I. STATUS REPORT

A Conditional Use Permit was approved by the Planning Commission for the existing homeless shelter at the subject site in 1999. The facility has been in operation since this original approval with the condition that a status report be presented to the Planning Commission every two years. Since the last report on October 16, 2014, People Assisting the Homeless (PATH) formally merged with Casa Esperanza (July 1, 2015). The existing facility continues to operate within the parameters of the original Conditional Use Permit and includes thirteen parking spaces on site and twenty off-site parking spaces located at 110 S. Quarantina Street. A complete outline of the history of the CUP is provided in Exhibit A.

The purpose of this report and today’s meeting is for PATH to provide its Two-Year Progress Report on the operation of the Homeless Shelter, as required by Condition II.F. of Planning Commission Resolution 008-09 (Exhibit G), which states:

"The operator shall return to the Planning Commission two (2) years from the date of the project occupancy and every two (2) years thereafter, to report on condition compliance, the overall operation of the facility, complaints received and the operator’s response to those complaints, parking usage and any other items of concern that may arise. During the first two-year period, use of the parking area shall be monitored to assure that there is adequate parking for the project."

II. DISCUSSION

A complete summary of the facility’s operations and condition compliance during the previous two years is provided as an attachment to this report (Exhibits B and C). The facility previously transitioned to a sobriety-based program by eliminating services to any persons under the influence of drugs and/or alcohol. Since that time, PATH has softened its sobriety requirement and now operates on a harm reduction model. They believe that this best addresses the needs of the residents and the neighborhood by not immediately exiting those under the influence of drugs or alcohol back onto the street. The Day Center and Community Kitchen lunch program were also eliminated for nonresidents. These operational changes reduced impacts to the surrounding
area in terms of police calls for service, response times, and law enforcement activity in the Milpas corridor.

A. Populations Served

During the last two years, the facility has served the homeless population as follows:

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<tbody>
<tr>
<td>Transitional/Medical Program bed nights</td>
<td>19,665</td>
<td>22,209</td>
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<td>Winter Shelter bed nights</td>
<td>19,034</td>
<td>20,423</td>
</tr>
<tr>
<td>Number of clients placed into housing</td>
<td>103</td>
<td>59</td>
</tr>
</tbody>
</table>

Refer to Exhibit D for a detailed matrix.

B. PATH Neighborhood Partnership (formerly Milpas Action Task Force)

Recently, the Milpas Action Task Force (MATF) changed its name to PATH Neighborhood Partnership (PNP), and they have been redirecting their efforts in the area immediately surrounding the facility. The membership of the MATF / PNP includes representatives from the Milpas neighborhood, both businesses and residents, and representatives from PATH. The City provides administrative support staff from the Police Department, the Community Development Department, and City Council liaisons.

Since the last two-year update in 2014, the MATF/PNP met and discussed several objectives, including the Milpas Inter-Disciplinary Outreach Team, the City’s Alcohol Ordinance, PATH Incident Reports, and various changes that were taking place at PATH/Casa Esperanza (Exhibit E).

The PNP has largely been supportive of the programmatic changes PATH has made at the facility. PATH states that the main goal is to be a good and responsible neighbor to the local business and residents, however, there are still but many challenges ahead.

C. Police Report

Nuisance crimes tracked by the police department that are commonly associated with homeless individuals include alcohol violations, illegal camping, panhandling, trespassing, urinating in public, possession of shopping carts, and disturbing the peace. The Police Department has provided a statistical analysis (Exhibit F) of the number of calls for service and offense reports commonly associated with these types of crimes. The analysis demonstrates that nuisance criminal activity continues to remain low in the beachfront and both the Upper and Lower Milpas corridors.

III. CONCLUSION

The purpose of this meeting is to hear the two-year report on the shelter and daily operations. The facility continues to operate within the limits of the approved Conditional Use Permit. PATH
continues to participate with PATH Neighborhood Partnership (formerly Milpas Action Task Force), and they have made efforts to strengthen their partnership with the Milpas community and address neighborhood and business concerns. Staff requests that the Planning Commission comment on the Progress Report and identify additional issues or concerns that should be discussed in the next report.

Exhibits:
A. Conditional Use Permit and Status Report History  
B. PATH – Santa Barbara Two-Tear Status Report, received September 19, 2016  
C. Compliance with Conditions of Approval  
E. PATH Neighborhood Partnership Report  
F. City of Santa Barbara Police Department Report dated October  
G. Planning Commission Resolution No. 008-09
People Assisting the Homeless (PATH)
(816 Cacique & 110 S. Quarantina Streets)
PERMIT HISTORY

Original Conditional Use Permit

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 a daily lunch service for up to 200 people and a detox facility for up to 14 people. A parking modification was approved to allow a total of thirty-nine (39) parking spaces, instead of the required 120 spaces: 13 on-site at 816 Cacique Street, and 26 at 712 Cacique Street for staff and volunteers. These off-site spaces were within 720 feet, walking distance, of the facility. The CUP required regular reports on the operations of the facility to the Planning Commission every two years. In October 1999, the Planning Commission’s approval of the CUP 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.

Amendment to Conditional Use Permit

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 (13 spaces on-site and 12 spaces off-site).

Two-Year Report - 2001

On December 20, 2001, the Planning Commission received the first two-year report on the project. The Commission provided positive comments regarding 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, focused on being responsive to the local merchants and businesses in the area.

2nd Amendment to Conditional Use Permit

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 maximum capacity of 230 beds did not change and the number of parking spaces remained at twenty-five (25) spaces.

Appeal of Amendment

This approval was appealed by Barbara and Rolland Fitzgerald. The appellants 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.

EXHIBIT A
of Cacique Street adjacent to the appellant’s property, which is located at 201-209 South Milpas Street. 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 of the Planning Commission’s decision and approved the increased year-round bed capacity at Casa Esperanza Homeless Shelter from 30 to 100 beds for an initial period of nine months. Council 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.

**Milpas Action Task Force**

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, and 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 made the year round bed capacity increase to 100 beds permanent. The Planning Commission also approved an amendment to the CUP to increase the number of staff and volunteers for the Day Center from 15 to 18, and to increase 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 on corrective action objectives in the MATF Report are to be addressed in each report. In addition, the progress reports are to contain MATF recommendations on how to improve operations to reduce neighborhood impacts.

