Project, which consists of installing up to twenty pallet shelters onto County-owned property at 2025 Sweeney Road in the unincorporated area of Lompoc. Installation of the pallet shelters will also

require limited grading to level the site, a new 15-foot wide access driveway around the clustered pallet shelters, and the installation of electrical connections to the pallet shelters. The pallet shelters will be clustered east of the existing structures and parking lot, and the new driveway will extend from the existing access road that extends to Sweeney Road, around the east side of the clustered pallet shelters, to the existing parking lot.

The pallet shelters will be temporarily used onsite to provide additional shelter capacity. Each pallet shelter can accommodate two adults, though some may only be used to shelter one person depending on needs of the individuals. The pallet shelters are each 64 sq. ft. in area and include a bunk bed and desk inside. The pallet shelters are only connected to electrical utilities and do not have plumbing or cooking facilities. Meals will be served in the existing multi-purpose building for all persons sheltered in the pallet shelters. An existing County-owned public water system located at 2010 Sweeney Road in Lompoc, California provides potable water to the project site. Temporary portable sanitary facilities and showers will be provided for up to one year for the occupants of the pallet structures until permanent facilities (showers/restrooms) are designed and constructed, and the on-site septic system has been expanded for the proposed use.

Services provided on-site will include housing navigation and supportive services, public health nurse visits, meals, and overnight shelter. The project will be operated 7 days a week, 24 hours a day. The Bridgehouse Shelter is served by the City of Lompoc Transit (COLT) bus service, with a bus stop outside the multi-purpose dormitory.

JURISDICTION

California Government Code § 65402(a) require that if a general plan or part thereof has been adopted, no real property to which the County's general plan applies shall be disposed of or acquired, until the location, purpose and extent of such disposition has been submitted to and reported on by the County's "planning agency" as to conformity with the County's adopted general plan or part thereof. Pursuant to the provisions of § 65100 of the California Government Code, and as provided by Article V, Chapter 2 of the County Code, the County Planning Commission is designated as the "planning agency" for the unincorporated portion of the County located outside of the Montecito Community Plan Area.

CONFORMITY WITH APPLICABLE COMPREHENSIVE/COMMUNITY PLAN POLICIES

- ***Land Use Development Policy #4.*** *Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.*

Conforms: The project site has adequate public and private services and resources to serve the proposed development.

Water:

An existing County-owned public water system located at 2010 Sweeney Road in Lompoc, California provides potable water to the project site.

Sewer:

Temporary portable sanitary facilities and showers will be provided for up to one year for the occupants of the pallet structures until permanent facilities (showers/restrooms) are designed and constructed, and the on-site septic system has been expanded for the proposed use.

Access:

A new 15-foot wide access driveway will be constructed around the pallet shelters. The pallet shelters will be clustered east of the existing shelter buildings and parking lot, and the new driveway will extend from the existing access road that extends to Sweeney Road, around the east side of the clustered pallet shelters, to the existing parking lot. Sweeney Road is a public road and is adequate to provide access to the proposed pallet shelter location.

- **Policy 2.1:** *Encourage housing that meets the requirements of special needs households, as identified per state law, and promotes housing diversity (i.e., size, type, tenure, location, and affordability levels).*

Conforms: Prior to COVID-19, the Bridgehouse Shelter had a maximum occupancy of 90 beds. Due to COVID restrictions, occupancy is 50% less. The pallet shelters will provide additional capacity for up to 40 occupants. As discussed in the 2015-2023 Housing Element, certain demographic groups and members of the workforce have special housing needs that can differ from the needs of the general population, including the elderly, persons with disabilities (including developmentally disabled persons), large families, farmworkers, single-parent headed households, and persons needing emergency shelter (Government Code Sections 65583(a)(6) and (7)). The proposed project will provide emergency shelter to people experiencing homelessness and will provide services to these occupants, including housing navigation, supportive services, public health nurse visits, meals, showers, bathroom facilities, and overnight shelter.

- **Policy III.A:** *Expansion of urban development into active agricultural areas outside of urban limits is to be discouraged, as long as infill development is available.*

Conforms: The site has not been in active agriculture since the late 1970s, and has been used extensively for a variety of land uses. The site is currently used for the Bridgehouse facility which provides charitable and philanthropic services and shelter for those

experiencing homelessness. The proposed placement of up to twenty pallet shelters as an expansion to the existing shelter provided by the Bridgehouse facility is consistent with the charitable and philanthropic uses already existing on the site.

