

**CITY OF SANTA MARIA
INITIAL STUDY/STAFF REPORT
CONDITIONAL NEGATIVE DECLARATION
October 16, 1998**

**GOOD SAMARITAN , PD-98-13, E-98-45, FOR PLANNING COMMISSION MEETING
OF OCTOBER 21, 1998**

400 Block of West Morrison Ave. and Park Avenue

APPLICANT: Good Samaritan Shelter Inc.
406 South Pine Street
Santa Maria, CA 93454

ENGINEER: Dennis Bethel and Associates, Inc.
2450 Professional Parkway, Suite 210
Santa Maria, CA 93455

PROPOSED USE: Homeless Shelter, Transition Center Housing, Recovery and Detoxification Program, Dining Facility, Office and Walk-In Center for Multi-Agency Support For the Homeless.

OWNER OF RECORD: County of Santa Barbara
123 E. Anapamu Street
Santa Barbara, Ca 93101

LOCATION: 400 Block West Morrison Avenue and Park Avenue

ASSESSOR'S PARCEL No. 123-172-14

GENERAL PLAN CLASSIFICATION: CPO (Commercial Professional Office)

ZONING CLASSIFICATION: PD/CPO (Planned Development/Commercial Professional Office)

PROCEDURE: Planning Commission review of a Conditional Negative Declaration of Environmental Impact and a Planned Development Permit

Date Environmental Document Distributed	Date Notice Published in Santa Maria Times	Date Notice Posted on Property	Date Notice Mailed to Property Owners within 300 ft. of property
9-30-98	9-30-98	10-9-98	10-9-98

**PROJECT SUMMARY
GOOD SAMARITAN**

Site Information

Project Description	Homeless Shelter, Transition Center Housing, Recovery and Detoxification Program, Dining Facility, Office and Walk-In Center for Multi-Agency Support For the Homeless.
Location	400 Block West Morrison Ave. and Park Avenue
Assessor's Parcel No.	123-172-14
General Plan Designation	CPO (Commercial Professional Office)
Zoning	PD/CPO (Planned Development/ Commercial Professional Office)
Size of Site	3 acres
Present Use	Vacant site with parking lot
Access	Entrance and exit from a driveway off of West Morrison, and a driveway on West Park Avenue
Surrounding Uses/Zoning North South East West	Mixed Residential, R-3 Apartments, R-3 Buena Vista Park, OS Offices (Center For Employment Training), PD/CPO

Project Description

Parking	Phase I - 14 required Phase II - 84 additional required
Landscape Area	25 percent
Storm Water Retardation	Required on site
Fencing	Existing 4 foot high chain link fence separating the site from Buena Vista Park to the east

GENERAL AREA DESCRIPTION

The proposed project is located in the 400 block of West Morrison and Park Avenue. (Exhibit A). Mixed residential land uses occur to the north, and south, while professional offices occur to the west (Center For Employment Training), and Buena Vista Park is to the east. The zoning to the north and south is R-3 (High Density Residential), to the east is OS (Open Space), and to the west is PD/CPO (Planned Development/Commercial Professional Office).

ENVIRONMENTAL SETTING

The project is a vacant site with an existing parking lot, and has level topography. It is covered by short dry grasses, perennial shrubs, and many evergreen and deciduous trees scattered throughout the site. No rare or endangered plants or animals occur, or are expected, on-site.

The soil underlying the site is classified as Sorrento Sandy Loam with 0 to 2 percent slope. Permeability is moderately rapid, while surface runoff is slow to moderate, and the erosion hazard is none to slight. The soil information was obtained from the Soil Survey of Northern Santa Barbara Area, California, U.S. Department of Agriculture, July 1972.

PROJECT DESCRIPTION:

The applicant requests a Planned Development Permit to allow the construction of six buildings for use as a homeless shelter. The services proposed at the shelter are various programs for children, a dining facility, family shelter, mens inclement weather shelter, transition center, walk-in social service center, and a detoxification and recovery facility. The project will be constructed in two phases. Phase one will include two buildings; a 4,200 sq. ft. building to be used as a transition center, and a 3,600 sq. ft. building to be used as a family shelter. Phase two will include four buildings and will provide all of the other services mentioned above. The previous use of the site was the County of Santa Barbara Health Department.