A six-month verbal progress report was given to the Planning Commission on June 9, 2005. The Planning 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. Biennial progress reports to the Planning Commission were given on September 14, 2006 and November 6, 2008.

**3rd Amendment to Conditional Use Permit**

On March 26, 2009, Casa Esperanza requested an amendment to its CUP to temporarily increase the capacity of the Year-Round Shelter by 40 beds (140 beds total) for a 90 day period from April 1 through June 30, 2009. In addition, the Police Department requested that the number of beds at Casa Esperanza be increased by up to 10% to respond to critical weather and public safety needs at the
discretion of the Police Chief. The Planning Commission approved both amendments and asked Casa Esperanza to report back to them in 45 days on the following items: 1) updates on the exploration with other agencies in the community for alternative locations for the food service program; 2) an update on the Fielding Institute study which will provide a comparison of day and evening residents; and 3) an update on coordination with the Milpas Action Task Force. Casa Esperanza returned to the Planning Commission on May 21, 2009 (45-day status) and December 10, 2009 (report on locating alternative lunch locations) to report on these items.

Two-Year Report - 2010

The Planning Commission received the required biennial status report on October 21, 2010 and November 4, 2010. The Commission acknowledged the positive work that Casa Esperanza had provided the community and made a recommendation that included: a request that Council communicate with the County Board of Supervisors to request regional cooperation by fair share resource allocation and discussed opportunities to lessen the impact on the immediate Milpas neighborhood, such as looking into mobile meal delivery operations; increasing police presence in the Milpas Area; and increasing Casa Esperanza’s Step Up Program.

Relocation of Detox Facility

In June 2012, the 12-bed detox program was relocated from the Casa Esperanza facility to 1020 Placido Avenue, in Santa Barbara. The facility is managed by the Council on Alcoholism and Drug Abuse (CADA).

Reduction in Level of Service

On August 21, 2012, Casa Esperanza submitted a letter alerting City Staff that they would be reducing the bed capacity of the Transitional Homeless Shelter program of 100 beds by 25% due to lack of funds. Essentially, beginning October 7, 2012, 76 beds were available (30 respite beds, 40 transitional beds and 6 family beds). From December 1, 2012 through March 31, 2013, Casa Esperanza operated the winter shelter with 200 beds. Beginning April 1, 2013, the number of beds dropped to 30 based on funding that was available. If partial funding became available the number of beds would increase to match available funding, and remain within the maximum number of year-round beds allowed under the CUP.

Enforcement Case

On July 2, 2012, the City received a complaint alleging that Casa Esperanza was in violation of specific conditions of approval relating to neighborhood outreach, neighborhood watch/patrol, and stated that services had expanded beyond the scope of the CUP, and that there was a lack of progress by the Milpas Action Task Force.

In response to the complaint, Casa Esperanza made changes to its programs. Based on the level of outreach, security, etc., occurring at the time of the investigation, City staff determined that Casa Esperanza was in compliance with its conditions of approval. A set of requirements for continued compliance was provided by City staff to Casa Esperanza, as well as actions that Casa Esperanza should take to enhance compliance with the CUP conditions.
In response to the enforcement case referenced above, the City hired a facilitator to assist the MATF in outlining their goals and responsibilities.

**Two-Year Report - 2012**

The Planning Commission received a biennial status report on October 4, 2012. At that meeting it was reported that the MATF had been having increased difficulty resolving issues in the neighborhood. Many stakeholders and interested parties believed that the Casa Esperanza was in violation of their CUP and that the City could revoke or revise the approval.

Staff explained that once a CUP is approved, it becomes a vested right of the applicant, and the City does not have the ability to unilaterally change or amend the CUP or its conditions.

After the public comment period the Commission summarized their comments as follows:

- The Commission acknowledged the complexities in addressing homelessness and recognized concerns voiced by the neighborhood
- The Commission acknowledged that there was no authorization to change the CUP.
- Many Commissioners felt that Casa Esperanza needed to put as much effort into being a good neighbor, as it does in its contributions to the homeless community.
- The Commission was disappointed that the CUP created a task force (the MATF) with a lot of responsibility, but no authority or resources to succeed
- The Commission was hopeful that the newly hired facilitator would be successful in working with MATF and Casa Esperanza and could find common ground to improve neighborhood relations.

**Two-Year Report - 2014**

On October 16, 2014, the Planning received another biennial status report. At that meeting a majority of the Commission felt that the facility had made progress in communication efforts with surrounding neighborhood and expressed appreciation for the marked improvement in addressing neighborhood concerns and condition compliance by Casa Esperanza since the previous updated in 2012.
City of Santa Barbara Planning Commission  
PO BOX 1990  
Santa Barbara, CA 93102-1990

**PATH SANTA BARBARA (FORMERLY CASA ESPERANZA)  
2-YEAR PLANNING COMMISSION REPORT**

People Assisting The Homeless (PATH) formally merged with as Casa Esperanza on July 1, 2015 and has operated it since that date.

PATH is ending homelessness for individuals, families and communities. It does this by building housing and providing services throughout California. Since January of 2013, PATH has helped more than 6,100 people move off the streets, out of shelters and into permanent homes. Started in 1984, PATH brings over thirty years of experience to Santa Barbara, now operates statewide and was recently named a nonprofit of the year at the inaugural California Non-Profits Day June, 2016.

PATH Santa Barbara is addressing homelessness for individuals in Santa Barbara County. The interim housing facility is dedicated to helping homeless individuals access the services they need to improve their health, increase their income. and transition into stable housing - all under one roof. PATH Santa Barbara continues to meet the needs of the community by:

- Adding Veteran-specific programs through the Homeless Veteran Reemployment Program (HVRP) funded by the Department of Labor,
- Employment Services support through the County of Santa Barbara, including access to a computer lab for employment seekers to apply for jobs, receiving job coaching/training or complete resumes.
- Creating an on-site job training program to upgrade job seekers professional and interpersonal skills
- Access to Public Health Services three times per week.
- Immediate referral access for newly discharged Cottage Hospital homeless patients.
- Rapid Rehousing support through multiple funding sources
- Access to Mental Health Services through an on-site Case Manager.
- Direct referral of chronically homeless individuals from Santa Barbara Police Department, C3H and Restorative Court
- Three nutritious, balanced meals per day served to PATH residents.
- Access to supportive services utilizing assertive community treatment, evidence based practices with a housing first focus.