In addition, in 1978, a Negative Declaration (78-ND-12) was prepared for an alcohol recovery facility (The Farm House) on the subject property. In the CEQA analysis for that project, loss of agricultural land was considered as insignificant because the parcel was considered too small for long-term economic viability. The property was later used as a church before conversion for use as an emergency shelter for residents experiencing homelessness. The proposed placement of up to twenty pallet houses for a temporary expansion of shelter capacity will be clustered adjacent to the existing parking lot and will not result in the conversion of active farmland.

RECOMMENDATION

Staff recommends that the County Planning Commission:

1. Determine that installation of twenty pallet shelters, including associated grading, electrical utilities, and access driveway conforms with the Comprehensive Plan; and
2. Transmit the conformity report required by Government Code § 65402 to Dinah Lockhart (Housing and Community Development), Robert Ooley (County Architect), and the Board of Supervisors. The staff report, the attached memos from Dinah Lockhart and Robert Ooley, and the letter reflecting the Planning Commission's action shall constitute the required report.

ATTACHMENTS

Attachment A – General Services Department Memo, dated April 16, 2021 with attached project description and site plan

Staff Contact/Prepared by: Shannon Reese, Planner, Planning and Development Division



GENERAL SERVICES DEPARTMENT MEMORANDUM

TO: Kimberley McCarthy, Planner
County Planning & Development Department

FROM: Robert Ooley, FAIA
County Architect

DATE: April 16, 2021

RE: **General Plan Consistency (GC §65402) Review**

CC: Dinah Lockhart, Assist. Director, CSD:Housing and Community Development

ATTACH: Detailed Project Description and Conceptual Site Plan

Kimberley:

Attached is a concept site plan and “pod” plan for the relocation of the pallet structures from the Isla Vista area to the Lompoc area. The existing project is being relocated as it has reached its Coastal Permit allowed time on the property associated with the Isla Vista Community Center. The new site, located just outside the city limits of Lompoc on a property owned by the County in the unincorporated area at 2025 Sweeney Road. This property has an existing emergency housing operation contained within two existing buildings. The relocated pallets will be placed on an extended portion of the existing parking lot and be provided with electrical service only. No water service will be provided directly to the pallet structures. Please see the attached detail project description for more complete information.

This letter serves as our formal request to our department to make a determination the conformance of the project with the General Plan/Community Plan that applies to this area of the unincorporated area, in accordance with Government Code §65402.

If you need additional information or would like to discuss the details, please feel free to contact me.

Email: countyarchitect@countyofsb.org

Phone: 805.568.3085 or 805.452.9132

Proposed Bridgehouse Pallet Village

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Project Description Name: Bridgehouse Pallet Village

Site Address: 2025 Sweeney Road, Unincorporated Lompoc Valley, Lompoc, CA 93436

Assessor Parcel Number: 099 150 064 and 099 150 057

Parcel Size: 10.923 acres

Zoning: AG-11-40 (County is exempt from Zoning regulations)

Contact Person: Dinah Lockhart, HCD/CSD
123 East Anapamu Street, Santa Barbara, CA 93101
P: 805-568-3523, cell: 805-588-0775

Robert Ooley, FAIA, County Architect
1105 Santa Barbara Street, Santa Barbara, CA 93101
P: 805.568.3085 e: countyarchitect@countyofsb.org

Owner: Santa Barbara County –
General Services Department - Support Services - Facilities
1105 Santa Barbara Street, 2nd Floor
Santa Barbara, CA 93101

Atten: Real Estate Services

Project Description

Bridgehouse Temporary Pallet Structure Project will consist of the installation of up to 20 pallet structures onto County owned property located at 2025 Sweeney Road in the unincorporated area of Lompoc. The Pallet Structures are each 64 sq. ft., and consist of a bunk bed/desk, and electrical services. The units do not have plumbing. The proximity of the pallet structures would ideally be close enough to the existing on-site multi-purpose building for pallet residents to receive services and meals served in the multi-purpose building. It would be desirable for the pallet units to be clustered together to identify the pallet village as a distinct service program from shelter residents who are participating in the overnight sleeping and service program which is conducted in the multi-purpose building.