The existing site access configuration contains a driveway on Morrison Avenue and a driveway on Park Avenue. The Good Samaritan Shelter project is proposing to provide access to the site from both existing driveways on Morrison and Park Avenue, but staff is recommending a barrier on Park Avenue which will make the driveway on Morrison Avenue the sole access to the site. A total of 98 parking spaces are required for the shelter use, and 100 parking spaces are shown on the site plan.

Storm water drainage is to be handled by several small retardation basins proposed directly south of the walk-in center along West Morrison and within landscaped basins throughout the site. Water and sewer service will be provided by the City's existing lines in the area.

GOOD SAMARITAN, PD-98-13, E-98-45

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OCTOBER 16, 1998

FOR PLANNING COMMISSION MEETING OF OCTOBER 21, 1998

DETAILED PROJECT DESCRIPTION

PHASE I will include the construction of a Transition Center and a Family Shelter building. The following is a description of the buildings constructed and the services provided in Phase I:

Transition Center Building. This 4,200 sq. ft. building is proposed to house three programs; the Transitional Center for Women and Children, Project Preemie, and First Steps.

- a. The Transitional Center for Women and Children will house perinatal women who have drug and alcohol histories. The early childhood and child care specialists supervise the children. The capacity will be 12 women and their children and there will be one house supervisor. The hours are 2:30 p.m. to 8:00 a.m. daily. This program currently operates at 830 West Church Street.

The building consists of 6 bedrooms, a kitchen, offices, and a family room. Refer to Exhibit D. An outdoor patio and a fenced children's play area will also be constructed.

- b. Project Preemie is a day treatment program for drug and alcohol affected perinatal women. The hours are 8:00 a.m. to 2:30 p.m., Monday through Friday. The maximum capacity is 15 women. All of the women in the Transitional Center must attend Project Preemie. When the Center is not full, there may be a few women that attend this additional program. The women do not leave the program during its hours of operation. This program currently operates at 500 South Lincoln Street.
- c. First Steps is a perinatal case management program. It offers access to medical, dental, social service and treatment to perinatal women in the community. Most of the work done by the case managers is done outside the facility in home visits. There are two (2) cars used for transportation in this program. This program currently operates at 406 South Pine Street.

The total number of employees serving these programs total six (6). Five work during the day and one works at night.

Family Shelter. The Family Shelter is a 3,600 sq. ft. modular building. The initial proposal, if the construction time table is met, will house the Winter Inclement Weather Program and house up to 45 individuals. The Winter Inclement Weather Program runs from December 1 through March 15 with hours from 6:00 p.m. to 7:00 a.m. The winter program has two employees from 6:00 p.m. to 7:00 a.m. daily. It is proposed that day use will be available in inclement weather for the Family Shelter but not for the Winter Inclement Weather Shelter. The Winter Inclement Weather Shelter was formally housed at the National Guard Armory, one block south on Thornburg Street.

The Family Shelter program will also house approximately 50 adults and children for 60 days. They will be mostly families. This program operates from 4:30 p.m. to 7:00 a.m. There will be on-site management with one supervisor, one receptionist, and one homeless liaison worker. During the hours between 7:00 a.m. and 4:30 p.m., the residents of the shelter will be traveling throughout the community seeking employment and housing opportunities. The sleeping and living facilities will not be available to residents during the daylight hours. This program currently operates at 406 South Pine Street.

PHASE II construction will consist of four additional buildings; a Men's Shelter, a dining room, Detox/Recovery Center, and an administrative office building.

Men's Shelter Building. This is a 5,250 sq. ft. building for the permanent site of the Winter Inclement Shelter. It will house up to 65 individuals and will be used during the winter months. The structure will be used for overflow for the Family Shelter during the non-winter months and will function in the same manner described above. While the building capacity is large, the average number of beds filled at night in the current Family Shelter is about 18. The average winter beds at the Winter Shelter is about 51. There are no additional employees.