1.) **CONDITIONS OF APPROVAL**

PATH remains in compliance with the conditions of approval.
An attachment has been included that address each of the conditions of approval. Parking compliance is the only condition that is discussed below, since the numbers have changed since the 2014 report.

Parking demand and utilization for PATH is related to the number of employees and volunteers. The current allotment allowed by the CUP is the total number of staff and volunteers combined, plus an additional seven spaces for residents.

At current count there are a maximum of 18 employees and volunteers at the facility at any time, as follows:

- Midnight to 8am: 1 PATH staff and 1 contracted security guard
- 8am to 4pm: 8 PATH staff, 2 volunteers, 5 kitchen volunteers
- 8am to noon (M-F): 2 Public Health Staff, 1 Mental Health Staff
- 4pm to midnight: 1 PATH staff, 1 security guard and up to 2 volunteers

Based on this count, 25 parking spaces would be required. With 13 spaces on site and 20 spaces off-site, the condition is met for today's volunteer/employee counts.

3.) 2004 MATF REPORT

As discussed in previous reports, the corrective actions outlined in the 2004 report were all implemented through policy changes at CASA or via amendments to the Conditional Use Permit. Many of these items were definitional, and involved making changes to the project description to clarify items that were noted as confusing or open to interpretation, such as, are detox beds part of overall bed count, and whether lunch counts include those going for seconds. The remaining items listed in the 2004 report were incorporated into the CUP as conditions of approval, such as the outreach efforts, and the neighborhood watch and patrol. The use of identification cards was also required at this time for access to the facility and the use of any services, including lunch.

No further action is required to meet these objectives.

4.) OVERALL OPERATION

PATH Santa Barbara remains a full service provider to homeless Santa Barbara residents. It is the only shelter that allows its residents on-site 24 hour/365 days per year with access to services to help them build self-sustaining life skills and transition more effectively.

PATH has upgraded the services provided over the last year, strategically implementing evidence-based practices that target harm reduction. This allows for optimal and individualized services to support even the most vulnerable chronically homeless Santa Barbara residents. PATH Santa Barbara has strengthened its partnership with community networks such as Santa Barbara Police Department, Restorative Court, Veteran Restorative Court, C3H, New Beginnings and other agencies. These agencies can now coordinate directly with a Case Manager to arrange bed access for any homeless Santa Barbara resident.
The front of the building is the main entrance, currently also used for Public Health access in which individuals may sign up to receive medical services on a first come, first serve basis. This is also the location where individuals can sign up to meet with a Case Manager to discuss transitional living programs including: recovery, wellness, rapid rehousing, mental health, job development or veteran-specific.

PATH operates with a capacity of 100 maximum beds during the period of April 1 to November 30th, with the exception of the 10% over capacity allotment which is available to meet the needs of PATH’s contract with the Santa Barbara Police Department. PATH provides:

- 20 of these beds as medical beds for respite care for the homeless to get well and recuperate from acute illness or injury. It provides medical service in-house through the direction and oversight of a Registered Nurse and coordination of two designed medical care staff. These services are also supported through Public Health on-site three days per week.

- There are also 30 beds designated for referrals from social services; 25 beds allotted for the Department of Behavioral Wellness and 5 beds for Adult Protective Services. These beds are by referral only and case managed by their respective referring party. The Department of Mental Wellness has increased the number of beds allotted by 10 beds from the prior year’s contract.

- All other beds (50) are program beds designed to meet the needs of the community through strategic case management efforts focusing on rapid rehousing and coordinated supportive services.

During the winter months of December, January, February and March, PATH continues to operate as an emergency winter shelter, with increases in capacity from a total of 100 residents to 200 residents and provides services such as showers, meals, clothing and medical for individuals seeking refuge off the streets during the colder months.

Another update in program operation is the transition from sobriety-based to an evidence aligned harm reduction model. Harm Reduction refers to a set of practical strategies aimed at reducing negative consequences associated with drug and alcohol use. Strategies include managed use to abstinence, which meets the drug or alcohol user “where they are at” addressing conditions of use along with the use itself. PATH believe this model best addresses the needs of the individuals it serves, as well as the community at large as it means not immediately exiting those under the influence of drugs or alcohol immediately back onto the street, with the risk of harming themselves or others and leading to other neighborhood issues.

PATH also has a Termination Policy detailing their philosophies and procedures. This document is attached.
4) STATISTICAL INFORMATION

The condition of report to the Planning Commission includes a request to report on the number of persons served. The following shows the totals for the previous 2-year period:

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</table>

5) PATH NEIGHBORHOOD PARTNERSHIP (formerly MILPAS ACTION TASK FORCE)

PATH continues to meet with neighborhood reps, every other month, to discuss and address their concerns. This group has recently been re-named PATH Neighborhood Partnership (PNP). Over the past year, PATH Santa Barbara has made a continuous effort to strengthen its partnership with the Milpas community and address neighborhood and business concerns. In that effort, a designated staff member has been tasked with outreach during specific hours each day. This staff member is also the first point of contact for business owners should there be an immediate concern within PATH’s scope of duty. PATH has also hired a contracted security company to be onsite for both swing shift (3pm to midnight) and the night shift, (11:30pm to 7:30am) To strengthen PATH’s proactive presence even further, the following measures have been added:

- Full-time day staff will all begin to contribute outreach hours. Each day staff member will log a minimum of one hour per week, off-site in the Milpas community. This team includes seven staff members, staggered throughout the day and week. PATH feels this is an excellent way to improve relationships in the community, make everyone on the inside aware of neighborhood concerns and meet more of our homelessness neighbors.

- In an effort to deter loitering on Cacique for the immediate neighbors, PATH has created and implemented an “Ambassador” Program in which residents can volunteer for job training. Residents in this program not only help address the concern of loitering, but learn valuable life skills such as: conflict resolution, anger deflection, self-awareness, communication and time management. In addition, these individuals gain purpose, confidence and pride in their ability to contribute.

- Monthly outreach program with local county and city officials. As part of a long-term effort, PATH performs monthly outreach each month in collaboration with community partners. This month, Councilwoman Cathy Murrillo will join the outreach team, canvassing the neighborhood.

