



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** October 30, 2008  
**AGENDA DATE:** November 6, 2008  
**PROJECT ADDRESS:** 816 Cacique & 110 S. Quarantina Streets (MST99-00432)  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner *DJK*  
 Kelly Brodison, Assistant Planner *KAB*

### I. PROJECT DESCRIPTION

Two-Year Report on the status of the Casa Esperanza Homeless Center located at 816 Cacique Street.

### II. BACKGROUND

On September 30, 1999, the Planning Commission approved the original Conditional Use Permit (CUP) for Casa Esperanza. This CUP included two phases. Phase 1 consisted of the conversion of an existing 13,536 square foot furniture store into a homeless day center, an emergency homeless winter shelter for up to 230 people and a year-round shelter for up to 30 people. Phase 2 consisted of adding an 11,856 square foot second story within the building shell with no change in total occupancy. It also added lunch service daily for up to 200 people and a detox facility for up to 14 people. A parking modification was approved to provide a total of thirty-nine (39) parking spaces: thirteen (13) on-site at 816 Cacique Street and twenty-six (26) at 712 Cacique Street for staff and volunteers. These off-site spaces were within 720 feet, walking distance, of the proposed facility. The CUP required reports on the operations of the facility to the Planning Commission every two years. The CUP approval was appealed to City Council by area neighbors; however, the appeal was withdrawn after agreements were reached that limited the average shelter occupancy during winter operation to 190 occupants, limited the number of breakfast and dinners served to shelter occupants, and limited the number served at lunch.

On May 17, 2001, the Planning Commission approved an amendment to the original CUP to relocate the off-site parking from 712 Cacique Street to 110 S. Quarantina Street and reduce the total number of spaces to 25 spaces (12 spaces off-site).

On December 20, 2001, the Planning Commission received the first two-year report on the project. No changes were requested as part of this review. The Commission made the following comments:

- Remarked at the number of people who have found permanent homes as a result of the comprehensive nature of the program at this location.
- Thanked the applicant for the comprehensive report which was included in the Staff Report

- Appreciated that problems are being addressed and resolved as they occur.
- Recognized those who initially opposed the shelter, yet have found ways to participate and be involved in this cause.
- Requested that Casa Esperanza continue to be responsive to the local merchants and business in the area.

On December 11, 2003, the Planning Commission approved an amendment to the CUP to increase the year-round shelter from 30 to 100 beds. The project's additional clients in the year round shelter program would be required to participate in a new program that would mandate employment, sobriety, and assignment to a caseworker. Individuals in this program would include those released from the hospital yet needing additional care to complete recovery, homeless working people, and those in job training to become employed. The winter emergency shelter capacity of 230 beds did not change and the parking requirements remained at twenty-five (25) spaces.

This action was appealed by Barbara and Rolland Fitzgerald owners of 201-209 South Milpas Street. The appellant requested that the Council deny the project, asserting that the amendments would result in devaluation of their property. In addition, the appellants attributed problems with vagrancy to the lack of maintenance at the terminus of Cacique Street adjacent to the appellant's property. Further, the appellants questioned the increase in the bed capacity without the provision of additional parking and they claimed that expanding services would result in an increase of homeless individuals in the City of Santa Barbara.

On February 24, 2004, the City Council considered the appeal to the Planning Commission's decision and increased the year-round bed capacity at Casa Esperanza Homeless Shelter from 30 to 100 beds for nine months only. Council denied the appeal and directed Casa Esperanza Homeless Shelter, in conjunction with City staff and an expanded Neighborhood Advisory Committee, to develop and implement a comprehensive plan to address the neighborhood problems identified during the public hearing. They also directed that Casa Esperanza's application be returned to the Planning Commission in November of 2004 for a review of progress made in resolving the issues.

The Milpas Action Task Force (MATF) was formed in March 2004 to focus on and develop a comprehensive plan to address and resolve the neighborhood issues. The members of the MATF included representatives from Casa Esperanza, Community Kitchen, County Alcohol Drug Mental Health, neighborhood businesses, residents, City Council and City staff (City Administration, Community Development and Police). The Plan, titled "Milpas Action Task Force Report – Strategies to Resolve neighborhood Concerns in the Area Surrounding Casa Esperanza," was completed on September 14, 2004.

The MATF Report was presented to the Planning Commission on November 18, 2004. The Planning Commission felt the applicant had been responsive to the neighborhood concerns raised at the Council hearing held in February 2004 relative to the increase in the year-round bed capacity, and they approved an amendment to the CUP (Exhibit C) to increase the number of staff and volunteers for the Day Center from 15 to 18. This also included an increase in total parking spaces from 25 to 33 (13 on-site and 20 off-site). A condition to the CUP was added requiring a six-month progress report to the Planning Commission on the MATF recommendations, followed by an annual report in 2006 and then

a report every two years. Compliance with the conditions of approval and progress in meeting the corrective action objectives in the MATF Report were to be addressed in each report. In addition, the progress reports were to contain recommendations on how to improve operations to reduce neighborhood impacts. The project amendments involved a more specific description of the various program elements provided at Casa Esperanza. The project applicant had requested that the conditions of approval be modified to provide progress reports to the Planning Commission every two years.

On June 9, 2005, the Planning Commission heard the six month progress report required in the amended approvals. At that hearing, the Commission expressed appreciation for the report and the breadth of information provided and stated that on-going in-depth reporting was valuable for this project.

The annual progress report was presented on September 14, 2006 (Exhibit A). This report provided additional information from the Milpas Area Task Force and Casa Esperanza, including:

- Year to year comparisons of data, such as number of clients, arrests, successes, etc.
- Comparison between homeless numbers in Santa Barbara County and other cities and counties
- Information on police activity
- Survey information about how clients heard about Casa Esperanza

### **III. DISCUSSION**

The discussion items raised during the last progress reports are addressed in the attached Casa Esperanza 2008 Progress Report (Exhibit B). Some of the issues raised at previous hearings continue to be monitored, such as the breakdown of the total bed count, and Casa Esperanza continues to be in compliance with the approved permits.

The Step Up client clean-up crew continues to grow, and is designed to respond to the changing needs. The Milpas Action Task Force (MATF), composed of community members, City and County representatives, and Casa Board and management individuals, has continued to meet on a monthly basis and has taken over the role of the Neighborhood Advisory Committee. The role of the MATF continued to evolve, exploring improved methods of communication. Despite encouragement to call with complaints and attend MATF meetings, the level of complaints remains relatively low and attendance at MATF meeting is low.

Since the last progress report, funding has also been secured to create the Street Outreach Program. This program ensures that at least two Street Outreach workers are in the community seven days per week, eight hours per day to educate homeless citizens of the assistance that can be received at Casa Esperanza. The number of homeless who have received housing has exceeded the original expectations and could continue to increase every year.

Please refer to the attachment provided by the applicant for additional program details and monitoring.

### **IV. CONCLUSION**

Casa Esperanza continues to respond to the community and area concerns through the Milpas Action Task Force (MATF). In addition, the Casa is in compliance with the previously approved permits.

Planning Commission Staff Report  
816 Cacique and 110 S. Quarantina Street (MST99-00432)  
October 30, 2008  
Page 4

City Staff, representatives from Casa Esperanza and representatives from the Milpas Action Task Force will make additional comments at the Planning Commission hearing. Staff requests that the Planning Commission comment on the Progress Report and identify additional issue areas that should be addressed in the next report.

Exhibits:

- A. Planning Commission Minutes, dated September 14, 2006
- B. Casa Esperanza, September 2008 Progress Report, prepared by Michael Foley, Executive Director
- C. Planning Commission Resolution No. 051-04

Ms. Hubbell requested that the Planning Commission waive the Staff Report.

**MOTION: Mahan/Thompson**

Waive the Staff Report.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Jacobs/Larson/White)

Carolyn Nielsen, property owner, gave the applicant presentation.

Chair Jostes opened the public hearing at 1:07 P.M. With no one wishing to speak, the public hearing was closed at 1:07 P.M.

**MOTION: Mahan/Myers**

**Assigned Resolution No. 038-06**

Approved the project as submitted, making the findings for the Coastal Development Permit, and subject to the Conditions of Approval.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Jacobs/Larson/White)

Chair Jostes announced the ten calendar day appeal period.