Each pallet structure can accommodate 2 adult persons. The maximum total additional number of persons accommodated by the pallet structures will be 40 persons, although it is expected that 5-10 of the pallet structures will only accommodate 1 person due to the needs of the individual. Each pallet unit is ADA accessible and are placed at grade level. Services to be provided on-site will include housing navigation and supportive services, public health nurse visits, meals, showers, bathroom facilities, and overnight shelter. The project will be operated 7 days a week, 24 hours a day. The Bridgehouse Shelter is served by the City of Lompoc Transit (COLT) bus service, with a bus stop immediately outside the multi-purpose dormitory. Lompoc Hospital, grocery/convenience store (Grocery Outlet) are within walking distance and are easily reached by public transportation.

The project will also involve improvements to the Bridgehouse pallet installation site, including site grading, leveling to the ground, and electrical connections to each unit. The existing pallet units that are located in Isla Vista will be disassembled, transported by truck, and reassembled at the Lompoc site. It is anticipated that the existing Isla Vista pallet residents will be re-housed in their community of origin in South County prior to the pallets being relocated to Lompoc. The existing license agreement with Good Samaritan requires that the Isla Vista pallet structures be removed from their current location at the Isla Vista Recreation and Park District parking lot by 6/30/21. Good Samaritan's Professional Services Agreement to provide housing navigation and supportive services to Isla Vista pallet residents ends on 6/15/21, with the Agreement further specifying a 60 day ramp down period for termination of all services and rehousing of existing pallet residents to

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begin on April 16, 2021. All pallet units will be inspected, cleaned, repaired if needed and reconditioned prior to reuse at the Bridgehouse site.

Good Samaritan Shelter Inc. is responsible for transportation of the pallet structures to the Lompoc property. Good Samaritan Shelter Inc. is the current operator of the Isla Vista Pallet Village and is the current operator at the Bridgehouse Shelter, under an existing 2012 License Agreement that has been revised and amended. The current license agreement between the County and Good Samaritan for the operation of the Bridgehouse shelter property runs through March 31, 2022.

Prior to COVID-19 the Bridgehouse Shelter had a maximum occupancy of 90 beds. Post COVID-19, that occupancy is now 50% less. The maximum additional number of persons accommodated by the pallet structures will be 40 persons, although it is expected that 5-10 of the pallet structures will only accommodate 1 person due to the needs of the individual.

Grading: There is minor grading associated with this project.

Site Information: The property is not under an Agricultural Preserve Contract.

Storm Water Management and Application of Low Impact Development Features:
For NPDES (V: Stormwater Management) its: [County Permit Area \(countyofsb.org\)](http://countyofsb.org). The Map show areas in RED that are subject to this and the Bridgehouse is not in any of these areas. There is a fire Hydrant on site near the emergency shelter structure.

Access: The County owned Bridgehouse property is located on an existing access road: 2025 Sweeney Road
The property fronts onto a public street
Access is to be taken from this public street
It is unknown whether the proposed access will need to utilize an easement across neighboring property.

Existing Structures and Use:	Residential Dormitory	3,770 sq. Ft.	2-story
	Multi-purpose building	6,776 sq. ft.	2-story [90 max is occupancy limit, need to confirm current # of beds post COVID]
	Modular trailers (1-2)	[need to verify]	

Proposed Structures and Use: Pallet Units 64 sq. ft. each (20 units)
Auxiliary restroom modular and Solar Panel

Describe Existing Uses of Property: Current use is homeless shelter for over 30 years. According to 2013 appraisal, existing shelter structures were built in 1978.

How will project affect existing uses of Property: None. Impacts if any will be on existing water and sewage/septic system infrastructure