- On a global scale, PATH believes consistency is key. For this reason, we are planning the first of many community building events. Our first annual Chili Cook-off will take place September 23rd. This event will be hosted at PATH as an opportunity to spend quality time getting to know our neighbors while enjoying a little friendly competition as well.
6) CONCLUSION

PATH Santa Barbara continues to be in compliance with the conditions of the Conditional Use Permit. PATH staff and Board members continue to participate in the PATH Neighborhood Partnership (formerly Milpas Action Task Force), which has shown significant developments in both its functionality and productivity in the last two years. Today, the group provides a collaborative space for open discussion and problem-solving, all in the spirit of bettering the Milpas neighborhood that PNP members all share.

The facility continues to provide neighborhood communication and has increased services in conjunction with the Neighborhood Communication, Neighborhood Outreach, and Neighborhood Watch conditions, in addition to a partnership with the Santa Barbara Police Department that is stronger than ever.

PATH is committed to Santa Barbara, and to continuing to improve the operations of programs so that we can work towards ending homelessness in this community. We are truly grateful for the support of the City, and specifically the Planning Commission, in continuing to back our programs and services in the Milpas community, and throughout Santa Barbara.

Sincerely,

Joel John Roberts
CEO, PATH

Attachments:
- 2016 Conditions of Compliance
- PATH Bed Night Sheets 2014-16
- PATH Total Bed Night Report
- PATH Client Termination Policy
- PATH 1-Year Progress Report
THANK YOU
Thank you for your long-term support of Casa Esperanza Homeless Shelter – we are grateful that your commitment has transitioned to PATH since the merger was completed last July.

PATH programs are effectively addressing homelessness for individuals and the community statewide. However, PATH Santa Barbara is one resource in a community that is in great need of additional housing, resources, and services for some of the most vulnerable members of our community.

So we ask that you continue to stay involved with PATH, and be not only a donor and supporter, but a voice for the work done everyday in our center, as well as a voice for our homeless neighbors.

Thank you,
Joel John Roberts, CEO

HISTORY
PATH has been ending homelessness for individuals, families, and communities since 1984. We do this by building housing and providing services throughout California.

PATH Santa Barbara opened on July 1st, 2015. Formerly Casa Esperanza Homeless Shelter, PATH absorbed Casa to bring more than thirty years of operational experience to the city of Santa Barbara, and Santa Barbara County. PATH Santa Barbara is addressing homelessness for individuals and the Santa Barbara community.

HIGHLIGHTS
• Good Neighbor Program. PATH remains a committed member of the Milpas neighborhood. In addition to adding a full-time community outreach liaison, shelter residents provided more than 500 hours of community service as part of our Good Neighbor Program.

• Secured over $100,000 in private funds, via the Fox Fund, to provide flexible dollars for move-in assistance, family reunification, and other needs such as IDs, birth certificates, etc.

• Strengthened our partnership with the Santa Barbara County Department of Behavioral Wellness and our focus on mental health care for PATH Santa Barbara clients.

• Contracted with a professional security firm to increase safety and security both inside the shelter and for the immediate neighborhood.

• Increased staff training opportunities to include a variety of evidence best practices - including Nonviolent Crisis Intervention, Mental Health First Aid, Motivational Interviewing and more.

• Hired a new Director of Programs, Heather Gratt, who comes to PATH Santa Barbara with 10 years of clinical experience.

For media inquiries please contact:
Jeremy Sidell
Chief Development & Communications Officer
JeremyS@epath.org

Connect with us!
www.PATHSantaBarbara.org
path@epath.org

Joseph and Jerold, residents and Step-Up volunteers, clear trash at an abandoned homeless encampment.

After years of living in a truck, then a rundown RV, Dennis, a Veteran, and his brother Mike, now have a true home.
July 2015 - July 2016 at a Glance

100 PATH clients have received the VI-SPDAT (Vulnerability Index - Service Prioritization Decision Assistance Tool)

15,992 Volunteer hours

125,025 Meals served to interim residents.

29 Veterans found employment through the job center

1,045 Unduplicated clients = 41,675 bed nights

40 Non-Veterans have secured employment through the job center

500+ Hours residents volunteered in the community through the Good Neighbor Program

397 Clients are patients from Cottage Hospital

62 people Made It Home!
No longer sleeping on the streets, in cars, or in shelters.

PROGRAMS
All PATH programs are dedicated to helping homeless individuals access the services they need to improve their health, income, and housing stability - all under one roof.

The interim housing facility provides a safe, supportive place for our residents so they can identify, and work through, steps to achieve self-sufficiency.

In addition to providing shelter to over 800 individuals each year, PATH Santa Barbara programs include:
- Recovery and community reintegration support
- Health and wellness services
- Job training and placement
- Housing placement, move-in support, and rental assistance
- Integrated community support throughout the Milpas neighborhood

To Volunteer Contact:
JB at JohnB@epath.org

Get Involved!

To Donate Visit:
www.epath.org/donate
Donations stay local
Client Termination Policy and Procedure

Positive Discharges/Program Exit
Positive discharge from a PATH program includes one or more of the following:

- Successful program completion including completion of individualized service plan resulting in goal achievement;
- Successful linkage and enrollment into appropriate services for long term care or service specific care; and
- Successful placement into permanent or other supportive housing.

Other Conditions for Discharges/Program Exit
- Client chooses to not participate in program/services or to leave a PATH housing program;
- 72 hours no contact (applicable to Interim Housing Programs);
- Client is no longer eligible for the program they are enrolled (i.e. income ineligibility)
- Client is in need of a higher level of care (i.e. in-patient care, skilled nursing, etc.)

Documenting Discharges/Program Exit
All discharges or exits from PATH programs are documented in the client file and in HMIS (or applicable program database) in accordance with funding requirements and PATH documentation procedures. Clients will be notified of discharge via officially written letter.

Program Termination
Violation of program requirements resulting in termination

- Violation of one of the four basic rules at PATH
  1. No acts of threats or violence
  2. No drug or alcohol use on-site
  3. No theft or destruction of property
  4. No possession or use of weapons

If a client fails to comply with the above basic rules, a client conference will be held to discuss the specifics of the situation. The conference will include a review of all facts, a review of the alleged violation and the exploration of alternative resolution other then termination. The assigned staff member, Program Manager and Director will attend the meeting with the client. If it is determined that the violation stands and the client will be terminated from the program and the follow process will be applied:

- All termination plans are reviewed by the Program Manager and Director.
- The client will receive a written Termination Notice that contains the reason(s) for termination.
- Once termination is approved, three referrals are provided, when feasible. Exclusion would be immediate discharge for acts of violence that jeopardizes the safety of the community.
- Inform other PATH programs who have had contact with the client or continue to provide services.
If the client would like to contest the initial termination decision, the grievance procedure should be followed. Within the grievance procedure, the meeting with the Chief Program Officer, Dispute Resolution Services and LAHSA's Due Process Appeal, would apply to terminated cases, as previous steps would have already occurred.

