



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: September 15, 2005

AGENDA DATE: September 22, 2005

PROJECT ADDRESS: 1011 Olive Street (MST2005-00571)
Transition House Substantial Conformance Determination

TO: Planning Commission

FROM: Planning Division, (805) 564-5470
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BACKGROUND:

The Transition House received approval to renovate the homeless family shelter facility at 434 E. Ortega Street in 2004 and the representatives are in the process of obtaining the building permit to begin construction. Because the construction will displace residents/clients (homeless women and children), the Transition House staff has been actively looking for a temporary replacement facility to use during the approximate one year construction period. The recently abandoned senior residential facility at 1011 Olive Street, three blocks to the north, was discovered to meet their needs. Transition House has requested a staff determination that the temporary homeless family shelter substantially conforms to the previous Conditional Use Permit (CUP) for the senior care facility to satisfy the interim need.

The previous senior care residential facility use continued in various forms at this address since 1951. The CUP approved in 1995 allows for 49 beds in 6 buildings spread over three separate parcels (1007–1023 Olive Street). The Transition House's proposal is to use only the southern parcel containing 2 existing buildings and 2 parking spaces for up to 49 residents. Also, 6 off-site parking spaces are to be rented on a nearby property at 420 E. Carrillo Street. No changes to the structures or the grounds are proposed to accommodate the transfer of services while the redevelopment proceeds at the Ortega Street facility.

A substantial conformance determination is a staff level review of a project that has received prior approval by the Planning Commission and has been revised in a minor fashion. The Planning Commission is being asked to offer input before staff makes the substantial conformance determination. For this proposal staff also thought it was appropriate to hold a noticed meeting and receive public input as well. Written comments received to date are attached to this report.

The question in this type of determination is whether the revised project is substantially consistent with the original Planning Commission approval. Once staff has received the Commission's input a determination will be made. If staff cannot make the finding of substantial conformance and the applicant still wishes to pursue the revised project, an application for an amendment to the approval must be filed.

DISCUSSION:

As stated above the CUP for the senior care facility covers three separate parcels. The northern two parcels are now under separate ownership and city staff has discussed with the owner their intent to convert the buildings on the parcels back to conforming R-3 residential uses, including the provision of adequate parking on that site. No application has been received by the city but it would be reasonable to assume that the residential use would commence during the second half of the Transition House's proposed stay. The new owner of the property involved in this request has also begun discussions with City staff on his intent to develop the property with residential condominium units. The processing of that application is expected to begin shortly and may be completed during the time Transition House is using the site temporarily.

The residential densities of the properties involved are not affected by the prior CUP or this proposal. However, basic density allowances are provided for information as to what would normally be allowed on these sites and may be expected for future development for the neighborhood. The neighboring property at 1007 Olive Street consists of approximately 15,400 square feet of lot area and this could allow 6 two-bedroom units. The project site is 17,646 square feet and could allow 7 two-bedroom units.

Transition House proposes to use the southern parcel portion of the site that was also encompassed by the senior care facility CUP. A parking study conducted for the transition house at 434 E. Ortega for 70 persons specified a maximum space need of 8 spaces. The proposed use will not cause an increase in demand for parking or loading space in the immediate area because the proposed use as a homeless family shelter has a very low demand for required parking. Adequate parking is proposed, 2 spaces on-site and 6 spaces at 420 E. Carrillo Street (approximately 250 feet to the south), and this will meet the 8 space demand.

City Transportation staff found that because Transition House would serve 49 guests instead of the 70 guests that the Ortega Street facility accommodates, and the 8 spaces required for the Ortega Facility would easily accommodate the need at this site. Also, the highest on-street parking impact in the neighborhood is during school hours when Santa Barbara High School students park at the end of Carrillo Street due to the school access at the end of the street. The school hours coincide with when the Transition House is unoccupied with the exception of one maintenance worker. Transition House's parking need is primarily at night and weekends when the guests are present. In the event that a guest was to park on street, these hours would least impact neighborhood parking. Therefore, no parking impact is foreseen.

The previous residential use of the property by senior residents and the proposed use for homeless families in need of temporary shelter are similar including parking needs and intensity of use. Both residential uses involve group living with congregate meal services. Both uses experience limited visitors. It is expected that staff and volunteer related activities for the Transition House will be less than the prior use as only one maintenance person will be there during the day (see project description).

The following table compares the previous senior care facility to the proposed homeless family facility.

	1011 Olive (previous) (029-222-012)	1011 Olive (proposed) (029-222-012)
Use	49 bed senior residential facility	49 bed homeless family facility
Operation Hours	24 hour residence	5:30 pm to 8:00 am weekdays, 24 hours from 5:30 pm Friday to 8:00 am Monday
Parking	2 spaces (modification granted for 10 spaces for a larger facility covering three separate contiguous parcels)	2 spaces on site, 6 spaces located at 420 E. Carrillo
Parcel Size	17,646 sf	No Change
Building Size	8,534 sf (front single story building = 2,607 sf; rear two story building = 5,479 sf; rear single story building 448 sf)	8,086 sf (Transition House will not use the 448 sf rear single story building)
Zone District	Zone: C-2/R-3	No Change

CONCLUSION:

The Housing Element calls for programs and efforts to provide shelter and services to the homeless and to prevent homelessness, and the Redevelopment Agency has funded a range of transitional housing opportunities including the 70 bed facility at 434 E. Ortega. Both the prior residential use and the proposed temporary use are similar in their low intensity of use.

The Transition house has had two different facilities in the general area on East Ortega Street since 1986. The Transition House has had an exceptionally good record for the operation of these facilities. The proposed temporary facility would continue to provide this community benefit by offering shelter to a portion of the families in need.

Staff’s position is that the parking modifications granted to the senior residential care facility and the

Transition House are very similar in that the two modifications addressed similar uses and therefore similar impacts. The proposed location is suitable for the proposed project which addresses the needs for housing for the homeless on a temporary basis until completion of the renovation of the permanent facility. Staff requests that the Planning Commission make comments regarding the proposed temporary use by the transition house for a maximum of 49 guests and provide direction to staff on substantial conformance.

Exhibits:

- A. Vicinity Map
- B. Project Description
- C. Letter of Intent to Lease
- D. Site Plan, 1011 Olive Street (proposed use Bldgs. A, B, & C)
- E. Site Plan, 1007-1011 Olive Street (prior CUP)
- F. Parking Modification Approval, 1992 PC Reso, 434 E. Oretga St.
- G. Parking Demand Study, 434 E. Oretga St.
- H. Prior CUP Approval, 1995 1007-1011 Olive St.