



COUNTY OF SANTA BARBARA PLANNING AND DEVELOPMENT

MEMORANDUM

TO: County Planning Commission

FROM: Travis Seawards, Deputy Director, Development Review Division

STAFF CONTACT: Willow Brown, Planner, (805) 568-2040

HEARING DATE: May 10, 2023

RE: Case No. 23GOV-00003
California Government Code §65402(a) Conformity Determination
Assessor's Parcel Numbers 061-040-012 & 061-040-024

APPLICANT: Kim Albers, Community Services Department, (661) 213-7697

REQUEST

Hearing on the request of the Community Services Department, to consider Case No. 23GOV-00003, application filed on April 26, 2023, for a determination that the proposed interim housing site, comprised of up to 90 modular units for people experiencing homelessness, conforms with the Comprehensive Plan of the County of Santa Barbara pursuant to California Government Code §65402(a). This site is identified as Assessor Parcel Numbers 061-040-012 and 061-040-024, located at 4500 Hollister Ave., in the Eastern Goleta Valley Community Plan area, Second Supervisorial District. A Site Plan is included as Attachment A.

PROJECT DESCRIPTION

The County of Santa Barbara is proposing to lease Assessor Parcel Numbers 061-040-012 and 061-040-024, addressed as 4500 Hollister Ave., to DignityMoves La Posada LLC, a nonprofit agency, for the installation of a temporary, interim housing site comprised of modular units. It will provide up to 90 cabins for people experiencing homelessness and persons eligible under Behavioral Health Bridge Housing (BHBH), many of whom will have been homeless for extended periods of time and have a permanent disability. The selected operator/service provider will provide a safe environment and robust support services for project residents. In addition to the modular housing units, the site will also include office space, clinic, laundry, showers, restrooms, and dining units. Services provided on site will include housing navigation and

supportive services, medical support, public health nurse visits, meals, and overnight shelter. The project will be operated 7 days per week, 24 hours per day.

Each unit can accommodate two adults, though some may only be used to shelter one person depending on needs of the individuals. The units include a bed and desk inside. Bathroom, shower and laundry facilities will connect to sewer and water through existing sewer lateral and water main connections. Several of the rooms will have private bathrooms for those with specific medical needs requiring different access. Provided meals will be served in two 259 square foot dining commons for all persons sheltered in the units. The proposed units and square footages are outlined in the table below.

Room Type	Quantity	Square Footage
Single Rooms	68	64
Doubles	12	78
ADA Single	10	78
Storage	1	152
Restroom	8	62
Laundry	3	62
Office	3	64
Dining	2	259
IT	1	64
Clinic/Aux/Case Management	3	131

The buildings are constructed with a prefabricated panel system and assembled on-site with minimal tools and equipment required. The cabins are extremely durable with steel frames and 2-inch-thick walls, and are made from a fire-resistant composite material. This allows placement of the rooms in close proximity to one another without fire concerns. The cabins have high-vaulted ceilings and large windows. Each room will have lights and electrical outlets. The site is paved and currently contains a trailer unit which will be removed in order to install the units. The ground lease will provide a term of five years with options for two additional successive extensions of six months each.

JURISDICTION

California Government Code Section 65402(a) requires that if a general plan or part thereof has been adopted, no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, 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.*

In Conformity: The project site has adequate public and private services and resources to serve the proposed development. The property is currently and will continue to be served by the Goleta Water District and Goleta Sanitary District. Fire protection services will be provided by the Santa Barbara County Fire Department. Access is provided to the site from an existing driveway off of Hollister Avenue over APN 061-040-024.

- **Eastern Goleta Valley Community Plan Policy LUR-EGV-2.1:** *The County-owned lands within the Urban Area should be considered as potential locations for affordable housing, prioritizing units that are affordable and attractive to low-income households.*

In Conformity: The project will allow for the use of appropriate publicly-owned land as a potential site for interim housing for people experiencing homelessness. This development will provide a safe and dignified environment with robust support services for project residents. In addition to housing, the residents will have access to office space, clinic, laundry, shower/restroom, and dining units.