Through the grievance process, the client will be given the opportunity to present written and/or oral objections before the PATH Chief Program Officer (a person other than the person who made or approved the termination decision) and or/ Dispute Resolution Services and LAHSA's Due Process Appeal Board, if applicable.

The termination will be in effect until all procedures have been followed and a final resolution has been made. Client will not be able to access any services within PATH programs if terminated from services.

After the review, PATH will provide the client with a written Final Decision. The Final Decision notice will be provided to the client no longer that 5 calendar days from final review. The Final Decision will contain a clear statement of the outcome of the review.

Once termination occurs a client may request to return to PATH programs only after at least 30 days have lapsed and there is an agreement for further positive steps taken to address the reasons for termination. If this agreement can be reached and there is availability, the client will be enrolled into services.

*PATH wants to resolve any and all problems concerning client's participation in PATH's programs in a fair, prompt, and efficient manner.*
## ATTACHMENT 1

**People Assisting The Homeless - Compliance with Conditions of Approval**

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<th>Condition #</th>
<th>Condition summary</th>
<th>Discussion</th>
<th>Status</th>
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<td>A.1.</td>
<td>Water flow</td>
<td>Condition met upon completion of construction</td>
<td>In compliance</td>
</tr>
<tr>
<td>A.2.</td>
<td>RV Storage</td>
<td>Casa Esperanza does not permit parking or storage of RVs in either the onsite parking lot or remote parking lot.</td>
<td>In compliance</td>
</tr>
<tr>
<td>A.3.</td>
<td>Landscaping</td>
<td>Condition met upon completion of construction</td>
<td>In compliance</td>
</tr>
<tr>
<td>A.4.</td>
<td>Water rights</td>
<td>Condition recorded</td>
<td>In compliance</td>
</tr>
</tbody>
</table>
| A.5.        | Day Center Staffing max of 18 staff and volunteers     | *Staffing/volunteer max is currently 19.  
*Subsequent reviews set staffing level = number of parking spaces minus 7 spaces reserved for clients.  
*This requires 26 parking space be provided. A total of 30 spaces are provided. | In compliance  |
|             | Noon time meals - Up to 200 lunches served daily       | *Since closure of drop-in day center, lunch only served to those in program (max 100 per day, increasing to 200 per day during Winter Shelter). | In compliance  |
|             | Winter emergency shelter (Dec 1 – Mar 31) limit set at max 230 beds per night, monthly average no more than 200 | *Bed counts attached.  
*Winter shelter numbers have been below maximums. | In compliance  |
|             | Transitional shelter (Apr 1 – Nov 30) limit set at 100 beds | *Transitional shelter numbers also below maximums.                                                | In compliance  |
|             | Detox                                                  | No longer operating on site.                                                                     | In compliance  |
| A.6. | Lighting | Condition met upon completion of construction | In compliance |
| A.7. | Tree protection | Condition met upon completion of construction | In compliance |
| A.8. | TDM | Bus passes are available, bus routes are posted, and ride-sharing information is distributed to employees and volunteers. | In compliance |
| A.9. | Neighborhood communication | PATH Neighborhood Partnership (formerly MATF) meetings are held regularly. PNP report has been submitted separately. | In compliance |
| A.10. | Neighborhood Outreach | *Outreach activity has continued with Staff making contact with area businesses and residents to hear their issues/concerns. *Monthly outreach added which is conducted by PATH volunteers. | In compliance |
| A.11. | Neighborhood Watch | *Neighborhood watch conducted regularly within immediate area of CASA. *Revamped clean up patrol performs daily cleanup activities in area. *Neighborhood watch activities now directed with input from PNP(MATF). | In compliance |
| A.12. | Maintenance | Properties are properly maintained. | In compliance |
| B | Report to PC | See attached report. | In compliance |
PATH Neighborhood Partnership (formerly Milpas Action Task Force)
Problem-Solving Approach

Responsibilities
Monitor progress of People Assisting the Homeless (PATH) and City in meeting their action plan objectives and commitments.
Monitor neighborhood conditions (where problems exist and where improvements have taken place).
Decide on appropriate action to resolve problems.
Discuss challenges and opportunities with the neighborhood surrounding PATH with the intention of taking responsibility for making improvements and creating success stories.
Determine how to apply neighborhood watch/cleanup/outreach resources.
Utilize diverse ad-hoc subcommittees to develop specific options and initiatives.
Build support for PATH's 2-year PC report.

Principles of Engagement
Offer respect and attention
Ask for clarification
Avoid characterizing interests
Acknowledge and try to understand others' concerns
Refrain from side conversations
Silence cell phones
Share responsibility for success
Best good faith efforts
Honor commitments
Share information early
PNP-approved media outreach
Represent constituencies
Inform PNP regarding constraints on decision-making

Decision Making
Strive to achieve decisions on matters of substance by consensus.
Articulate interests, propose alternatives and listen.

Excerpted from Approved Meeting Protocols v1.4

PATH Neighborhood Partnership (formerly Milpas Action Task Force)
2016 PNP Report to Planning Commission:

This report is submitted by the Chair and Vice Chair of the PATH Neighborhood Partnership (PNP) as a part of PATH’s 2016 Progress Report to the Planning Commission.

I. Background and Operations
The Milpas Action Task Force (MATF) was mandated by the City Council in February of 2004 to identify and resolve issues in the neighborhood around Casa Esperanza’s facility on Cacique Street. Following receipt of that report, the Planning Commission directed that there should be regular meetings between the operators of the facility and neighbors, and that every two years a report should be submitted to the Planning Commission. Since that time, PATH has taken over operations of the shelter on Cacique Street. Recently, the MATF chose to change its name to the PATH Neighborhood Partnership (PNP). This report covers activities of MATF/ PNP since the 2014 Progress Report to the Planning Commission.