**III. DISCUSSION ITEM:**

**ACTUAL TIME: 1:08 P.M.**

**APPLICATION OF DAVE TABOR, AGENT FOR CASA ESPERANZA, PROPERTY OWNER, 816 CACIQUE STREET AND 110 SOUTH QUARANTINA STREET, APNs 017-240-021 & 017-240-034, M-1, LIGHT MANUFACTURING, C-2, GENERAL COMMERCE AND S-D-3, COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: INDUSTRIAL (MST99-00432)**

The Planning Commission considered and approved amendments to the Conditional Use Permit, the Parking Modification, and the Coastal Development Permit for Casa Esperanza to increase the parking spaces and clarify the program elements on November 18, 2004. A progress report on condition compliance is required every two years after an initial six-month report heard on June 9, 2005, although the Commission may require interim reports. At the hearing in 2005, the Planning Commission requested an interim report in 2006.

**No formal action on the project will be taken during this discussion item.**

Case Planner: Jan Hubbell, Senior Planner

Email: [jhubbell@SantaBarbaraCA.gov](mailto:jhubbell@SantaBarbaraCA.gov)

Jan Hubbell, Senior Planner, gave the Staff presentation and introduced Frank Mannix, Police Captain; Browning Allen, Transportation Manager; Mike Foley, Executive Director of Casa Esperanza; Gary Linker, Chair of Milpas Action Task Force; Bob Ludwig, The Milpas Association; Susan Gray, Community Development Programs Supervisor.

Commissioner Jacobs arrived at 1:15 P.M.

Commissioners' comments and questions:

1. Asked for the proportion of increase in homeless population.
2. Asked if the increase in crime can be attributed to Casa Esperanza becoming a magnet for people that commit those crimes.
3. Asked if there is data indicating the percentage of residents that are perpetrators of various crimes in the neighborhood.
4. Asked if a correlation has been identified in the data collected with the City's recent collaboration with Amtrak to sweep the train track areas and if that is driving transients into the shelter area.
5. Requested further insight to help the Planning Commission identify trends within the City or the broader south coast urban environment.
6. Asked if able to track and measure the effect of maintenance and clean-up on the creek water quality and if there is coordination with the Creeks Program.
7. Asked if there has been a program to encourage merchants to install deterring devices on shopping carts to discourage removal so that the City does not have to pay the expense of locating carts.
8. Asked what percentage of the budget is dedicated for ancillary homeless issues.
9. Asked if Casa Esperanza has anecdotal reasons for the increase in arrests for various crimes and if it is working with the Police Department to alleviate the problem.
10. Asked what happens to those individuals that are denied access to the shelter and what should ideally happen to those individuals.
11. There was a consensus in expressing appreciation for such an emphatic approach to a difficult situation and for looking at the causes of homelessness to resolve what can be done to resolve them.
12. Requested details about membership points meant to reward good behavior.
13. Asked how chronic inebriates are identified and how their basic human rights are maintained.
14. Asked what authority the City has to control the distribution of alcohol locally.
15. Stated that the City was not aware of the impact ramifications to the area when a site was chosen for Casa Esperanza, but the City is now learning from the experience. Commented that it would be worth while to consider pursuing an overlay zone that would control the sale of alcohol within a radius of a homeless shelter. That would be a step in the right direction so that, when existing businesses want to remodel, the City would have some leverage to begin making changes.
16. Acknowledged that there are too many unfunded mandates, but stated that resources are the key to move this problem towards a resolution.
17. Stated that, although there are limited abilities to control the sales of alcohol, the City does have the ability to control consumption by making a person who drinks around a homeless shelter subject to a citation or arrest.
18. Requested that the Commission continue receiving reports about the SRO on Carrillo that will soon open, including the progress of the enrollment program, with the goal of creating a final process to make that project work.
19. Harkened back to the Commission's role in granting the Conditional Use Permit.

20. Stated that community problems that span organizational boundaries compel integrated and coordinated types of solutions as well as public partnerships, which result in assisting the Commission in its decision-making.
21. Observed that, in approaching the underlying causes of homelessness, the element of bureaucracy is not being seen.

Frank Mannix, Police Captain, explained that it is difficult for the police department to collect the data to calculate the specific increase in homelessness, but an indicator is the steady increase over the past several years of people who use "transient" as an address. He added that patrol officers report that, since Casa Esperanza has been put in place, there has been an overall increase in neighborhood activity. The offense and arrest data support that analysis, indicating that the crime increase has been in the areas typically associated with homelessness.

Mr. Mannix stated that, although it is difficult to quantify the benefits of the Casa Esperanza service to the homeless population, the shelter is located in a good area within the City. Many of the homeless problems are seasonable, especially during the winter months, and the inevitable consequence is that transients will congregate in the surroundings of the shelter.

Mr. Mannix responded that the offense and arrest data would be unable to differentiate between residents and transients because it does not take into consideration where a perpetrator lives. He added that transients travel the paths where they are less likely to be contacted by the police. It could be that, as the police become more successful in knocking down transient camps, the appropriate place for the homeless to go is the shelter, but it is difficult to quantify whether Amtrak's sweeping of the train tracks has any correlation with the increase of transients in the shelter area.

Mr. Mannix stated that it is the general belief among police officers that Santa Barbara is a wonderful place to be homeless, so that the City is left with the reality of managing the problem and the solution tends to be outside of its ability.

Browning Allen, Transportation Manager, stated that it is difficult to quantify the effect of maintenance and clean-up on the creek's water quality because it is not being tested. The Parks Division does provide a crew to assist, but most of the trash being cleaned-up is not adjacent to a creek. He added that Vons and Ralph's are participants in the shopping cart retrieval program and Scolari's as well as other merchants are taking part in discussions to alleviate the problem.

Mr. Allen stated that four clean-ups in the Union Pacific area are budgeted yearly, representing around \$150, 000 out of the \$5 million street maintenance budget. Special clean-ups are also done at the request of the Police Department.

Mike Foley, Executive Director of Casa Esperanza, stated that the report presented by Casa Esperanza encouraged all efforts to increase the number of police officers and to pay them more. He noted that the narcotics squad consists of a total of five police officers although there is a huge drug problem in the City and encouraged tripling the number of narcotics officers.

Mr. Foley stated that the dispatch calls statistics received from police representatives at the Mission/Milpas Task Force through March 2006 seemed to conflict with the information presented to the Planning Commission by the Police Department. The statistics received by the Mission/Milpas Task Force show that the overall dispatch calls received for various crimes have decreased from quarter to quarter.

Mr. Mannix responded that the calls-for-service data is generated by information that the police dispatch operators collect from the public. There was a programming error found in the collection of that data that resulted in calls for service data being measured as the total number of squad cars that responded to a problem, but it has been corrected to only measure each incident individually. As a result, the calls for service data showed an overall decline.

Mr. Foley explained that the drug and alcohol concerns can be confronted with new environmental responses. There is an alcohol selling outlet at almost every block on Milpas Street. What is found from south central Los Angeles to Washington D.C. is that when there is a high level of concentration of liquor stores, alcoholics are attracted to those areas. The Casa Esperanza staff has worked to provide reporting of drug sellers that have led to significant arrests and continues to cooperate with the local police, but the Police Department is facing a shortage of staff. There use to be six Beat Coordinators that worked with Casa Esperanza that have now been reassigned to work on the streets. Captain Mannix has begun attending Mission/Milpas Task Force meetings to provide police representation.

Mr. Foley stated that what makes Casa Esperanza different from other shelters is that people with current drug/alcohol problems are given the opportunity to be successful, but they are required to behave themselves in order to stay in the shelter. When they do not behave, they are given a pathway to solve their problem in order to earn their way back into the shelter and they are encouraged to enter into a recovery program. He reported that Casa Esperanza recently created an "anti-program" program for transients that have failed in other drug treatment programs and provides incentives for participants who have done positive work, including providing them with phone cards in various amounts. He also commented that there would be a greater impact if more resources were received to help those that are addicted and by tripling the level of effort towards those that sell illegal drugs.

Mr. Foley explained that other communities have come up with a very specific definition of what a chronic inebriate is, and inform liquor stores not to sell alcohol to them. That is symbolic of Casa Esperanza's broader effort of creatively coming up with as many environmental solutions as possible. The police have also instituted a restorative policing program for the most chronically homeless people, so that there is a social services direct police connection. Mr. Mannix added that the Police Department and the District Attorney's office have a chronic offender program in place for inebriates that, if arrested 10 times within a 12 month period, are given a 180-day sentence at the County Jail that gives them a considerable "dry out" period.

Ms. Hubbell stated that the City's authority over the distribution of alcohol is limited because it is generally handled at the State level, but zoning is one particular tool that could be used. Mr. Vincent added that, although the sale and distribution of alcohol is controlled by State constitution, the zoning of the *location* of merchants that sell alcohol is left to local jurisdictions. The complicated factor on Milpas Street is that the locations that sell alcohol

are already in existence and if the City was to create a conditional permit requirement it would simply make existing locations non-conforming, but they would continue operating and selling alcohol.

