



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** November 22, 2011  
**AGENDA DATE:** November 30, 2011  
**PROJECT ADDRESS:** 1020 Placido Avenue (MST2011-00252)  
**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner  
 Kelly Brodison, Assistant Planner

### I. PROJECT DESCRIPTION

The 6,480 square-foot site is currently developed with a 2,271 square foot two-story single family residence. The proposed project involves a proposal to convert the existing residence into a detoxification facility run by the Council on Alcoholism and Drug Abuse (CADA). A maximum of twelve clients would be on site at one time. Construction improvements include a new deck in the rear yard, a new trash enclosure and a new ADA accessible parking space.

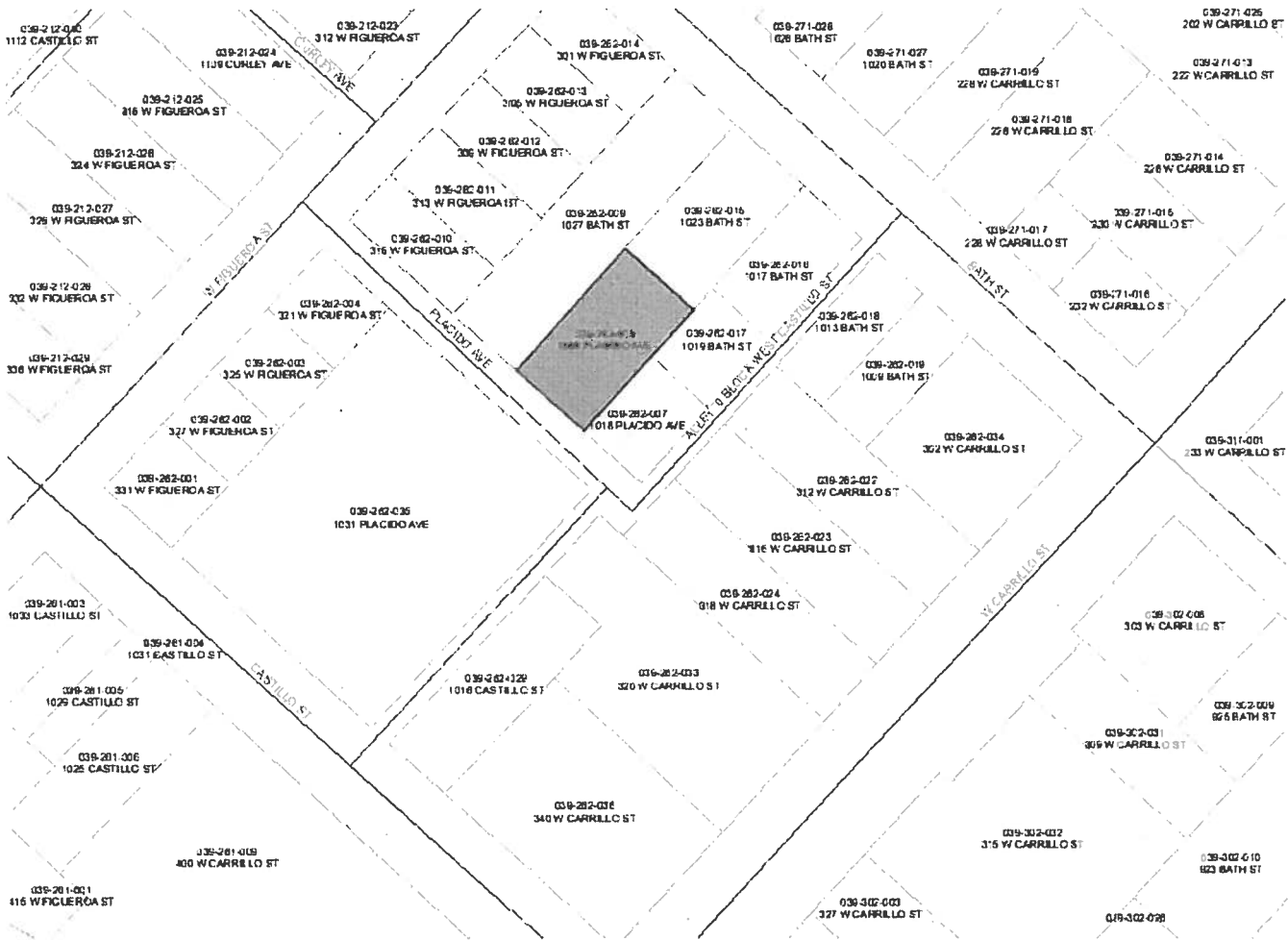
### II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Performance Standard Permit to allow a community care facility for up to 12 individuals in the R-4, Hotel-Motel Multiple Residence Zone (SBMC §28.93.030.B).