The membership of PNP includes representatives from the Milpas neighborhood, both businesses and residents, and representatives from PATH. The City provides administrative and department support staff from the Police Department, the Community Development Department, and City Council liaisons. The current roster of participants is as follows:

<table>
<thead>
<tr>
<th>Participants / Representing:</th>
<th>City Support Staff:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dave Tabor, PATH – Chair</td>
<td>Sue Gray, ComDev</td>
</tr>
<tr>
<td>Alan Bleecker, Neighborhood – Vice Chair</td>
<td>Elizabeth Stotts, ComDev</td>
</tr>
<tr>
<td>Heather Gratt, PATH SB Director</td>
<td>Warren Holle, SBPD</td>
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<td>Tessa Madden, PATH Sr Dir of Dev.</td>
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<tr>
<td>Chuck Flacks, C3H</td>
<td>Council Liaisons:</td>
</tr>
<tr>
<td>Bea Molina, Neighborhood</td>
<td>Frank Hotchkiss</td>
</tr>
<tr>
<td>Barbara Allen, PATH</td>
<td>Cathy Murillo</td>
</tr>
<tr>
<td>Natalia Govoni, Neighborhood</td>
<td>Jason Dominguez</td>
</tr>
<tr>
<td>Sam Thira, Neighborhood</td>
<td></td>
</tr>
<tr>
<td>Sebastian Aldana, Neighborhood (Alternate)</td>
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</tbody>
</table>

PNP meetings continue to be held every other month. Decisions are made by consensus of all participants.

II. PNP Activities
As a part of the approved Meeting Protocols, PNP is required to submit regular reports to the Community Development Director. These reports identify activities and accomplishments of PNP. For more detail, please review the attached Reports.
The past few years have been highlighted by two main issues. First, there has been a certain amount of frustration within the group caused by the inability to rid the neighborhood of persistent problems caused by homeless individuals. Secondly, the leadership of the facility has been in flux for a number of years, identified by multiple Executive Directors.

Based on input from the City Attorney and Police Department, there is only so much that can be done to curb nuisance activities such as loitering and panhandling. A lot of the activities that are causes of concern for area residents and businesses are not illegal activities, or are such low level priorities with Police Department staffing, or because of jail overcrowding, that the effort to arrest the offenders is not worth it.

If the nuisance is caused by a client of PATH, there are steps they take, which can ultimately lead to the individual being expelled from the facility. A large number of those who are on the streets in the area, however, may not be current clients of PATH, but could be former clients.

These frustrations resulted in a number of meetings last year without quorum. The membership was surveyed to try to identify which direction to go. Members stated they were committed to continue to work to improve their neighborhood. Some have opted to focus on a more direct approach with the Milpas Outreach Project.

The PNP is also redirecting its efforts and energies in the area immediately surrounding the facility. The presence of a PATH Outreach Coordinator, patrols, and security can have a direct impact on activities in the area. Membership within the PNP has also been shifting to include more members within the immediate neighborhood.

During the previous reporting period there were a large number of changes that left those in the area uncertain of what would happen next. Since the last report, Casa Esperanza changed to a zero-tolerance policy, not allowing any alcohol or drugs in their shelter. This created an immediate positive change in the local community. The announcement that PATH would take over ownership and operation of the facility was seen as positive, given the dire news from previous years, but there are still a large amount of changes to deal with. PATH has completed its first year of operation, and has begun to gain back the confidence of the community, but still has the challenge of operating the shelter while being a good and responsible neighbor to the local businesses and residents. The PNP has largely been supportive of the programmatic changes, and has generally appreciated both their experience in addressing similar issues, their commitment to housing the area's homeless, and the energy they have committed to addressing the neighbor's concerns while still acknowledging the critical need for constant improvement.

III. Future Items to Discuss
- Work with PD and Public Works to quickly identify and cleanup encampments along the 101 and railroad corridors
- Direct the PATH outreach team focus on real time areas of concern
- Continue working together to solve issues as they arise
1. Milpas Inter-Disciplinary Outreach Team – Milpas Pilot Community

| Outcome & Comments: | Milpas Outreach Program housed nine individuals and one has been employed. The common ground outreach group discovered several ‘holes’ in the system. They continue to work with ADMHS and local shelters. A Veteran’s Administration representative is coming up from LA regularly and the Mental Wellness Center is participating. C3H needs businesses to partner with the group and help develop a conduit to steer folks to where they are best served. The pilot project officially ended on July 31, 2014, but it is going to continue and talks are underway with the Downtown Organization to expand to State Street. |

2. Alcohol Ordinance

| Outcome & Comments: | By consensus, the group decided to keep the Alcohol Ordinance subcommittee and report back to the full MATF group on any progress on community efforts to propose an Alcohol Ordinance. Milpas Community Association will approach the Chamber of Commerce and Downtown Organization to see if either has any interest in pursuing an ordinance. |

3. Incident Reporting

| Outcome & Comments: | Dave Tabor and Sharon Byrne trained Casa Esperanza business neighbors to use the incident reporting website. The website will be monitored regularly and a report provided to MATF at each meeting in order that the group can identify trends and determine how to effectively address those. |

4. Casa Esperanza Changes & Clarifications

| Outcome & Comments: | There was acknowledgement that Casa Esperanza has the best intentions to be a good neighbor; however a few items of concern were raised. Joe Tumbler, interim executive director of Casa Esperanza, addressed each concern and clarified the following for the group: |
| | • Drug Testing: Casa’s intention was never to check clients for drugs (“blow zero”) each time they entered the facility. They do test clients, perform random testing and perform ‘sting operations’ |
| | • Bag Inspections: Casa does not check clients' bags every time they enter. They do random inspections. |
| | • Limiting service to only SB residents: CASA Board Executive Committee agreed to give preference to SB residents. |
| | • Management Turnover: Recruitment is underway for a permanent Executive Director |

5. Condition Use Permit Biennial Report to Planning Commission

| Outcome & Comments: | MATF submitted its portion of Casa Esperanza’s biennial report. |
6. Informational Flier

Comments: The Do & Don’t Informational Flier was updated. Topics include:

- Helpful tips for responding to common problems
- Call the police
- Police Authority Letter
- Call Casa Esperanza (Good Neighbor line established)
- Communicate with Beat Coordinator
- Get involved in the solution

7. Election of Officers / 2015 Member Roster

Comments: The group retained the Chair and Vice-Chair for 2015, as the consensus was that the current leadership is positive and working well. Member Rosters were developed for the Business Community & Casa Esperanza

8. Reports Received

Comments: The group received a report from Sue Gray about SB2, which requires cities to designate a zone(s) where emergency homeless shelters are allowed without a CUP or other discretionary action or permit. It was made clear to the group that the State only requires zoning to allow this type of development; not a requirement to develop a shelter and it is unlikely to happen.