Ms. Hubbell stated that the next report is scheduled to be presented to the Planning Commission in two years.

Chair Jostes announced a recess at 2:29 P.M. and reconvened at 2:59 P.M.

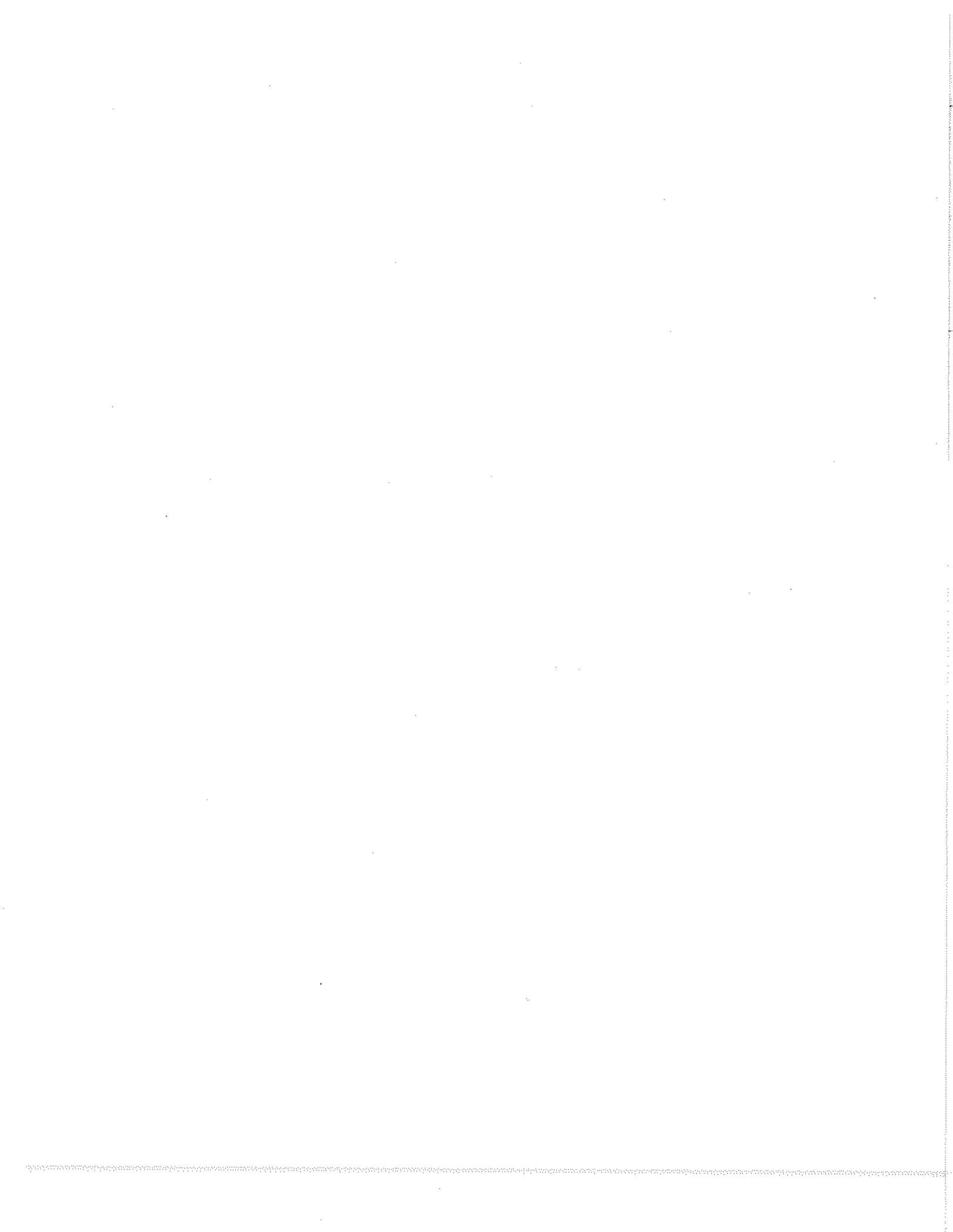
**IV. NEW ITEM:**

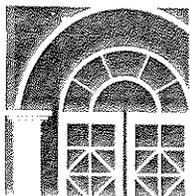
**ACTUAL TIME: 2:59 P.M.**

**APPLICATION OF KEN MARSHALL FOR SANTA BARBARA COTTAGE HOSPITAL FOUNDATION, 601 E. MICHELTORENA STREET, 027-270-016, -17, -18, -19 AND -30,C-0, MEDICAL OFFICE AND R-2, TWO FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL/MEDICAL CENTER AND RESIDENTIAL 12 UNITS/ACRE (MST2003-00827)**

The proposed Santa Barbara Cottage Hospital Foundation Workforce Housing Project would remove the existing St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures, totaling approximately 189,000 square feet, and replace them with 115 residential condominiums that would cover 5.94 acres of the 7.39 acre site. The proposed mix of residential unit types is as follows: 10 one-bedroom units (approximately 655-810 square feet), 67 two-bedroom units (approximately 990 square feet), and 38 three bedroom units (approximately 1,150 – 1,340 square feet each). 81 of the units (70%) would be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units (30%) would be sold at market rates. Within the remaining 1.45 acres, the existing elderly care facility, Villa Riviera, would remain, but the parcel containing it would be adjusted to a size of approximately 31,500 square feet. The remaining lands zoned R-2, Two Family Residential, would be re-configured into three (3) lots of approximately 10,500 square feet each and the two existing residences on these R-2 parcels would remain. Although these R-2 lots have the potential for two residences on each lot, for a total of six residences, no development is proposed as part of this application.

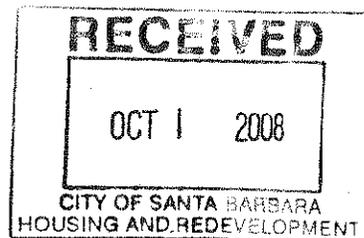
Parking for the proposed Workforce Housing Project would be provided in accordance with Zoning Ordinance parking requirements. A total of 11 spaces would continue to be provided for the Villa Riviera facility and 254 parking spaces would be provided for the 115 proposed condominium units. As part of an existing shared-parking agreement six spaces would be provide for the adjacent office building located at 532 and 536 Arrellaga. Vehicular access to the three reconfigured R-2 parcels would be provided directly from Grand Avenue. Primary vehicular access to the Villa Riviera and to guest parking for this facility would continue to be provided from an existing private driveway connecting to the terminus of Arrellaga Street; existing secondary access to the facility from Grand Avenue would also be maintained. Internal vehicular circulation for the new residential





**Casa Esperanza**  
**Homeless Center**

*Under One Roof*



September 27, 2008

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City of Santa Barbara Planning Commission  
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**RE: Casa Esperanza – 816 Cacique Street**  
**2008 Progress Report**

This letter and report is provided in support of Planning Commission Resolution No. 051-04, Condition B, which stipulates that Casa Esperanza provide progress reports to the Planning Commission. This is our third report to the commission and addresses Casa Esperanza's on-going compliance with the conditions of approval.

**CONDITIONS OF APPROVAL**

Casa Esperanza continues to successfully operate within the conditions of approval. These conditions were amended 4 years ago in response to the Milpas Action Task Force report. The Center remains in compliance with capacity and operational requirements.

Since the last report there were two areas in which Casa Esperanza was not in full compliance and these issues were quickly fixed. Based on client feedback, it was noted that there was no sprinkler system in the trash bin area. A sprinkler system has been installed.

One of the immediate neighbors complained that bicycles were being locked to posts on the street with chains. It was noted that there was an insufficient number of bike racks on the Casa Esperanza property. Thirty-five additional bike racks were added in the rear area of the building.

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**HOMELESSNESS IN THE REGION**

In our last report we discussed homelessness in the Southern California region and on the Central Coast. We explained that although some believe that Santa Barbara is a "beacon" for the homeless, that homelessness is prevalent in nearly every coastal community in California. Over the last two years significant attention has been paid to homelessness in California. In Los Angeles, public attention on the plight of the homeless on "skid row" created a series of reforms in the City and a multi-million dollar housing initiatives has been launched. Many communities have instituted a Ten-Year Plan to End Chronic Homelessness. In the latest homeless headcounts, Los Angeles reported a 17% drop in the number of homeless people living on its streets. San Francisco also enacted a 10-Year Plan to End Chronic homelessness and reported a 28% drop in the number of people it counted on the streets of San Francisco.