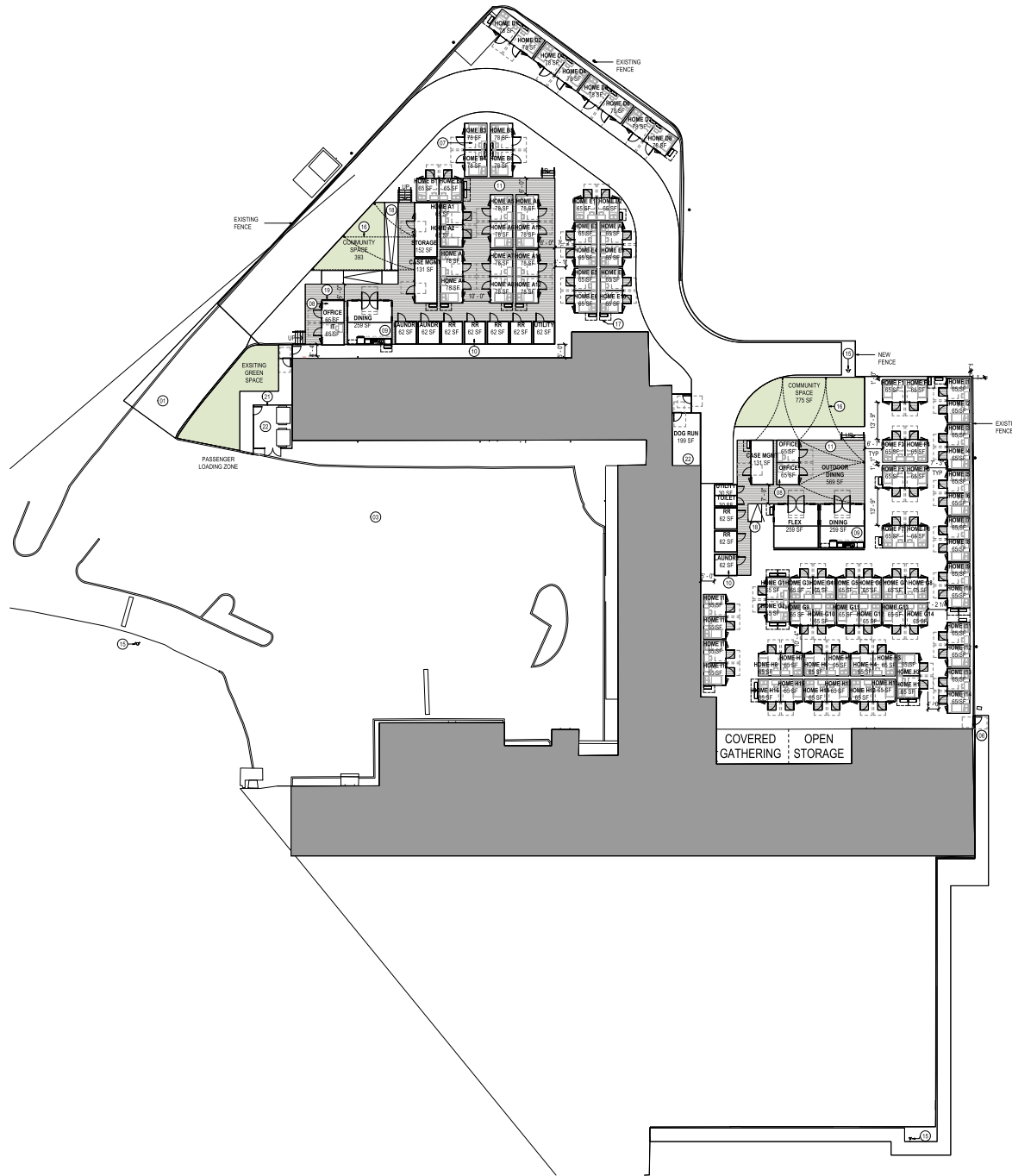
RECOMMENDATION

That the Planning Commission:

1. Determine that the proposed interim housing site comprised of up to 90 modular units for people experiencing homelessness conforms with the Comprehensive Plan; and
2. Transmit the conformity report required by Government Code Section 65402(a) to Kim Albers, Community Services Department and the Board of Supervisors. This memo, the attached memo from the Community Services Department, and the letter reflecting the Planning Commission's action shall constitute the required report.