### III. RECOMMENDATION

With the proposed conditions of approval, the detoxification facility would conform to the City's Zoning and Building Ordinances and policies of the General Plan. In addition, the size and massing of the building would remain unchanged and the proposed exterior changes were reviewed by the Single Family Design Board and found consistent with the surrounding neighborhood. Therefore, Staff recommends that the Staff Hearing Officer approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.

**APPLICATION DEEMED COMPLETE:** October 19, 2011



**IV. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

<b>Applicant:</b>	Christine Pierron, Architect		
<b>Property Owner:</b>	Housing Authority of the City of Santa Barbara		
<b>Site Information</b>			
<b>Parcel Number:</b>	039-262-008	<b>Lot Area:</b>	6,480 square feet
<b>General Plan:</b>	Residential 12 units/acre	<b>Zoning:</b>	R-4
<b>Existing Use:</b>	Single Family Residential	<b>Topography:</b>	~1%
<b>Adjacent Land Uses</b>			
North - Residential		East - Residential	
South - Multiple Family Residential		West - Residential	

• **PROJECT STATISTICS**

	<b>Existing/Proposed</b>
<b>Living Area (3 bedrooms)</b>	1,863 sf
<b>Garage</b>	408 sf
<b>Storage shed</b>	130 sf
<b>Floor Area Ratio</b>	2,374 sf = 85% of Maximum Required FAR

V. **ZONING ORDINANCE CONSISTENCY**

<b>Standard</b>	<b>Requirement/ Allowance</b>	<b>Existing/Proposed</b>
<b>Setbacks</b>		
-Front	10,	10'
-Interior	6'	6'
-Rear	6'	6'
<b>Building Height</b>	40' (3 stories)	23' (2 stories)
<b>Parking</b>	2 covered	2 covered & 1 uncovered handicap space
<b>Open Yard</b>	1,250 sf	>1,250 sf
<b>Lot Coverage</b>		
-Building	N/A	1,325 sf    20%
-Paving/Driveway	N/A	1,612 sf    25%
-Landscaping	N/A	3,543 sf    55%

With the approval of the Performance Standard Permit described below, the project would meet the requirements of the R-4 Zoning Ordinance.

**A. PERFORMANCE STANDARD PERMIT FOR COMMUNITY CARE FACILITIES**

Chapter 28.93 of the Municipal Code allows for community care facilities serving 7 to 12 individuals in the R-4 zone, through the approval of a Performance Standard Permit (PSP). In order to approve a PSP, the applicant must demonstrate that there will be adequate off-street parking, that the facility will conform, to the extent feasible, to the type, character and appearance of other residential units in the surrounding neighborhood and that the intensity of the use, in terms of number of people, hours of major activities and other operational aspects of the proposed facility will be compatible with the neighboring residential uses. None of the clients will be allowed to have cars on-site or on neighborhood streets, and no visitors will be permitted at any time. As demonstrated in the Traffic and Parking Study dated September 8, 2011, prepared by Associated Transportation Engineers (Exhibit F) the project is meeting the parking requirement on site by providing two covered parking spaces and one additional wheelchair accessible space. The Single Family Design Board has reviewed the proposed changes to the exterior of the building and found them to be in keeping with the surrounding neighborhood.

With regard to the intensity of use being compatible with the surrounding residential use, the main objective is to have the facility blend harmoniously with surrounding residential neighborhood, while still meeting the needs of the community by providing this much needed facility. This proposal consists of converting an existing single family residence to a community care facility for the recovery of clients with moderate drug and alcohol dependency problems, who do not have long history of chemical dependency, and who do not have medical issues. The applicant has provided a Project Recovery Residential Detox Program (Exhibit D) explaining their proposed policies and procedures for the facility. Several operational conditions are being proposed and included as conditions of project approval in order to minimize the impact to adjacent neighbors and the surrounding neighborhood.