In 2007, the County of Santa Barbara and every major municipality in Santa Barbara County adopted the County-wide Ten Year Plan to End Chronic Homelessness titled "Bringing Our Community Home". This new project, which now employs an Executive Director and two part-time staff members, operates under the fiscal umbrella of Casa Esperanza.

The latest number of homeless people living in Santa Barbara County as reported by the County Department of Public Health is over 2,600. It is estimated that 65% of those people live on the South Coast. These numbers represent a 16% decrease in overall homelessness County-wide and a 4% decrease in the amount of homelessness on the South Coast when compared to a similar report in 2005.

At this point, however, we do not fully know the extent of the economic downturn on overall homelessness in the County or on the South Coast. Up until January of 2008 Casa Esperanza experienced a fairly steady decline in the number of homeless people seeking services at 816 Cacique Street. In January, however, that trend reversed and we have seen increases in the number of new members from between 8-17% each month. There has also been a significant trend shift in the number of local people seeking shelter at Casa Esperanza. Over the last six months 58% of those seeking shelter stated that their last place of residence was in Santa Barbara County.

So while it is possible that trends have shifted in the number of people who become homeless, it is not clear that more of our homeless neighbors are actually living on the streets or in shelters throughout the region because it is also possible that more people are being housed more quickly after they become homeless.

For the year ending July 30, 2008, Casa Esperanza staff members provided direct assistance in helping 294 homeless individuals and families achieve permanent housing compared to 158 the year before – a 54% increase in housing placements. Over the last six months more people living on the streets also began receiving services at Casa Esperanza. In the final six months of 2007 the Casa Esperanza Street Outreach team convinced 67 people living on the streets to seek services at Casa Esperanza. In the final six months they convinced 200 people to seek services.

Therefore, the impact of the economy on the overall state of homelessness in the region since the onset of the economic downturn is unclear. Throughout California and here in Santa Barbara County, the next Public Health Department homeless headcount will occur on January 2009 and the overall picture will be better defined.

#### **MATF REPORT**

Casa Esperanza continues to maintain an ongoing commitment to working effectively with the local community by maintaining and expanding on suggestions from the neighborhood and the community members who participate in the Milpas Action Task Force.

In August 2007, Imelda Loza joined the staff of Casa Esperanza as the Associate Executive Director. As a part of her responsibilities, Ms. Loza has assumed the responsibility of working with our neighbors, addressing complaints and working with the Milpas Action Task Force members. In working directly with Ms. Loza, the MATF

continues to take a proactive approach in attempting to create solutions to community concerns.

In October 2007 we embarked on an effort to enhance community outreach efforts with direct contact between Imelda and the local neighbors. We began by targeting specific parts of the neighborhood and delivering a letter introducing the neighbor specifically to Ms. Loza and her role in solving problems, along with an invitation to attend MATF. This letter was hand delivered by the STEP-UP Team (paid Casa Esperanza members who pick-up trash in the neighborhood). Ms. Loza then followed up with a personal visit to the business manager or owner. To date Ms. Loza has personally visited 93 neighbors, primarily business owners, encouraging them to contact her directly in order to help solve potential problems.

**Recovery Zone Proposal:** In our last report, MATF and Casa Esperanza reported how an environmental response to neighborhood problems created better solutions. As MATF continued to explore the root causes of homelessness, it became clear that a broader environmental response could help even more of our homeless neighbors experience recovery, while actually enhancing the living environment in the Milpas Area.

In keeping with that goal, MATF brought forward a proposal: The Santa Barbara Recovery Zone. Recently the Santa Barbara City Council formed a new task force designed to explore ideas for improving homeless services and the overall community as it relates to homelessness. On August 29<sup>th</sup>, this task force will take the following proposal into consideration:

Today people in the Milpas area confront a pervasive culture of drug dealing and an over-concentration of liquor licenses, rivaled only by Lower State Street and Isla Vista on the South Coast of Santa Barbara.

To counter this reality, The Milpas Action Task Force recommends the creation of a safe neighborhood in Santa Barbara where those seeking recovery substance abuse, mental illness and physical ailments can find the best possible opportunity for recovery. The area will encompass and insulate social service agencies such as Casa Esperanza, the Rescue Mission, Project Recovery, and others.

We propose the creation of the Santa Barbara Recovery Zone – a specifically defined section in the lower Milpas area bordered by the beach, Dwight Murphy Field, Garden Street and s crossing street, such as Gutierrez.

Across the nation zoning ordinances, laws and mitigating measures have been taken to limit problems associated with drug and alcohol sales and related crime. Drug free zones have been created around schools. Alcohol impact zones have been created in crime ridden neighborhoods. In Lompoc, areas have been designated where known gang members cannot congregate. Conditional use permits have been created to protect families living in neighborhoods with alcohol related problems. In Los Angeles, people on probation and parole have been restricted from entering the skid row area.

We believe that the creation of a Recovery Zone would present a positive framework not only for people to find recovery, but also for local business to flourish in the same location. This could be achieved by implementing the measures listed here:

- 1) Assure and insist upon a consistent, proactive police presence in the Recovery Zone at all times.
- 2) Prohibit any person who is on probation or parole for a drug dealing offense from entering the Recovery Zone. Probation and parole would be revoked if found by Police in the area.
- 3) Develop voluntary and/or involuntary measures to better control the sale of alcohol in the Milpas corridor. Examples: Ask alcohol sales outlets to stop selling alcohol to chronic inebriates, following the lead of Tri-County Produce. Develop special projects with the ABC to ensure compliance with alcohol sales laws. Develop conditional use permitting (zoning) regulations that would add licensing conditions on new licenses, and on existing licenses when violations occur. Explore brand new approaches and ideas.
- 4) Increase Street Outreach presence throughout the City – 16 hours per day, seven days per week. Create a jail outreach team, that would ensure that any person exited from the jail leaves with a specific recovery plan.
- 5) Prohibit the establishment of medical marijuana dispensaries within one mile of the Recovery Zone.
- 6) Establish a City-wide campaign that compassionately and forcefully discourages panhandling (a \$600,000 per year industry).
- 7) Develop other environmental approached and recovery projects, including education and recreation opportunities and community planning measures that promote recovery in this neighborhood.

**Complaints:** Casa Esperanza has continued to see a reduction in complaints from the community. Casa Esperanza keeps written records of complaints and what was done in response to those complaints. Between July 1, 2008 and June 30, 2008 Casa Esperanza received complaints from six individuals, all local business: Gottlieb, Inc., The Stanfield Company, Jay's Tires, AC Ramirez, Tri-Counties Produce, and Republic Lighting.

**Tri-Counties Produce:** Tri-Counties Produce sits immediately across from the Cabrillo Ballfields. This area is frequented by homeless individuals and is a bastion for drug abuse and alcohol related problems. The owner, John Dixon remains on the Casa Esperanza Board of Directors. Tri-Counties also experiences intermittent problems related to shoplifting. Mr. Dixon maintains an agreement with Casa Esperanza in which any person who is a member of Casa Esperanza, who is proven to be involved in shoplifting or inappropriate behavior in his store, will immediately lose all shelter privileges in accordance with a policy in which the members are required to respect neighborhood businesses and a counseling procedure designed to promote corrective action.

**AC Ramirez:** AC Ramirez is immediately next door to Casa Esperanza. We receive calls from AC Ramirez every six to eight weeks requesting intensified assistance. Concerns include: Loitering, cars parked in the AC Ramirez parking lot, bicycles tied to posts on the sidewalk and trash in the parking lot area. The problems and the necessary response tends to be based on consistency. The Casa Esperanza Safety Counselor is responsible

for patrolling the area surrounding AC Ramirez. The Casa Esperanza Step-Up crew is required to clean the parking lot six times per week. Problems almost always tend to be based on periodic inconsistencies in enforcement. The Casa Esperanza response centers on reinforcing the need for staff members to consistently supervise and enforce rules in the immediate surrounding area of the shelter.

The Stanfield Company: This year Casa Esperanza has experienced five separate contacts with Mr. Stanfield, whose has condominium space in Railroad Square. Mr. Stanfield is generally upset by the presence of addicted and indigent people in the neighborhood and states that he has voiced opposition to the presence of Casa Esperanza since before its inception. His complaints reflect those of AC Ramirez in regards to the presence of large numbers of our homeless neighbors who come in and out of Casa Esperanza. He also points out that the presence of Police responding to Casa Esperanza creates the appearance of "skid row" and a lack of safety. Mr. Stanfield recently witnessed and individual urinating in public near the Shelter. He has also called attention to individuals who are inappropriately inside the overflow parking lot.