Detox/Recovery. This 2,400 sq. ft. building will house the existing drug and alcohol program which is currently located behind the Family Shelter at 406 South Pine Street. There are two programs; the Acute Care Detox Program and the Recovery Point Program.

- a. The Acute Care Detox Program is a 24 hour, seven (7) day inpatient program for drug and alcohol treatment. There will be six (6) beds in the building and one employee will be on the premises at all times. Pedestrian traffic will occur 2-3 times a day when the clients will walk to a 12-step meeting, entering and leaving through Morrison Street.
- b. The Recovery Point Program is an outpatient drug and alcohol treatment program. Counseling is offered to groups and treatment is given at several specified times of the day. Groups meet between 9:00 a.m. - 11:00 a.m. and 5:00 p.m. - 7:00 p.m. The client base is about 40 and there are about 25 one-time visits per day.

The Recovery Point Program is open 9:00 a.m. to 7:00 p.m. Monday through Friday. There is one full-time and two part-time employees.

DINING ROOM. This is a 5,500 sq. ft. building used to house dining facilities for the shelter program. The building is also a service building for other programs of the shelter. It is possible that the administration of the shelter will be housed in this

building or throughout the other buildings. There is one Executive Director, one part-time bookkeeper and one part-time grant administrator. The dining room will be used 3 times a day during normal business hours.

WALK-IN CENTER. This is a 2-story, 12,500 sq. ft. office building, that will house representatives of social service, educational or health related agencies. The building will be erected next to the Center for Employment Training, after a lot split, or next to the Good Samaritan Shelter. Normal office functions will take place. Prospective tenants could include the offices of the Santa Barbara County Mental Department, Santa Maria High School, or the Santa Barbara County Probation Department.

STAFF ANALYSIS

As mentioned previously, the zoning designation of this property is PD/CPO. Section 12-10.04 of the Municipal Code lists conditional uses in the CPO zoning district such as hospitals, convalescent hospitals, rest homes, and senior citizen housing which are considered to fall within a "residential" type of use.

Since the proposed uses of this application are not specifically listed in the CPO section of the Code, the Planning Commission is asked to make a determination that these uses are similar to those uses allowed and falls within the intent and purpose of the CPO zone district.

Finding no. 6 has been added to the findings found on page 2 of the Planned Development Permit which states that the Planning Commission finds this use to be compatible with the neighborhood and meets the intent of the zone.

A specific parking requirement for this proposal, with the exception of the Walk-In Center, is not defined in the Municipal Code. Previous conditional use permits issued to Good Samaritan Shelters, Inc., for their current facilities, addressed the parking requirement for each site. The requirement for each facility was based on a combination of the proposed use, the proposed number of beds and the number of employees associated with each program. Adequate parking has been provided at each of the existing facilities and there has been no parking problems.

The only building that the Municipal Code addresses is the 2-story Walk-In Center. A parking requirement of 1 space for every 250 sq. ft. of gross floor area is the basis for the parking requirement.

Phase I parking:

- | | | | |
|----|-------------------|---|--|
| a. | Transition Center | = | 7 spaces, based on 7 employees |
| b. | Family Shelter | = | 7 spaces, based on 3 employees and 10% of clients (4) using vehicles |

(TOTAL REQUIRED = 14 SPACES FOR PHASE I)

Phase II parking:

a. Dining Room	=	No requirement
b. Men's Shelter	=	No requirement
c. Detox/Recovery	=	34 spaces, based on 25 visits per day plus 9 employees
d. Walk-In Center	=	50 spaces, based on 1/250 sq. ft. of gross building area (12,500 sq. ft. bldg.)
TOTAL REQUIRED	=	98 SPACES FOR PHASE I & II
TOTAL PROVIDED	=	100 SPACES

The overall parking requirement is 98 spaces; the master plan shows 100 spaces.

The Police Department has reviewed this request and has taken a favorable position on the proposal. The department cited the adequate size of the site, the availability of public transportation, and the proximity of the facility to the Center for Employment Training (CET) as reasons for supporting the application. The report from the Police Department is attached.