Attachment A – Site Plan

Attachment B – Community Services Department Letter



SHEET NOTES

- 01 DRIVEWAY. REFERENCE CIVIL DRAWINGS
- 02 PARKING LOT WITH 12 STALLS (1 ACCESSIBLE, 1 VAN ACCESSIBLE, 20 TYPICAL). REFERENCE CIVIL DRAWINGS
- 06 ALTERNATIVE ACCESSIBLE POINT OF EGRESS PROVIDED BY BOSS UNITS. BUILDINGS TO INCLUDE 84 SLEEPING UNITS, TO MEETING I18 ACCESSIBILITY REQUIREMENTS. REFERENCE MODULAR FABRICATOR DRAWINGS FOR MORE INFORMATION
- 08 PREFABRICATED OFFICE BUILDING PROVIDED BY BOSS UNITS. BUILDING TO INCLUDE CHECK-IN SHARED OFFICE, SITE MANAGER AND CASE MANAGER OFFICE. REFERENCE MODULAR FABRICATOR DRAWINGS FOR MORE INFORMATION
- 09 PREFABRICATED DINING BUILDING PROVIDED BY BOSS UNITS. BUILDINGS TO INCLUDE STAFF RESTROOM, STAFF BREAKROOM, FOOD/PANTRY, MEAL PREP AND DINING ROOMS. MEAL PREP AREA TO INCLUDE (2) REFRIGERATORS, (1) FREEZER AND VARIOUS FLUSH APPLIANCES. PROVIDER/KEY OTHERS. REFERENCE MODULAR FABRICATOR DRAWINGS FOR MORE INFORMATION
- 10 PREFABRICATED RESTROOMS PROVIDED BY BOSS UNITS. BUILDING TO INCLUDE RESTROOMS FOR RESIDENTS AND LAUNDRY ROOM. REFERENCE MODULAR FABRICATOR DRAWINGS FOR MORE INFORMATION
- 11 WOOD DECKING PROVIDED BY GC. REFERENCE STRUCTURAL DRAWINGS FOR DETAILS AND CIVIL GRADING PLAN FOR ELEVATIONS
- 15 EXTERIOR HOSE BIB
- 16 DECORATIVE FEETON LIGHTING MOUNTED TO WOOD POSTS, 8' HIGH
- 17 CONDENSING UNIT, TYP
- 18 PREFABRICATED ALUMINUM RAMP MEETING I18 REQUIREMENTS
- 19 MANIFESTO SIGN. REFERENCE SHEET A201 FOR MOUNTING DETAILS
- 21 8" HIGH CEDAR FENCING. REFERENCE SHEET A201 FOR MORE INFORMATION
- 22 DOGS RELIEF WITH PET WASTE STATION, 4'x7' HIGH CHAIN-LINK FENCE AROUND PERIMETER. REFERENCE CIVIL DRAWINGS FOR PAVING MATERIAL AND EXTENTS