In regards to parking lot concerns, Casa Esperanza now attempts to lock the gates of the parking lot for 20 hours per day. Authorized staff members and volunteers have access to the parking lot via a combination lock. Our ability to keep the area under lock and key has been hampered for the last four months, as the lot is used as a staging area for a City construction crew operating behind the parking area. We expect further improvement when this work is completed. Solutions to remaining complaints from Mr. Stanfield are reflected in the response to AC Ramirez.

The remaining complainants voiced one-time only concerns. One centered on a concern that Casa Esperanza members J-Walk on Cacique Street rather than using the cross-walk. This was addressed with a rule in which j-walking is discouraged. In another instance a mentally-ill member came into a store repeatedly. The individual was counseled and the problem was resolved. Loitering near a storefront was another concern.

In 2007, Casa Esperanza received 13 complaints from eight separate individuals. The overall level of complaints remains stable.

Important Note: Despite direct 1:1 encouragement to call with complaints and attend MATF meetings, the level of complaints remains relatively low and attendance at MATF meeting is low, at times there is little or no agenda. In Ms. Loza's discussions, some community members voiced positive feedback for Casa Esperanza, examples include managers at Turner Electric, Carl's Junior, Touring & Tasting Magazine, DeAngelos, Ario Auto Sound, Del Pozzo Tires, and others. The vast majority voiced ambivalence, but many simply stated that they had come to accept that there is little they can do to affect change. At Casa Esperanza we seek full community support and we seek to support the business and residential communities fully. We appreciate that our support has grown in some quarters and that overall tolerance has grown. At the same time, financial constraints and lack of available funding also prevent potential neighborhood solutions. Casa Esperanza and MATF continue to seek ways to improve the lives of homeless people and we also continue to seek broader solutions that will enhance the success of local business and the perception of safety in the Milpas corridor.

## **POLICE STATISTICS**

The Milpas Action Task Force receives periodic reports from the Police Department regarding transient related problems in the Milpas area. Over the last ten years the Police Department has reported to the Planning Commission significant increases in transient related criminal activity in the area. Attached you will find an addendum report from the Police Department. Since the last Police report to the Planning Commission, transient related problems in the lower Milpas area have "seen a considerable decrease of 28%". In 2005, the Police responded directly to the Shelter on 223 occasions, and this number dropped to 164 in 2007. The Police addendum stresses that increases in Shelter only offense data is "partially attributed to a positive working relationship between the Casa Esperanza staff and the police department, which has emphasized a don't hesitate to call policy over the last several years."

## **SHELTER SERVICES**

Casa Esperanza continues to serve up to 200 homeless individuals and family members per day during winter months and up to 100 individuals and family members per day in non-winter months. There have been no changes in the basic programming structures for the first-come first served winter shelter, or the 30 bed respite program/70 bed transitional program over the past three years. For the last 18 months the shelter has operated at or near capacity on a daily basis, and there is frequently a waiting list, especially during non-winter months.

Significant improvements have taken place in the provision of services at Casa Esperanza with positive results. Casa Esperanza has embarked on a service delivery plan in which the homeless are broken into sub populations. For each sub-population, specific needs and resources are identified and staff members are employed to work exclusively with each group. Seniors are one example:

Casa Esperanza identified that in the year ending June 30, 2007, 168 people over the age of 55 came to Casa Esperanza seeking services. Unlike many homeless sub groups, many seniors have access to, or are eligible for social security and other benefits. In response, we sought and received grants to hire a Resource Coach (Case Manager) to work exclusively with seniors in an effort to reduce the number of seniors living on the streets while increasing the number of homeless people who are housed.

Casa Esperanza has also secured the funding necessary to hire staff who now work exclusively with people suffering from substance abuse, homeless women and the physically disabled. In order to better meet the needs of the sick and people released from hospitals in need of respite care, we now employ a Physician to work in the Casa Esperanza health clinic and on the streets of Santa Barbara. The result has been a 53% increase in the number of homeless people placed in permanent housing between 2006-2007 and 2007-2008.

Casa Esperanza has also secured the necessary funding to ensure that at least two Street Outreach workers and in the community, searching for homeless people and encouraging them to seek recovery and assistance at Casa Esperanza, seven days per week, eight hours per day.

The Street Outreach program has exceeded all expectations. In 2007-2008, we expected that the team would make contact with 400 homeless people and 417 were actually contacted. We expected that 70 of those people would seek services at Casa Esperanza and 267 people sought services at Casa Esperanza. We expected to find housing for 35 people who emerged directly from the streets, 47 were actually placed in housing. Furthermore, we expect that the housing number could increase significantly this year. As we explained earlier, as the team has become more fully established, the number of people who came from the streets more than tripled in the last six months, and we know have improved and more efficient systems in which to help people find housing. In the last three months over 35 people per month have achieved permanent housing or placement in residential treatment facilities.

**Parking:** Casa Esperanza continues to offer 33 parking spaces for staff, volunteers and, secondarily to clients. Seven spaces are reserved for temporary client use, leaving 26 spaces for staff and volunteers at any given time. In order to assure that there is adequate parking, the number of staff and volunteers is limited to no more than 26. Casa Esperanza remains in substantial compliance with this requirement based on the following chart, which included staff and volunteers from partnering agencies: Community Kitchen, ADMHS, Department of Social Services, Project Recovery, County School Outreach and Public Health.

**Important Note:** The City of Santa Barbara has released requests for proposals to build on the open space at the end of Cacique Street that encompasses the Casa Esperanza overflow parking lot. As a part of the RFP, the City has required that the winning bidder shall include parking spaces for a minimum of 25 cars for Casa Esperanza. Potential efforts to improve the landscaping in the existing lot are therefore on hold pending the outcome of the RFP and building process.

Staff & Volunteers Scheduled On-Site

12:00AM-8:00AM	3
8:00AM-10:00AM	20
10:00AM-1:00PM	25
1:00PM-4:00PM	25
4:00PM-7:00PM	18
7:00Pm-12:00AM	6

**Person's Served:** Casa Esperanza continues to require a membership (ID) card for each person receiving services and we maintain intensive records on the services that are provided and received. Important data for this report centers on two areas: The number of people who emerge at Casa Esperanza who identify that their last place of residence was Santa Barbara County and the living situation of each person before they sought services at Casa Esperanza.

	<u>06/07</u>	<u>07/08</u>	<u>Change</u>
Unduplicated Members	1,061	1,108	+4%
Santa Barbara Residents	522	569	+8%
Out of County Residents	539	539	Even

<u>Emerging From:</u>	<u>06/07</u>	<u>07/08</u>	<u>Change</u>
Streets	384	508	+24%
Shelters	158	138	-11%
Transitional Housing	38	24	-27%
Psych Facilities	2	3	----
Treatment Centers	26	33	+22%
Hospitals	16	25	+36%
Jail/Prison	44	53	+17%
Domestic Violence	8	8	----
Friends/Relatives	151	120	-11%
Rental Housing	155	150	- 3%
Other	79	46	-42%

**Program Services – Prior Report:** In our last report we described enhanced dismissal systems. We also reported that bathrooms are open to any person who has a Casa Esperanza membership card between 8:00AM and 4:30PM, and 24 hours per day for people who live at Casa Esperanza. The bathroom availability remains as-is. We also reported a comprehensive program dismissal system. This system remains intact, but has been enhanced with the addition of a Program Manager and additional coaching staff who pay increased attention to the corrective action procedures. Please see the last report for details.

**Lunch Service – Provided by Community Kitchen:** Community Kitchen continues to provide up to 200 mid-day meals for homeless people in the community. In order to receive a meal, homeless people are asked to maintain a Casa Esperanza membership card. In the last year Community Kitchen provided thousands of mid-day meals, averaging 178 meals per day.

**Detox Program:** The Council on Alcoholism and Drug Abuse continues to operate a detoxification program housed at 816 Cacique Street. CADA has provided us with the following outcome data for 2007-2008.

Total Number of Detox Participants:	291
Total Number of Graduates:	217
6 Month Sobriety Percentage:	66%
Total Number of Homeless Participants	132
Total Number of Graduates	112
6 Month Sobriety Percentage	35%
Total Number of Casa Esperanza Participants	54
Total Number of Graduates	46
6 Month Sobriety Percentage	26%

**Step-Up! (Client Clean-up Crew):** Casa Esperanza continues to employ four people living at Casa Esperanza to pick-up trash in the neighborhood. This team has also been responsible for passing out letters and flyers educating community members about Casa Esperanza, initiating contact with Imelda Loza. While in the field, the team continues to reach out to homeless people still living on the streets, and relays information to our

professional Street Outreach team. Step-Up! team members are supervised by the Casa Esperanza Job Developer and a "Crew Leader". Step-Up! members must be a part of the Casa Esperanza Transitional Living program and must reside at Casa Esperanza. The clean-up crew is on the streets four hours per day, six days per week in the early morning hours. This program is no longer funded by a specific grant and payments to the Step-Up! crew members is derived from un-restricted contributions. Through this service, we continue to remove tons and tons of trash in the neighborhood, and Step-Up! members experience meaningful employment as a step off the streets.