The exterior elevations of the buildings in Phase I will consist of stucco walls with raised stucco trim around the windows, a roof with fiberglass shingles and wood roof bracing as an architectural element. Refer to Exhibit F.

The preliminary draft of the Planned Development Permit addresses a requirement to install landscaping along both street frontages (Park Avenue and Morrison Avenue). Bermed landscaping is recommended along Park Avenue to help screen and soften the view of the facility from the street. This will help achieve neighborhood compatibility for the project. The landscaping along Morrison Avenue is considered as transitional because it will be damaged and removed during construction of the 2-story office building in Phase II. Again, refer to Exhibit F.

A chain link fence exists on the west side of Buena Vista Park and separates this property from the park. Contained in the preliminary draft of the Planned Development Permit are two requirements addressing the status of that fence. The Community Development Department is recommending the fence remain in order to secure and separate the project site from the park. The Recreation and Parks Department is recommending the removal of the fence to provide pedestrian access to the park for those persons parking on the shelter site who are using Buena Vista Park. Removal of the fence will also create a park having no physical perimeter barriers.

The Planning Commission, in approving this project, is asked to select one of the conditions of approval regarding this fence; remove it according to the Recreation and Parks Department or have it remain.

PROJECT REVIEW:

The environmental impacts associated with the development of the site were determined using the City of Santa Maria Staff Project Environmental Checklist (attached), on-site inspection, information provided by the applicant, and a computer impact assessment. These sources identified potentially significant adverse environmental impacts to soils, air quality, and storm drainage, and flora and fauna.

Based on the above sources, no adverse impacts are associated with natural resources, water demand, population, housing, land use, public services and utilities, traffic, noise, energy, aesthetics, or cultural resources.

The data shown in the Impact Summary Table below is based upon the methodology set forth in Volume 2 of the City of Santa Maria's Project Assessment Manual, unless otherwise noted.

IMPACT SUMMARY TABLE

Size of Site	3 acres
Size of Buildings (1)	4,200 sq.ft. Transition Center 3,600 sq.ft. Family Shelter 12,500 sq.ft. Walk-in Social Services Center 2,400 sq.ft. Detoxification/ Recovery Center 5,250 sq.ft. Mens Shelter 5,500 sq. ft. Dining facility
Water	8.00 acre feet per year
Sewage Generation (3)	5,036 gallons per day
Average Daily Traffic (2)	250 trips per day
P.M. Peak Hour Trips (2)	40 trips
Long Term Emissions: (3) Reactive Hydrocarbons Nitrogen Oxides	13.00 pounds per day 16.00 pounds per day

- (1) Information submitted by project applicant
- (2) Apartments (220) Land Use Code from 6th Edition of ITE Trip Generation Manual, as amended.
- (3) "Urbemis5" Model and Project Assessment Model.

The following discussion of the potential adverse environmental impacts includes mitigation measures which would reduce all identified impacts to a level of insignificance, and are recommended to be included in the conditions of approval for the project. If the decision makers wish to delete a mitigation measure which is proposed to mitigate a significant impact, an alternative mitigation measure should be agreed to by the applicant and made a part of this study. Verification that these mitigation measures have been implemented will be monitored, as described in Sections 500-502 of the City of Santa Maria's Environmental Procedures.

SOIL IMPACTS

The proposed project will disrupt the soil of the site. The following mitigation measures will reduce the level of this impact to insignificance.

1. All grading and compaction of the site shall follow all applicable City of Santa Maria grading regulations.
2. The developer shall implement one or more of the following erosion control measures, or a suitable alternative measure: seeding and mulching of bare surfaces; use of straw bales and rock dams; and/or soil wetting during windy conditions.

AIR QUALITY IMPACTS

Long Term Impacts

The proposed project will not exceed Air Pollution Control District threshold standards for Nitrogen Oxides or Reactive Hydrocarbons. However, the project will cumulatively contribute to a significant air quality impact as identified in the City of Santa Maria Staff Project Environmental Checklist. The following mitigation measures will reduce this projects share of the cumulative impact to a level of insignificance.