GENERAL NOTES

- A. ABBREVIATIONS, GENERAL NOTES & TYPICAL MOUNTING LOCATIONS, HEIGHTS AND ALIGNMENTS.
- B. GC TO VERIFY LIMITS OF DEMOLITION SCOPE WITH NEW CONSTRUCTION SCOPE PRIOR TO COMMENCING WORK.
- C. SEE CONSULTANT AND VENDOR DRAWINGS FOR RELATED SCOPE OF WORK AND ADDITIONAL INFORMATION. ARCHITECTURAL DRAWINGS TAKE PRECEDENCE ON LOCATION OF DEVICES.
- D. ALL DIMENSIONS ARE BASED OFF OF THE FACE OF FINISH.
- E. ALL NEW PENETRATIONS AND OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. PATCH WATERPROOFING TO MAINTAIN WATER-TIGHT BUILDING ENVELOPE.
- F. COORDINATE AND ALIGN ALL ACCESS PANELS WITH NEW CONSTRUCTION. WHERE ACCESS PANELS CONFLICT WITH CONSTRUCTION, RELOCATE PANELS AS REQUIRED. VERIFY LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION.
- G. ALL WINDOW AND DOOR GLAZING TO BE TEMPERED.
- H. ALL DOORS TO COMPLY TO 5 POUND MAXIMUM OPENING FORCE LIMIT PER IBC 10B.20.4.
- I. 7'-0" x 3'-0" MINIMUM LANDING @ CORNER OF ALL UNITS NOT REQUIRED TO BE ACCESSIBLE. REFERENCE DETAILS D1, D3, & D4 ON SHEET A201 FOR MORE INFORMATION.

KEY PLAN

DignityMoves
La Posada
 4500 Hollister Avenue
 Santa Barbara, CA 93110

Good Samaritan
Shelter
 PO Box 5908
 Santa Maria, CA 93456

Gensler

40 Fremont Street
 Suite 1500
 San Francisco, CA 94105
 United States
 Tel: 415.433.3700
 Fax: 415.398.4599

BKF ENGINEERS

GENERAL CONTRACTOR
 150 California Street, Suite 600
 San Francisco, CA 94111
 Tel: 415.393.7800

PAE

MFP ENGINEER
 40 Golden Gate Avenue
 San Francisco, CA 94102
 Tel: 415.944.7200

Degenkolb

STRUCTURAL ENGINEER
 375 Baker Street, Suite 500
 San Francisco, CA 94105
 Tel: 415.392.6562

Date	Description
03/31/2023	ISSUE FOR PERMIT

AHU Stamps

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
 Dignity Moves - La Posada

Project Number
 01.2319.000

Description
 CONSTRUCTION PLAN

Scale
 As indicated

A1.11

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Memorandum

Date: April 26, 2023

To: Lisa Plowman, Director, Planning & Development

From: George Chapjian, Director

DocuSigned by:
George Chapjian
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Re: Request for Determination on La Posada Village

In accordance with Government Code Section 65402, please let this letter serve as a request for a determination by the County of Santa Barbara Planning Agency as to the conformity of an interim supportive housing project with the County's General Plan. Located at 4500 Hollister Ave, the parcel is owned by the County of Santa Barbara. The County/Owner is proposing to lease the site to DignityMoves La Posada LLC, a nonprofit agency, for the installation of a temporary, interim housing site comprised of modular units. A map of the proposed site is attached for your reference. The Assessor Parcel number is: #061-040-012 with access through Assessor Parcel number: #061-041-024.

DignityMoves' La Posada will be a temporary interim supportive housing community specifically for people experiencing homelessness in Southern Santa Barbara County. It is an innovative public-private collaboration between DignityMoves, community philanthropy, the County of Santa Barbara, and the selected operator/service provider. It will provide up to 90 dignified cabins for people experiencing homelessness moving from encampments and persons eligible under Behavioral Health Bridge Housing (BHBH), many of whom will have been homeless for extended periods of time and have a permanent disability. Each cabin will have a bed, a desk and chair, heating and air conditioning, a window, and most importantly a door that locks. The selected operator/service provider will provide a safe environment and robust support services for project residents. In addition to the modular housing units the site will also include office space, clinic, laundry, shower/restroom, and dining units. The project is anticipated to be at this location for up to 5 years.

Please submit the determination at your earliest opportunity to:

Lindsay Walter
105 E Anapamu Street Suite 108 Santa Barbara Cal 93101
or via email at liwalter@countyofsb.org

Enclosures:

- Proposed Site Map

Attachment: Site Map