**Summary:**

Casa Esperanza continues to substantially meet the guidelines set forth in the Conditional Use Permit. We work diligently to be responsive to both real and potential impacts on the immediate neighborhood. We have taken a leadership role in helping to create sweeping change in the community's response to solving the problem of homelessness. Hundreds and hundreds of our homeless neighbors have found sobriety, improved mental health, jobs and permanent housing as a result of Casa Esperanza. Over the last two years there has been a decrease in transient related crime in the area and we continue outreach efforts with the broader community. We appreciate the ongoing support of the City Planning Commission, the City Council, County of Santa Barbara, and hundreds of donors and community wide supporters.

## 2008 Planning Commission Casa Esperanza CUP Police Report Addendum

The Santa Barbara Police Department has conducted a statistical review of street crime, commonly associated with transient activity, for the Milpas Street area. The statistical review spans from 1995 through 2007 and covers a time period prior to the opening of the Casa Esperanza in 1999. The data source for this review is derived from the police department's Offense Reports. These reports are generated both by calls for service from the public as well as officer self initiated activity, and as such, prove particularly useful when evaluating overall criminal activity in specific geographic zones.

The attached graph tracks four sources of data over a twelve year period (1995-2007). The pink line represents Offense Reports for crimes reported by the public or observed by the officer which occurred at the Casa Esperanza. The green line tracks this same information in a 1000 foot radius from the Casa Esperanza and is identified on the graph as the Shelter Area. The blue line is a composite of the Casa Eaparanza data plus the 1000 foot radius data and is represented on the graph as the Shelter/Lower Milpas Area. The yellow line represent this same activity derived from the area between Quinientos St, Cota St., Salsipuedes St., and Alisos St. and is referred to as the Upper Milpas St Area.

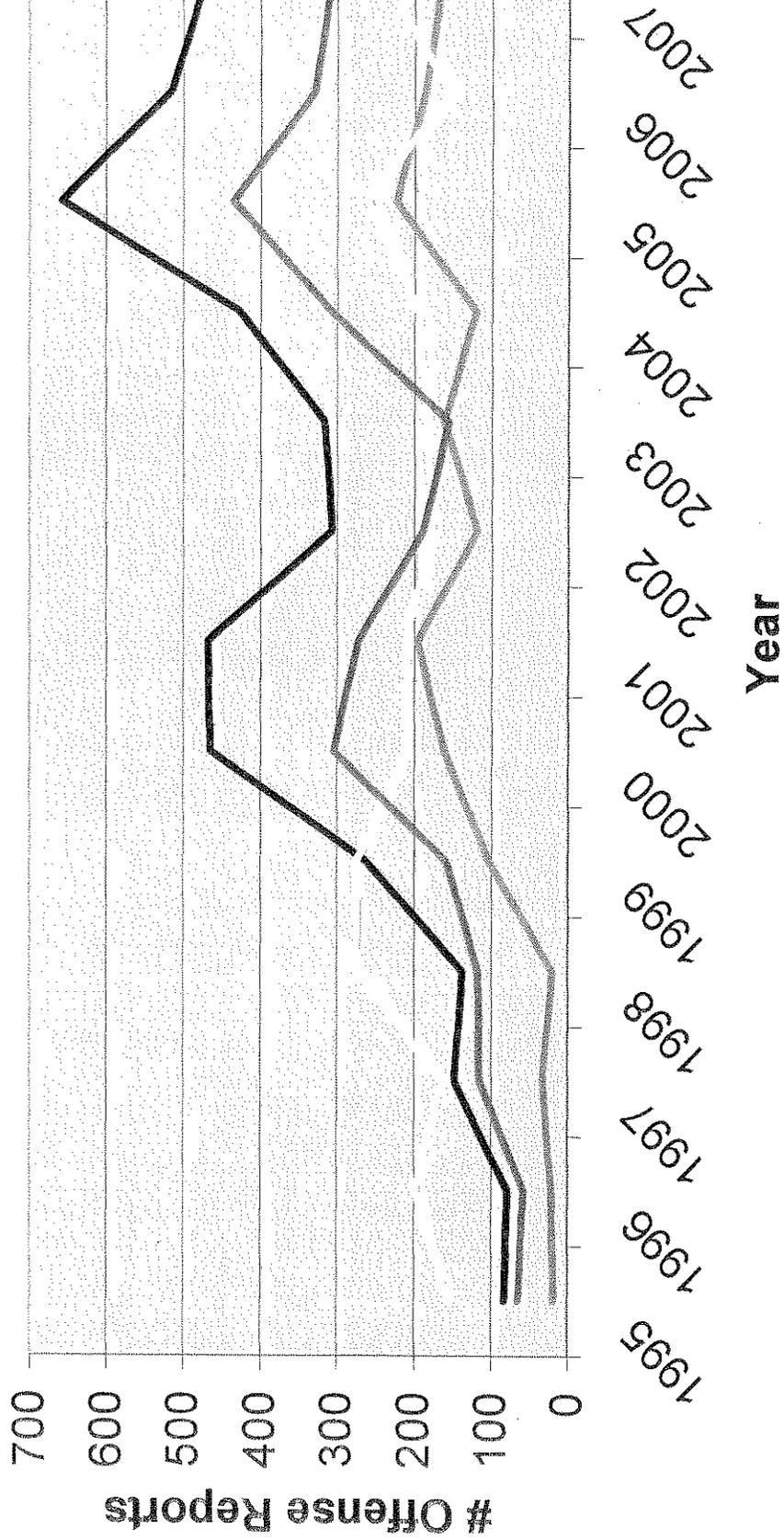
Over this twelve year period, Offense Reports completed by the Santa Barbara Police Department for crimes commonly associated with transient activity in the Shelter/Lower Milpas St. Area has shown a significant increase of 471%, with a spiked increase in 2006 of 658%. Over the last two years (2005-07), this same activity has seen a considerable decrease of 28%. Anecdotally, most police officers would believe that transient related crime in the Shelter/Lower Milpas Area has increased since the opening of Casa Esperanza, and the Offense Report data certainly supports this conclusion; it is also important to realize reasons for increases in the data irrespective of actual crime rate. For example, from time to time, it has been necessary for the Santa Barbara Police Department to shift deployment of officers into the lower Milpas St. area to address complaints from the public regarding transient related activity. Such a shift would immediately cause a considerable increase in officer self initiated activity involving the suppression of transient related crime, thereby causing an increase in Offense Report data. This increase in officer activity may cause a spike disproportionately high relative to the actual amount a criminal activity. In other words, all because officers are issuing more citations for open containers of alcohol consumed by transients in the Shelter/Lower Miplas Area does not uniformly translate into an assumption that more transients are committing more violations equal to the rate of increase in Offense Report data. In general, anecdotal and statistical information would support a conclusion that transient related crime in the Shelter/Lower Milpas Area has fluctuated from year to year while generally trending upwardly. This assumption can also be supported by the relatively consistent volume of Offense Reports taken in the Upper Milpas St Area over the same time period. I wish to stress that increases in Shelter Area Only Offense Report data can also be partially attributed to a positive working relationship between the Casa Esperanza staff and the police department, which has emphasized a "don't hesitate to call" policy over the last several years.