Brief description of land uses surrounding

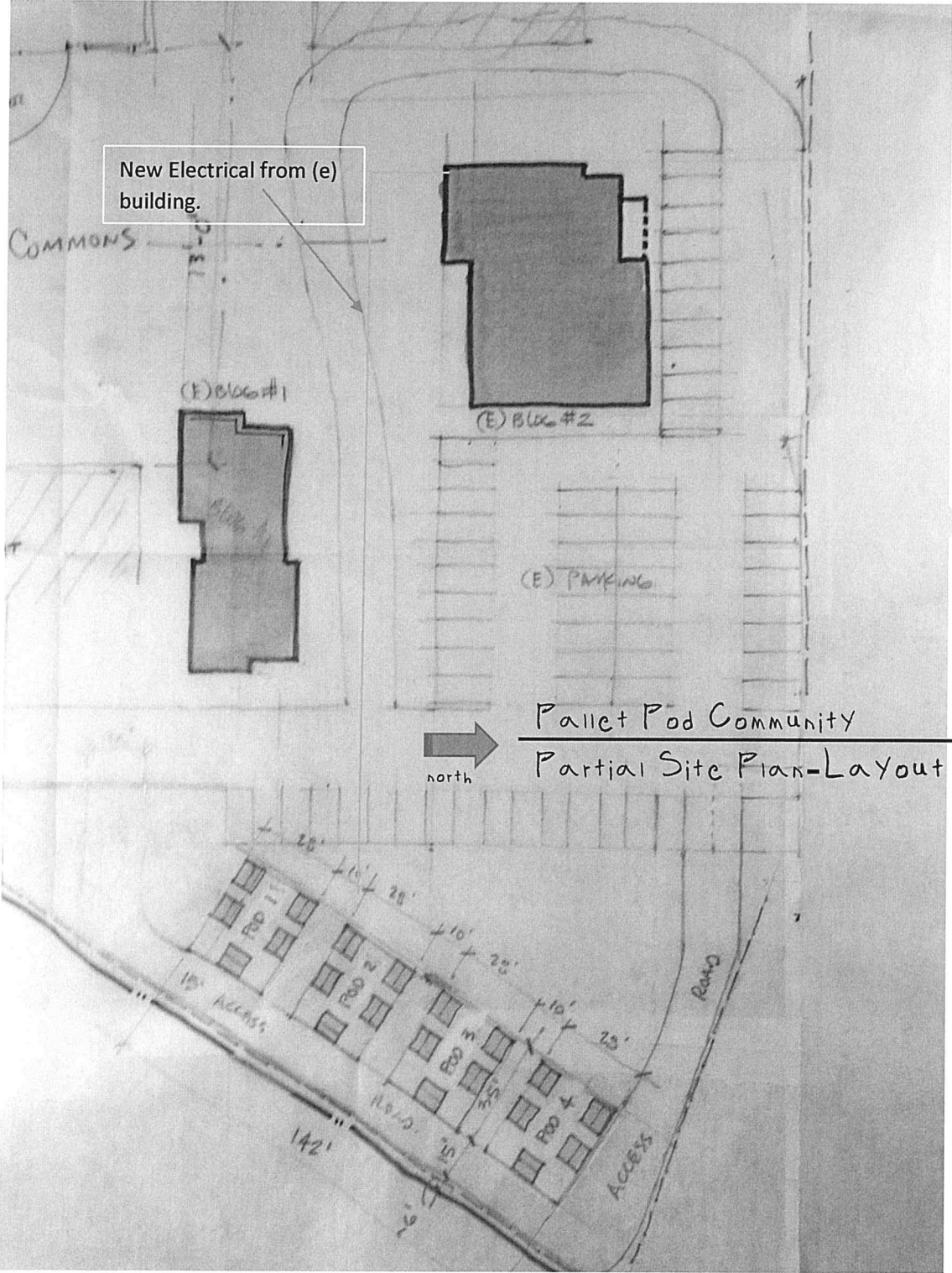
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Site:	North – Agricultural South – Some residential units on South Sweeney Road East – Agricultural West – County owned Public Works Road Yard and County Gas Station
Building Coverage: Existing:	10,546 sq. ft. (from 2013 Appraisal)
Proposed:	1,280 sq. ft. (64 sq. ft. pallet units x 20 units) not including auxiliary restroom modular or solar panel
Total number of parking space:	60 with 3 ADA spaces No new parking spaces provided.
Estimated cost of development:	Unknown at this time. However, General Services estimates approximately \$70,000 in electrical and other site improvements were required at the Isla Vista RPD site where the pallets are now. This is likely a very conservative estimate for this project.
Water:	An existing County-owned public water system at 2010 Sweeney Road provides potable water to the site.
Sewage Disposal:	Temporary sanitation facilities (portable shower and restrooms) will be provided for up to one year for the occupants of the pallet structures until permanent facilities are designed and constructed, and the on-site septic system has been expanded for the proposed use.
Fire Protection:	Santa Barbara County Fire – City of Lompoc Fire Department is the nearest responding agency.
Existing water main infrastructure:	On site well water and piping system to buildings.
Past and Present Hazardous Materials:	There are no hazardous materials present on site or in existing buildings.
Storage of hazardous materials on site:	There are no hazardous materials stored on site.

Partial Site Plan – Proposed location of Pallet House Pods



Typical Pod Site Plan – Configuration of five pallet houses