1. Carpool and rideshare information shall be permanently posted on bulletin boards accessible to employees of the proposed project. This information shall include information on rideshare matching service provided by the Traffic Solutions Office of the Santa Barbara Association of Governments. Information to be posted shall be submitted and reviewed by the Community Development Department prior to issuance of the occupancy permit for the project.
2. Bicycle riding shall be encouraged by providing secure areas to store bicycles on the project site. This includes bicycle racks, bicycle lockers, or a combination of both.

Short Term Impacts

Northern Santa Barbara County is presently designated as a "nonattainment" area for compliance with the State Ambient Air Quality Standards for PM10 (Particulate matter with an aerodynamic diameter of less than or equal to 10 microns). Based upon the available information, it is estimated that the grading and construction phase of the project will generate approximately 4 tons of PM10. In order to reduce the PM10 generation rate by approximately 50 percent, it is recommended that the following mitigation measures be imposed:

1. During the clearing, grading and earth moving operations, water trucks or sprinkler systems shall be used in sufficient quantities to significantly reduce dust from leaving the site. In addition, the entire area of disturbed soil shall be wet down in such a manner as to create crust at the end of each day's activities.

After the completion of the clearing, grading, or excavation phase, the entire area of disturbed soil shall be treated to reduce wind pick up of the soil. This may be accomplished by any one of the following methods:

1. The seeding and watering of the site until such time as the ground cover has taken root.
2. The spreading of soil binders.
3. The wetting down of the area in such a manner as to create a crust as necessary, to maintain the crust and reduce soil blowing.

Failure to implement and maintain an adequate dust control program to prevent the migration of dust off-site, through the watering of the site or other acceptable means, during the grading and construction phases of the project will result in the issuance of a "Stop Work Order." Said order will not be released until such time as an adequate dust control program is implemented.

The owner/developer shall post a bond in an amount sufficient to cover the cost of hydroseeding, or some other acceptable alternative of the entire site. This bond will be released upon completion of all construction phases.

STORM DRAINAGE IMPACTS

Development of the project will modify the drainage pattern of the site, as identified in the City of Santa Maria Staff Project Environmental Checklist. The following mitigation measures will reduce drainage impacts to a level of insignificance:

1. The project shall provide on-site storm water retardation in accordance with the design standards of the City of Santa Maria Public Works Department and the Santa Barbara County Flood Control District's specifications.
2. Surface drainage shall run to any of the following, or combination thereof: any alley, public drainage way, or to one or more sumps upon the property and then drain through pipes under the sidewalk to the public right-of-way, in accordance with specifications of the Public Works Department. A grading plan shall be submitted to, and approved by, the Community Development Department, prior to the issuance of the building permit. On-site drainage retardation areas shall be installed if required by the Public Works Department; these areas shall be landscaped and shall be shown on the landscape plan. Not more than 50% of the landscape area along the street frontage shall be used for drainage retardation. Maximum slope of retardation areas shall be 4:1.

FLORA AND FAUNA

There are several large mature trees scattered throughout the project site. It is difficult to determine from the site plan exactly how many trees will need to be removed in order to construct the proposed project. The City of Santa Maria's Landscape Standards Chapter 44 require that trees approved for removal shall be replaced by suitable species. The following mitigation measures will reduce flora and fauna impacts to a level of insignificance:

1. The project shall plant 24 inch box trees to mitigate for the trees that have been removed at a ratio of 2:1.

ENVIRONMENTAL RECOMMENDATION:

Based on the facts available at the time of writing this report and, without benefit of additional information which may come to light at the public hearing, the Environmental Officer recommends that a conditional negative declaration be filed for PD-98-13, based upon information contained in E-98-45 and reflecting the mitigation measures contained in this initial environmental study.