The group also received a report from Kat Wilson and Capt. Witham regarding the AB 109 program. This State prison realignment program allows for non-violent offenders to be monitored closely outside of jail. Many are homeless. PD’s specialized team receives list from Santa Barbara and San Luis Obispo counties. If crimes increase in area where monitored person resides, the person receives extra scrutiny from the PD team. Casa Esperanza currently provides services to five AB 109 participants.

The group received a report from Mark Smith who conducted security sweeps and coordinates the “Step-Up” program where (4 or 5) members do outreach/clean-up every morning. **Note: As of May, Universal Protection Services will work with Casa Esperanza.

The group received a report from Joe Tumbler and Jessica Wishan concerning the proposed PATH (People Assisting the Homeless) merger. The group later received a report from PATH executive, Jeremy Sidell who provided a history of the development and expansion of the PATH organization. By consensus, MATF supports the proposed merger with PATH.

Jessica Wishan reported on the point-in-time count results. The count revealed that there are approximately 893 sheltered and unsheltered homeless in Santa Barbara (down from 946 in 2014). Of those, 76% lived in Santa Barbara prior to becoming homeless, 75% are enrolled in healthcare and 15% are veterans (10% of veterans are homeless nationally).
### 9. Meeting Topics identified for future meetings

<table>
<thead>
<tr>
<th>Comments</th>
<th>Topics include:</th>
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<tbody>
<tr>
<td></td>
<td>• Sit/Lie Ordinance</td>
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<tr>
<td></td>
<td>• Alcohol Ordinance</td>
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<td></td>
<td>• No RV Parking on Certain Streets</td>
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<td></td>
<td>• Additional Trash Containers in Area</td>
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<tr>
<td></td>
<td>• Casa/PATH Merger</td>
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<td></td>
<td>• Rescue Mission Involvement in MATF</td>
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</table>
## OBJECTIVES

### 1. Revisit 2004 MATF Report

**Outcome:** The MATF reviewed the 2004 MATF Strategies report to identify outstanding issues that needed to be addressed. The parking of RVs in the surrounding neighborhood was identified as an area of concern and the matter was referred to the City Neighborhood Improvement Task Force.

### 2. Alcohol Sit/Lie Ordinances

**Outcome:** The MATF reviewed the active panhandling and sit/lie ordinances to understand the updated rules. By consensus, the MATF agreed to continue to monitor and support efforts, by either members of City Council or local organizations, to pass an alcohol ordinance, which would target certain types of alcohol for off-premises consumption.

### 3. Rescue Mission & Common Ground

**Outcome:** Rolf Geyling of the Rescue Mission and Emily Allen of Common ground attended MATF meetings to provide information about their programs.

### 4. MATF Role Survey

**Outcome:** Due to programmatic changes at PATH, neighborhood relations have improved. As a result, interest in topics covered by MATF have diminished, as evidenced by lack of meeting attendance, identification of members and agenda topics. In effort to make the meetings more relevant and participatory, while staying within the parameters of the conditional use permit, a survey was taken.

Per the survey results, the topics of interest are Year Round Shelter, Neighborhood Communication, and Neighborhood Watch Patrol. The survey found also that there is a need for an alternative forum to address larger homeless-related issues surrounding the Milpas area that are not caused by PATH members, including loitering, public intoxication, RV parking and public urination.

The Central Coast Collaborative on Homelessness (C3H) was identified as that avenue and Chuck Flacks of C3H has been invited to an upcoming meeting. In addition, Giann Franco, PATH’s Outreach and Safety Navigator, has started to attend MATF meetings to provide neighborhood outreach updates.

### 5. PATH Staff Changes

**Outcome:** Heather Gratt was hired as PATH's new program director and started in May, and she will begin attending MATF meetings. Tessa Madden, PATH Senior Director of Development also began attending MATF meetings and is on the executive committee.
### 6. PATH Area Security

**Outcome:** Following inquiries from MATF members, PATH has provided updates on efforts to provide security around the shelter. PATH-contracted security staff are receiving the same training as outreach staff, e.g. crisis intervention, meeting with SBPD, etc. Contracted security operates from 4 p.m. to 8 a.m. PATH staff security operates from 8 a.m. to 4 p.m.

### 7. Meeting Topics identified for future meetings

**Comments:** Topics include:

- Name Change
- Update and redistribute “Do/Don’t” letter
- Confirm MATF membership
City of Santa Barbara
Police Department

Memorandum

DATE: September 22, 2016
TO: City of Santa Barbara Planning Commission
FROM: Lt. Lorenzo Duarte
SUBJECT: Conditional Use Permit – PATH Santa Barbara

The Santa Barbara Police Department has completed statistical analysis of calls for service and offense reports commonly associated with crimes committed by homeless individuals. It should be noted that no all homeless persons commit crimes and based on the collected data, the police department cannot conclude that all crimes listed were committed by homeless individuals or clients of PATH. In order to provide better context to the statistical portion of the report, analysis was conducted in five key areas and include calls for service and police department General Offense Reports.

- Citywide
- Lower Milpas Street corridor
- Upper Milpas Street corridor
- Beachfront corridor
- Downtown

Nuisance crimes tracked by the police department in the five geographical areas commonly associated with homeless crimes include but are not limited to: alcohol violations, illegal camping, panhandling, trespassing, urinating in public, possession of shopping cart, and disturbing the peace. Generally, from September 1, 2014, nuisance criminal issues in the areas surrounding PATH in the Lower Milpas Corridor continue to remain lower when compared to other locations in the city.

The first row of charts below indicate street activity trends involving the number of calls for service (911 calls) and officer initiated on-view activity.
The next row of charts below indicate street activity trends involving the number of officer generated General Offense Reports.

As the trends indicate, nuisance criminal activity, while up citywide, continues to remain low in the beachfront and both Milpas corridors, these are the areas surrounding PATH and typically where police resources are impacted by street activity.