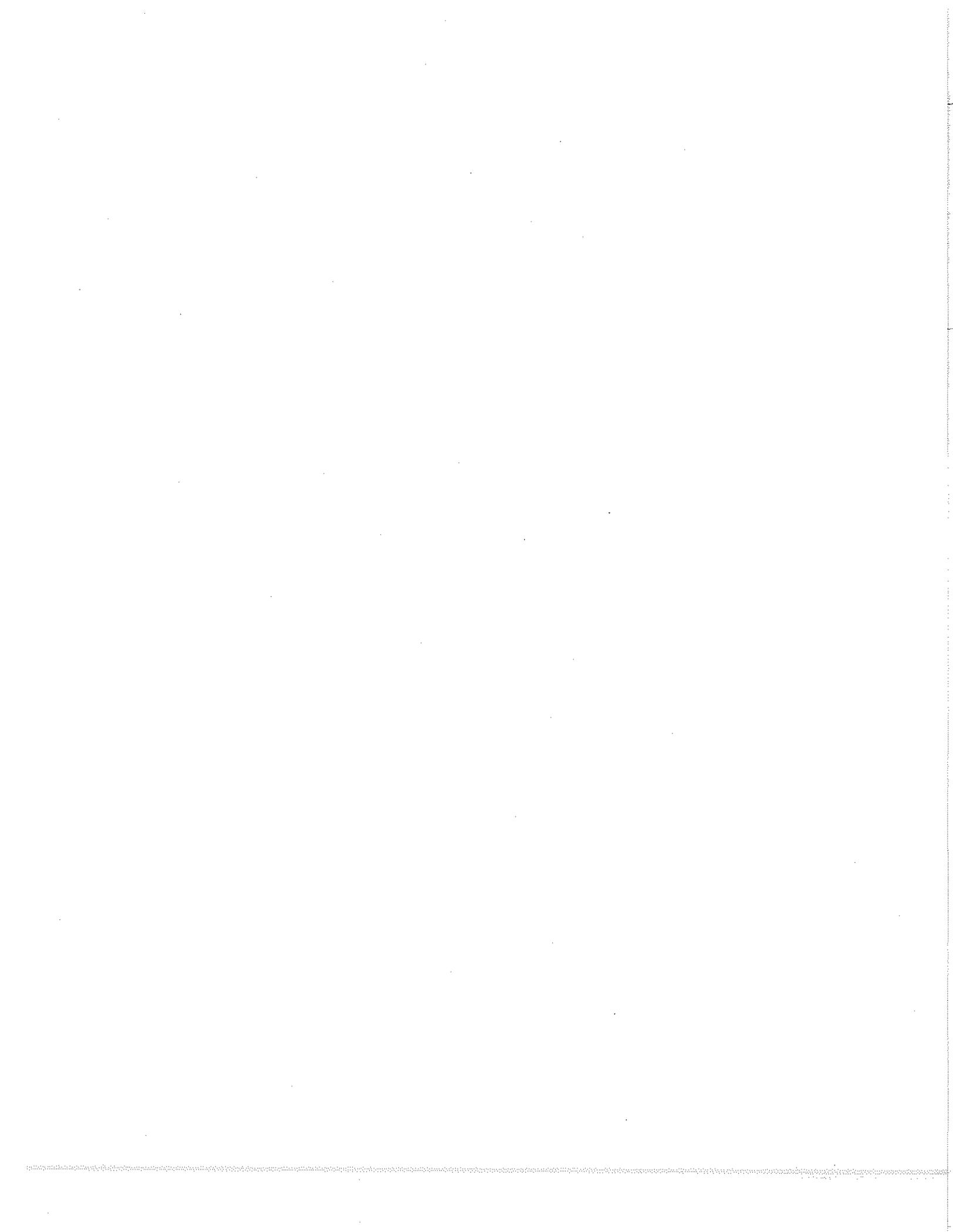
Overall Milpas Area	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Totals
Alcohol	89	96	79	173	178	143	129	93	87	108	128	74	125	51	1553
Sobering Station	0	2	2	8	12	5	13	22	38	31	31	10	11	6	191
Drugs	23	38	21	20	34	15	25	29	27	17	25	35	44	14	367
Lewd Conduct	1	0	0	0	1	6	0	0	1	0	1	0	1	0	11
Panhandling	0	0	3	0	0	0	0	0	0	0	0	0	0	0	3
Lodging	0	0	0	0	0	0	0	2	0	0	4	3	4	0	13
Vandalism	16	24	26	29	10	17	23	16	10	11	28	15	17	4	246
Disturbing the Peace	12	16	19	14	13	15	13	8	12	17	18	10	19	5	191
Trespassing	4	3	4	7	7	1	1	2	2	1	3	4	2	1	42
Dumping of Waste	10	19	7	19	14	6	4	4	6	9	13	2	4	3	120
Poss Shopping Cart	0	0	2	2	0	1	1	0	0	0	3	1	10	0	20
Unlawful Camping	0	1	1	0	5	0	1	1	1	1	4	0	0	1	16
Unlawful Sleeping	0	0	0	3	0	0	0	0	0	0	2	0	1	1	7
Closed Park	0	0	0	0	0	0	1	0	0	0	1	0	0	0	2
Aggressive Panhandling	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
<b>Totals</b>	<b>156</b>	<b>199</b>	<b>164</b>	<b>275</b>	<b>274</b>	<b>209</b>	<b>211</b>	<b>177</b>	<b>184</b>	<b>195</b>	<b>261</b>	<b>154</b>	<b>238</b>	<b>86</b>	<b>2783</b>

Note: Overall Milpas Area includes the remaining portions of Report. Districts 60 & 62 not included in the Shelter Area

# Offense Reports 1995-2008



— Shelter/Lower Milpas Area    — Shelter Only  
 — Upper Milpas St Area        — Shelter Area Only





# City of Santa Barbara California

## CITY OF SANTA BARBARA PLANNING COMMISSION

### RESOLUTION NO. 051-04

816 CACIQUE STREET & 110 SOUTH QUARANTINA STREET  
AMENDMENTS TO PARKING MODIFICATION, CONDITIONAL USE PERMIT,  
& COASTAL DEVELOPMENT PERMIT  
NOVEMBER 18, 2004

**APPLICATION OF DAVE TABOR, AGENT FOR CASA ESPERANZA, PROPERTY OWNER, 816 CACIQUE STREET & 110 SOUTH QUARANTINA STREET, APN 017-240-021 & 017-240-034, M-1, LIGHT MANUFACTURING, C-2, GENERAL COMMERCE AND S-D-3, COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: INDUSTRIAL (MST99-00432)**

The proposed project involves amendments to the Conditions of Approval per Planning Commission Resolution No. 023-01. The proposed amendments are composed of a more specific description of the program elements provided by Casa Esperanza. These elements include the Day Center, the Emergency Winter Shelter, the Community Kitchen, the 100-Bed Year Round Shelter, the Detoxification Program. The project also proposes to provide 8 additional parking spaces at the off-site parking lot located at 110 S. Quarantina Street.

Amendments to the following discretionary applications are required for this project:

1. Amendment to Parking Modification to allow for thirty-three (33) parking spaces, including 20 spaces off-site rather than the parking required by the Zoning Ordinance (§28.90.100);
2. Amendment to Conditional Use Permit conditions that allow a quasi-public use (§28.94.030.W); and
3. Amendment to Coastal Development Permit to allow additional parking for a site located in the Non-Appealable area of the Coastal Zone (§28.45.009).

**WHEREAS**, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

**WHEREAS**, 9 people appeared to speak in favor of the application, and 3 people appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, November 4
2. Site Plans

**NOW, THEREFORE BE IT RESOLVED** that the City Planning Commission:

- I. Approved the subject application making the following findings and determinations:

The applicant has been responsive to the neighborhood concerns raised at the Council hearing held in February 2004 relative to the increase in the year round bed capacity. The Center's

program elements are thoroughly described as well as the required standards of conduct for the Center clients. The project includes additional conditions of approval to further address the neighborhood concerns through the creation of the Milpas Action Task Force. The project provides more than adequate parking for the daily functions of the center.

Finding for the Modification of SBMC §28.90.100.J (Parking Requirements):

The modification will not be inconsistent with the purposes and intent of the Zoning Ordinance and will not cause an increase in the demand for parking space or loading space in the immediate area. Most of the facility's users do not own vehicles. With the provision of thirty-three (33) parking spaces, thirteen (13) spaces on-site and twenty (20) spaces off-site at 110 South Quarantina Street, there would be an adequate number of parking spaces for the facility's staff, volunteers and the few homeless who may drive to the facility.

Findings for the Coastal Development Permit:

- A. The proposed project is consistent with the policies of the California Coastal Act because the proposed project is located in an existing urban area and all public services are available to serve the proposed development.
- B. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code since the project, with the approval of the Conditional Use Permit, is consistent with its land use designation of Industrial and Commercial and with Local Coastal Plan Policy 11.5.