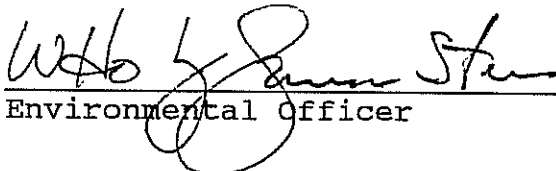
PREPARED BY: City of Santa Maria
Community Development Department
110 South Pine Street Suite 101
Santa Maria, Ca 93458



Environmental Analyst

10-16-98

Date



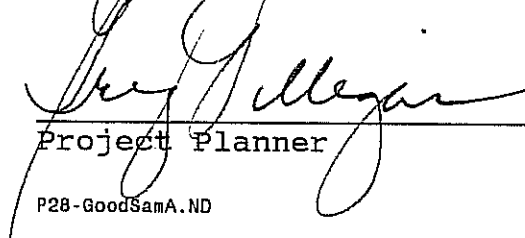
Environmental Officer

10-16-98

Date

STAFF RECOMMENDATION:

Based on the facts available at the time of writing this report and without benefit of additional information which may be discussed at the meeting, staff recommends approval in accordance with the preliminary draft of the planned development permit.



Project Planner

Oct. 16, 1998

Date

P28-GoodSamA.ND

July 21, 1998

MEMO TO: Greg Villegas, Planner II

FROM: Larry Vernon, Corporal

SUBJECT: GOOD SAMARITAN SHELTER RELOCATION

I received a request to review the Good Samaritan Shelter Relocation plan and comment on the proposed project due to the proximity to Buena Vista Park. I have been involved in trying to find an alternate site for the shelter for over a year, and have been a proponent of the proposed site for a number of reasons.

The proposed property is just west of the park and is generally unkempt and full of unsightly debris. The property is traveled by pedestrian traffic, is poorly lit, and in its current state, creates attractive hiding places for those wishing to avoid detection. Any property improvement projects would help eliminate some of those conditions.

Buena Vista Park has been plagued in the past with gang and drug activity. Although a reduction has been noted, the proximity of a 24 hour facility would help alleviate the attractiveness of Buena Vista Park to those wishing to engage in criminal activity of any sort. The terms and conditions the Good Samaritan Shelter places on their clients to partake in the program would be aimed at incorporating them back into mainstream society. Those choosing not to follow the conditions set by Good Samaritan would be excluded from their programs and shelter.

Prior to the governor's program excluding the use armories as shelters during inclement weather, the National Guard Armory located on Thornburg just south of Morrison had been used as a shelter for many years. There were few calls for service related to the homeless, and the nearby Buena Vista Park was not a loitering ground for the homeless when outside the shelter. The recent use of the warehouse at Main & Benwiley for temporary shelter was treated the same by the homeless. Historically, those utilizing the services provided by such a shelter seldom cause problems that would impact the shelter or the area in the immediate area.

Since July 24, 1997 to date, there have been forty four calls for service at the current site of the Good Samaritan Shelter. Only three of those were alcohol related, one of those being a drunk driver. Other incidents included verbal arguments, miscellaneous reports and mental health call outs.

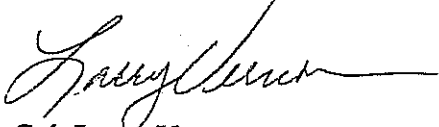
The proposed plan would ultimately house mental and public health services, child care, job placement, detox and substance abuse recovery programs. The close proximity of CET would aid the re-training of those lacking job skills. Verbal commitments have been

POLICE REPORT

made by others in the community, including Allan Hancock College, to assist in retraining clients for re-entry into the mainstream society.

This area contains high density housing and the park is currently utilized heavily by the residents in the area. The activity in the park has noticeably increased in use by families, and gang activity has noticeably decreased. One of the reasons for the decrease has been the observations and reporting of activity by residents in the area. The placement of a twenty four hour facility, such as the proposal, should increase the security of the park and surrounding area.

Based upon the initial information regarding the past history of the temporary shelter at the armory, the history of the current Good Samaritan Shelter and the manner in which it operates, and the past history of the targeted site and adjacent park, I would recommend the application be approved. The site is large enough to accommodate the proposed operation, and has sufficient supporting facilities (CET) to accomplish the goals of the Good Samaritan Shelter. There is adequate public transportation in the area to transport clients to and from the area to make this site a viable temporary housing solution.



Cpl. Larry Vernon
Beat Two Coordinator