The program and facility shall be licensed and certified by the Department of Alcohol and Drug Programs of the State of California, and clients shall be supervised and monitored 24 hours per day, 7 days per week. Clients shall be cleared by their doctor or a neighborhood clinic to make sure that they are medically fit to participate in this program. No registered sex offenders shall be admitted to the program, and a potential client's status shall be confirmed prior to admission. Clients will not be allowed to leave the premises unless escorted by a staff member. Recreational use of the property by clients and staff will be limited to passive enjoyment of the fenced and gated private yard. No alcohol or illegal drugs are allowed at any time, and clients are subject to drug testing as required. The facility shall be sensitive to the surrounding neighborhood by not holding outside activities on the property. Smoking will be limited to only two clients at any one time and only allowed in the side yard as shown on the site plan.

Based on these operational procedures, it can be found that the proposed facility will conform to the extent feasible, to the type, character and appearance of other residential units in the surrounding neighborhood and that the intensity of the use, in terms of number of people, hours of major activities and other operational aspects of the proposed facility will be compatible with the neighboring residential uses

## **VI. ISSUES**

### **A. ENVIRONMENTAL REVIEW**

Staff has determined that the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15303 which allows for the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure and does not exceed 2,500 square feet in floor area.

### **B. DESIGN REVIEW**

This project was reviewed by the SFDB on two separate occasions (meeting minutes are attached as Exhibit D). On July 5, 2011, the SFDB reviewed the project for the first time. Changes proposed to the building are cosmetic in nature, and the Board forwarded the project to the Staff Hearing Officer asking for a covered porch element and additional architectural and landscape details.

The applicant brought the project before the board for an in-progress review on October 10, 2011. The Board had positive comments regarding the proposed shingles, general design, fence, deck, and porch overhang. The project will return for Project Design Approval subsequent to receiving approval for a Performance Standard Permit.

### **C. GENERAL PLAN CONSISTENCY**

The General Plan Land Use Designation for the lot is Residential twelve dwelling units per acre. The existing use on site is a single family residence. The project site is located in the West Downtown neighborhood, which is bounded on the north by Sola Street; on the south and west by Highway 101' and on the east by De la Vina, Ortega and Chapala Streets. The West Downtown contains extensive commercial as well as residential use and new apartment complexes are replacing older single-family houses as West Downtown continues in transition to higher density residential and commercial uses. The General Plan states that this area, with its multiple residential and commercial zoning is appropriate for apartment developments and the zoning

The proposal consists of converting the existing residence to a community care facility for the recovery of clients with moderate drug and alcohol dependency problems, who do not have a long history of chemical dependency and who do not have medical issues. Although up to twelve patients could reside on site at one time, there will be one kitchen and the building will remain a residential use. Therefore, the project is compatible with the surrounding neighborhood and can be found consistent with the General Plan.

## **VII. FINDINGS**

The Staff Hearing Officer finds the following:

### **A. PERFORMANCE STANDARD PERMIT**

1. Adequate off-street parking is provided pursuant to Section 28.90.100 or as modified pursuant to Section 28.92.110.

*The project complies with the parking requirements as described in Section V.A. of the Staff Report by providing two covered spaces and one additional ADA accessible space.*

2. The facility conforms to the extent feasible to the type, character and appearance of other residential units in the neighborhood in which it is located. This provision shall in no way restrict the installation of any special features necessary to serve disabled residents. (e.g., ramps, lifts, handrails).

*The SFDB has reviewed the proposed exterior improvements and found them to consistent with the surrounding neighborhood.*

3. The intensity of use in terms of number of people, hours of major activities and other operational aspects of the proposed facility is compatible with any neighboring residential use.

*The program and facility shall be licensed and certified by the Department of Alcohol and Drug Programs of the State of California and clients shall be supervised and monitored 24 hours per day, 7 days per week and shall be medically cleared by their doctor or a neighborhood clinic to make sure that they are medically fit to participate*

*in this program. No registered sex offenders shall be admitted to the program and a potential client's status shall be confirmed prior to admission. Clients will not be allowed to leave the premises unless escorted by a staff member. Recreational use of the property by clients and staff will be limited to passive enjoyment of the fenced and gated private yard. No alcohol or illegal drugs are allowed at any time and clients are subject to drug testing as required. The facility shall be sensitive to the surrounding neighborhood by not holding large group activities outside on the property. Any passive recreational activities shall only be allowed to take place within the private, fenced, rear yard, and additionally, smoking will be limited to only two clients at any one time and only allowed in the side yard as shown on the site plan. Based on these operational procedures, it can be found that the proposed facility will conform to the extent feasible, to the type, character and appearance of other residential units in the surrounding neighborhood and that the intensity of the use, in terms of number of people, hours of major activities and other operational aspects of the proposed facility will be compatible with the neighboring residential uses*