Findings for the Conditional Use Permit:

- A. The use is deemed essential and desirable to the public convenience and welfare and is in harmony with the various elements and objectives of the Comprehensive General Plan. The Day Center and Shelter will expand its important services to Santa Barbara's homeless population in a permanent location, which is consistent with Housing Element goals and policies. Further, the expansion of the existing use would be in harmony with the General Plan Land Use Designations of Industrial and Commercial.
- B. The uses will not be materially detrimental to the public peace, health, safety, comfort and general welfare and will not materially affect property values in the particular neighborhood because the project will provide a place where the homeless can go without loitering in the neighborhood.
- C. The total area of the site and the setbacks of all facilities from property and street lines are of sufficient magnitude in view of the character of the land and of the proposed development and use. Significant detrimental impacts on surrounding properties are avoided because the project meets the requirements of the M-1 and C-2 zones, and the area where facility users gather is set back and screened from the surrounding properties.
- D. Adequate access and off-street parking is provided in a manner and amount so that the demands of the development for such facilities are adequately met without altering the character of the public streets in the area. Most of the facility users will not drive. The

parking demand for the shelter is met with the provision of a total of thirty-three (33) parking spaces.

- E. The appearance of the developed site in terms of the arrangement, height, scale and architecture of the building, location of parking areas, landscaping and other features is compatible with the area since the building and the provision of landscaping have improved its appearance and made it more consistent with recent buildings in the area, such as the Fire Station, and with the overall character of the industrial and commercial area.

II. Said approval is subject to the following conditions:

- A. **Recorded Agreement.** The following conditions shall be imposed on the use, possession and enjoyment of the Real Property and shall be documented in a written instrument which shall be reviewed as to form and content by the City Attorney, Community Development Director and/or Public Works Director. Owner shall record the approved document with the Office of the County Recorder.
1. **Uninterrupted Water Flow.** The Owner shall provide for the flow of water through the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate. The Owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner which will preclude any hazard to life, health or damage to the Real Property or any adjoining property.
  2. **Recreational Vehicle Storage.** No recreational vehicles, boats or trailers shall be stored on the Real Property (although recreational vehicles that belong to shelter occupants may be parked on-site overnight or during the day).
  3. **Landscape Plan Compliance.** Owner shall comply with the Landscape Plan as approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan.
  4. **Water Rights Assignment.** Owner shall assign to the City of Santa Barbara the exclusive right to extract water from under the Real Property.
  5. **Allowed Development.** The development of the Real Property is limited to 25,392 sq. ft. of building area.
    - a. **Day Center Operations/Community Kitchen.** Owner may operate a day center on a daily basis. Day center operations shall be limited to a maximum of eighteen (18) staff and volunteers. A noon-time meal may be served daily to up to 200 clients. All meals served from the real property shall be consumed on the real property.
    - b. **Emergency Shelter.** From December 1 through March 15, Owner may operate an emergency shelter on the real property with up to 230 beds, with a monthly average of no more than 200 beds. At the request of the

shelter operator, the Community Development Director may extend the duration of the emergency shelter operation due to cold and/or rainy weather. Notice shall be given to the neighborhood by means of the Milpas Action Task Force as soon as a change in schedule is proposed.

- c. **Shelter Operations.** From March 16 through November 30 of each year, Owner may operate a shelter on the real property with up to 100 beds.
  - d. **Detoxification Program.** Owner may operate a residential non-medical based detoxification program for up to 12 clients with a maximum stay of 14 days.
  - e. **Parking/Bicycle Storage and Access.** At all times, Owner shall provide a total of 33 parking spaces for use by staff, volunteers and clients. Thirteen spaces shall be provided on site at 816 Cacique Street and twenty spaces shall be provided off site at 110 S. Quarantina Street. The off-site parking lot shall be reserved for use by staff and volunteers and, secondarily, clients. If this off-site lot is needed at night, it shall be used for overnight staff parking. Signs shall be provided at the on-site parking entrances directing users to the off-site parking lot when on-site parking is full, subject to review and approval under the Sign Ordinance. Secure bicycle storage for sixty (60) bicycles shall be provided, subject to review and approval by the Transportation Planning Manager. Include a door that provides access to the rear of the building that does not exit through the kitchen for the purpose of providing access to bicycle storage.
6. **Lighting.** Exterior lighting shall be provided on both properties and shall be consistent with the City's lighting ordinance. No floodlights shall be allowed. All lighting shall be directed toward the ground.
  7. **Tree Protection.** The street trees within the City's right-of-way shall be preserved and protected.
  8. **Transportation Demand Management.** The following alternative mode incentives shall be incorporated into the project to reduce traffic impacts caused by the project. Such provisions shall be included in the lease/rental agreements of future tenants as a required "Transportation Management Plan." A copy of the clause in the lease/rental agreement needed to comply with this condition shall be provided to the Community Development Director and Transportation and Parking Manager.
    - a. **Bus Passes.** Owner or all employers shall contact the Metropolitan Transit District (MTD) to purchase bus passes or the equivalent for their employees and clients. These passes or tokens shall be provided free of charge to employees and clients who request them for travel to and from the facility. Notice of the free passes shall be provided to existing

employees and new employees when they are hired and clients by posting signs in the facility. A copy of the contract with MTD shall be provided to the Transportation Planning Manager.

- b. **Bus Routes and Schedules Posted.** Notice of MTD bus routes and schedules shall be placed and maintained up-to-date in a central (public) location accessible to employees and clients.
  - c. **Ride-Sharing Program.** Employees shall be made aware of the Ride-Sharing Program or similar successor programs administered by the Santa Barbara County Association of Governments or successor agency. The Owner and/or all employers shall have all employees registered semi-annually in the Ride-Sharing Program and shall make every effort to encourage participation in the program.
9. **Neighborhood Communication.** Casa Esperanza shall regularly meet with neighborhood representatives in order to handle issues and concerns regarding its operations. The Milpas Action Task Force (MATF) shall be the forum for these meetings, and shall include representatives from area property owners, businesses, and residents, the City of Santa Barbara, and Casa Esperanza, including a Casa Esperanza client. Meetings may be called by the Owner or the MATF. The MATF will participate in the reports to Planning Commission outlined in Condition B, including recommendations on ways to improve Casa Esperanza operations.
  10. **Neighborhood Outreach.** Staff of Casa Esperanza shall conduct daily patrols through the neighborhood. This Outreach Program currently includes both sides of Milpas from the beach to Mason Street, and the area between the railroad tracks and US 101, and the Cacique/Quarantina/US 101 triangle. This area may be revised by the Milpas Action Task Force in response to local conditions. Because of the area's scope, each segment may not be visited daily, but shall be visited more than once a week. Outreach involves contacting businesses and residents to hear what is going on. The name and telephone number of a contact person will be distributed, along with information regarding where complaints about facility operations may be directed. Any complaints received and the staff response will be logged and made available to the public upon request. The Outreach Program shall also refer businesses and residents to the Police Department for crime prevention assessment.
  11. **Neighborhood Watch/Patrol.** In addition, the operator shall conduct a neighborhood watch and clean-up patrol within the patrol area defined above by the Milpas Action Task Force. In addition to litter clean-up, the purpose of the patrols is to observe homeless activities in the area, and to enforce the facility's Code of Conduct. The patrols required by Conditions A.11 and A.12 shall be trained and uniformed, and shall include walking patrols. Vehicular patrols may also be included. Training shall be done in coordination with the Santa Barbara Police Department.

12. **Property Maintenance.** The properties shall be maintained in accordance with the approved plans.
  13. **Restroom Availability.** Restrooms shall be available to the public during daytime hours, with the understanding that access may be denied to people who do not follow the rules of conduct.
- B. **Report to Planning Commission.** Casa Esperanza shall provide progress reports to the Planning Commission every two years, with the next report due in June 2005, followed by a report in June 2006 and every two years thereafter. Compliance with the conditions of approval and progress in meeting the corrective action objectives in the September 14, 2004 Milpas Action Task Force (MATF) Report shall be addressed. As part of each report, the MATF will submit recommendations on how to improve operations to reduce neighborhood impacts. Discussion of overall operations, statistical information of the numbers of persons served, complaints received and the response to those complaints, and parking demand and utilization should also be included. The Planning Commission reserves the right to further condition the project as necessary to sustain operation. The Planning Commission may require interim reports as necessary.

In addition to the above, the June 2005 report shall include the following:

1. The future composition of the MATF;
2. Information on what happens to clients who are barred or ejected from Casa Esperanza and how the neighborhood effects of their removal will be minimized; and
3. Further definition of the Neighborhood Patrol's functions and duties, including who participates, how many times per day the patrols are scheduled, what areas are patrolled each day and what the training program includes.

This motion was passed and adopted on the 18th day of November, 2004 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 4 NOES: 0 ABSTAIN: 1 (Jostes) ABSENT: 1 (Jacobs)

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Planning Commission at its meeting of the above date.

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Liz N. Ruiz, Planning Commission Secretary

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Date

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.