Police Department personnel continue to participate and retain a vested interest in working with businesses, residents, community leaders, and organizations such as Milpas Action Task Force in an effort to mitigate criminal and nuisance issues in the area surrounding PATH. It is the intention of the Police Department to continue to
monitor relevant data in the area of 816 Cacique Street and the Milpas Street corridors and compare it with citywide statistics.
APPLICATION OF MIKE FOLEY, EXECUTIVE DIRECTOR OF CASA ESPERANZA, 816 CACIQUE STREET AND 110 SOUTH QUARANTINA STREET, APNS 017-240-021, 017-113-035 & 071-113-034, 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. 051-04. The proposed amendment involves an increase in the capacity of the Year-Round Shelter by 40 beds for a 90 day period from April 1, 2009 through June 30, 2009 (140 beds total).

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

Amendment to Conditional Use Permit conditions that allow a quasi-public use (§28.94.030.W).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301(e).

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

WHEREAS, 11 people appeared to speak in favor of the application, and 9 people appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, March 19, 2009
2. Site Plans
3. Correspondence received in support of the permit:
   a. Bonnie Raisin, via email
   b. Glen Mower, via email
   c. Randy Sunday, Sarah House, via email
   d. Maureen Earls, CLUE, via email
   e. Nancy Rowan, CLUE, via email
   f. Sara Miller McCune, via email
   g. Sharon Brownett, via email
PLANNING COMMISSION RESOLUTION NO. 008–09
816 CACIQUE & 110 S. QUARANTINA STREETS
MARCH 26, 2009
PAGE 2

h. Cath Webb, via email
i. Roger E. Heroux, via email
j. Ellen M. Goodstein, Esq., via email
k. Roslyn Scheuerman, via email
l. Alex Lambrous, Esq., via email
m. Robert Pearson, Housing Authority of Santa Barbara, via email
n. Petra Lowen, via email
o. Bette Farrell, via email
p. Kathleen Baushke, Transition House, via email
q. Bernadette Murphy, submitted at hearing
r. Neighborhood petition submitted at hearing with 114 signatures

4. Correspondence received in opposition to the permit or with concerns:
   a. Peter Neuhaus, via email
   b. Mike, via email
   c. Melinda Werner, via email
   d. John Dixon, Tri-County Produce, via email
   e. Chris Kamen, via email
   f. Holly Walters, via email
   g. Jim Neuman, via email
   h. Mark Romasanta, Harbor View Inn, via email
   i. Sylvie Loebach Monsivais, Harbor View Inn, via email
   j. David Burkholder, Neighborhood Corner Bar & Grill, via email
   k. Harry Kazali, Days Inn, via email
   l. Paula Westbury, Santa Barbara, CA
   m. Paul Bullock, The Eagle Inn, Santa Barbara, CA
   n. Rolland and Barbara Fitzgerald, Santa Barbara, CA
   o. Mary Ellen Tiffany, submitted at hearing
NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

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

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. The temporary expansion of 40 beds to the Year-Round Shelter is in response to the worsening economic crisis, and keeping the vulnerable homeless population off the streets is essential and desirable to the public welfare, as it will reduce the suffering of this homeless population. 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 sleep without loitering in the neighborhood. Casa Esperanza staff and volunteers will continue to work with the homeless and neighboring businesses, through the Milpas Action Task Force, the Step Up clean up crew and the Streets Outreach program, to reduce neighborhood impacts caused by the homeless populations.

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 all current activities at Casa Esperanza, including the Year-Round shelter, Emergency Winter Shelter (330 beds total) and Day Center was previously calculated to be met with a total of thirty-three (33) spaces (twenty (20) spaces provided off-site). The temporary increase in the year round capacity, through June 30th, to 140 beds will not exceed the parking demand of the overall approved project.

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 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. The applicant shall report back to the Planning Commission, in 45 days of approval (3-26-09), the progress on exploration with other agencies in the community for alternative food service locations.

   b. **Emergency Shelter.** From December 1 through March 31, 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 no later than 48 hours prior to a change in schedule.
c. **Shelter Operations.** From April 1 through November 30 of each year, Owner may operate a shelter on the real property with up to 100 beds. From April 1, 2009, through June 30, 2009, Owner may operate a shelter on the real property with up to 140 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.

f. **Increases to Meet Critical Need.** Upon a written determination by the Chief of Police (or his designee) that the shelter bed limitations contained herein need to be exceeded in order to provide adequate and safe shelter to homeless individuals within the City due to weather related conditions or concerns related to public safety, the bed limitations contained herein may be exceeded by an amount not to exceed ten percent (10%); provided, the determination of the Chief of Police is provided to Owner and to the Milpas Action Task Force within 48 hours of its issuance and each such determination shall be valid only for a period of seven (7) days.

g. **Fielding Institute Study.** The applicant shall provide an update within 45 days (of March 26, 2009) to the Planning Commission on the status of a Fielding Institute Study being done in cooperation with the City Police Department examining the frequency and nature of police contacts and problems in the vicinity of the shelter with the different populations served at the shelter (i.e. clients in the evening program versus clients in the day program). The update shall include the study’s expected completion date.

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. Meetings may be called by the Owner or the MATF, when determined necessary. The applicant will provide the Planning Commission with an update within 45 days of approval (3-26-09).

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/Quarantine/US101 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. The applicant will provide the Planning Commission with an update within 45 days of approval (3-26-09).

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 applicant will provide the Planning Commission with an update within 45 days of approval (3-26-09).

12. **Property Maintenance.** The properties shall be maintained in accordance with the approved plans. The applicant will provide the Planning Commission with an update within 45 days of approval (3-26-09).

B. **Report to Planning Commission.** Casa Esperanza shall provide progress reports to the Planning Commission every two years, with the next report due in September 2010. Compliance with the conditions of approval and progress in meeting the corrective action objectives in the September 14, 2004 Milpas Action Task Force Report shall be addressed. 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.

This motion was passed and adopted on the 26th day of March, 2009 by the Planning Commission of the city of Santa Barbara, by the following vote:

**AYES:** 3  **NOES:** 2 (Jacobs, Jostes)  **ABSTAIN:** 0  **ABSENT:** 2 (Bartlett, Larson)

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.

Julie Rodriguez, Planning Commission Secretary

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.