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated September 12, 2011
- D. Project Recovery Residential Detoxification Program
- E. SFDB Minutes
- F. Traffic and Parking Study prepared by Associated Transportation Engineers, dated September 8, 2011

## STAFF HEARING OFFICER CONDITIONS OF APPROVAL

1020 PLACIDO AVENUE  
PERFORMANCE STANDARD PERMIT  
NOVEMBER 30, 2011

I. In consideration of the project approval granted by the Staff Hearing Officer and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:

A. **Order of Development.** In order to accomplish the proposed development, the following steps shall occur in the order identified:

1. Obtain all required design review approvals.
2. Pay Land Development Team Recovery Fee.
3. Make application and obtain a Building Permit (BLD) for all improvements. Comply with condition E "Construction Implementation Requirements."
4. Record any required documents (see Recorded Conditions Agreement section).
5. Permits.
  - a. Make application and obtain a Building Permit (BLD) for construction of approved development.
  - b. Make application and obtain a Public Works Permit (PBW) for all required public improvements.

Details on implementation of these steps are provided throughout the conditions of approval.

B. **Recorded Conditions Agreement.** The Owner shall execute a *written instrument*, which shall be prepared by Planning staff, reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:

1. **Approved Development.** The development of the Real Property approved by the Staff Hearing Officer on November 30, 2011 is limited to approval of a Performance Standard Permit for the use of the existing 2,271 square foot two-story single family residence as a detoxification facility. A maximum of twelve clients are allowed to reside or receive treatment on site at one time with boarding style bedrooms and shared separated bathrooms for each gender and associated staff persons. Construction improvements include a new deck in the rear yard, a new trash enclosure and a new ADA accessible parking space and the improvements shown on the plans signed by the Staff Hearing Officer on said date and on file at the City of Santa Barbara.
2. **Uninterrupted Water Flow.** The Owner shall provide for the continuation of any historic uninterrupted flow of water onto the Real Property including, but not

limited to, swales, natural watercourses, conduits and any access road, as appropriate.

3. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats, or trailers shall be stored on the Real Property.
4. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Single Family Design Board (SFDB). Such plan shall not be modified unless prior written approval is obtained from the SFDB. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan, including any tree protection measures. If said landscaping is removed for any reason without approval by the SFDB, the owner is responsible for its immediate replacement.
5. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices in a functioning state. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the Owner shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.
6. **Common Area Maintenance.** All common areas shall be kept open, available and maintained in the manner in which it was designed and permitted.
7. **Areas Available for Parking.** All parking areas and access thereto shall be kept open and available in the manner in which it was designed and permitted.
8. **Operational Requirements.** The detoxification facility shall be operated in accordance with the following requirements: The program and facility shall be licensed and certified by the Department of Alcohol and Drug Programs of the State of California.



- b. Clients shall be supervised and monitored 24 hours per day, 7 days per week by certified alcohol/drug treatment counselors.
- c. All staff persons shall be trained and certified in CPR and first aid.
- d. Clients shall be medically cleared by their doctor or a neighborhood clinic to make sure that they are medically fit to participate in this social-model program. Clients shall present a negative TB screen upon admission.
- e. Registered sex offenders shall not be admitted to the program. A client's status shall be confirmed prior to admission.
- f. Recreational use of the property by clients and staff will be limited to passive enjoyment of the fenced and gated private yard.
- g. Clients shall not be allowed to leave the premises unless escorted by a staff member.
- h. Clients shall not bring vehicles to the site or the neighborhood.
- i. Clients shall not be permitted to have visitors.
- j. Alcohol or illegal drugs shall not be allowed at any time. Clients are subject to drug testing as required.
- k. Smoking shall be limited to the side yard along the north west property line and only two clients shall be permitted to smoke at any time.
- l. Clients shall be discharged into the care of a third party, such as family, residential care facility, transitional housing or sober living home and transportation shall be provided.

C. **Design Review.** The project, including public improvements, is subject to the review and approval of the Single Family Design Board (SFDB). The SFDB shall not grant project design approval until the following Planning Commission / Staff Hearing Officer land use conditions have been satisfied.

1. **Tree Removal and Replacement.** All trees removed, except fruit trees and street trees approved for removal without replacement by the Parks Department, shall be replaced on-site on a one-for-one basis with minimum (24-inch box sized) or (15 gallon size) trees (size to be determined by the Single Family Design Board) of an appropriate species or like species, in order to maintain the site's visual appearance and reduce impacts resulting from the loss of trees.
2. **Tree Protection Measures.** The site plan shall include the following tree protection measures:
  - a. **Tree Protection.** All trees not indicated for removal on the approved site plan shall be preserved, protected, and maintained, in accordance with any related Conditions of Approval.
  - b. **Landscaping Under Trees.** Landscaping under the tree(s) shall be compatible with the preservation of the tree(s), as determined by the SFDB.

3. Parking shall be provided in the existing two-car garage and a new uncovered ADA accessible space.
4. Frosted glass will be installed on the front bay windows.
5. The applicant shall work with the SFDB to study and provide permeable pavers in lieu of semi-permeable pavers. Maximum permeability is the City's preferred alternative for Storm Water BMPs.
6. **Trash Enclosure Provision.** A trash enclosure with adequate area for recycling containers (an area that allows for a minimum of 50 percent of the total capacity for recycling containers) shall be provided on the Real Property and screened from view from surrounding properties and the street.

D. **Requirements Prior to Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.

1. Public Works Department.

- a. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an *Agreement Assigning Water Extraction Rights*. Engineering Division Staff prepares said agreement for the Owner's signature.
- b. **Drainage and Water Quality.** The project is required to comply with Tier 2 of the Storm Water Management Plan. Project plans for grading, drainage, stormwater facilities and treatment methods, and project development, shall be subject to review and approval by the City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants (including, but not limited to trash, hydrocarbons, fertilizers, bacteria, etc.), or groundwater pollutants would result from the project.

The Owner shall provide an Operations and Maintenance Procedure Plan (describing replacement schedules for pollution absorbing pillows, etc.) for the operation and use of the storm drain surface pollutant interceptors. The Plan shall be reviewed and approved consistent with the Storm Water Management Plan BMP Guidance Manual.

- c. **Placido Avenue Alley Public Improvements.** The Owner shall submit building plans for construction of improvements along the property frontage on the public alley known as Placido Avenue. Provide positive drainage

from site. Any work in the public right-of-way requires a Public Works Permit.

2. **Community Development Department.**

- a. **Recordation of Agreements.** The Owner shall provide evidence of recordation of the written instrument that includes all of the Recorded Conditions identified in condition B "Recorded Conditions Agreement" to the Community Development Department prior to issuance of any building permits.
- b. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the appropriate design review board and as outlined in Section C "Design Review," and all elements/specifications shall be implemented on-site.
- c. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the sheet as follows: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

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Property Owner		Date
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Contractor	Date	License No.
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Architect	Date	License No.
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Engineer	Date	License No.
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- E. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction, including

- 1. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor's name, and telephone number, construction work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-

standing or placed on a fence. It shall not exceed 24 square feet if in a multi-family or commercial zone or six square feet if in a single family zone.

2. **Unanticipated Archaeological Resources Contractor Notification.** Standard discovery measures shall be implemented per the City master Environmental Assessment throughout grading and construction: Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project.

- F. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
  1. **Repair Damaged Public Improvements.** Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC §22.60.090. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.

2. **Complete Public Improvements.** Public improvements, as shown in the public improvement plans or building plans, including utility service undergrounding and installation of street trees and street lights, shall be completed.

**G. General Conditions.**

1. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.
2. **Approval Limitations.**
  - a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
  - b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Planning Commission / Staff Hearing Officer.
  - c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.
3. **Land Development Team Recovery Fee Required.** The land development team recovery fee (30% of all planning fees, as calculated by staff) shall be paid at time of building permit application.
4. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of being notified of a lawsuit regarding the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall

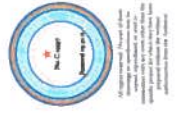
become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

**NOTICE OF APPROVAL TIME LIMITS:**

The / Staff Hearing Officer action approving the Performance Standard Permit shall terminate two (2) years from the date of the approval, per Santa Barbara Municipal Code §28.87.360, unless:

1. An extension is granted by the Community Development Director prior to the expiration of the approval; or
2. A Building permit for the use authorized by the approval is issued and the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy.

CHRISTINE  
PIERSON  
REGISTERED  
LANDSCAPE ARCHITECT  
1715 W. 14TH ST.  
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PHONE: 805.964.1111  
WWW.CPIERSON.COM

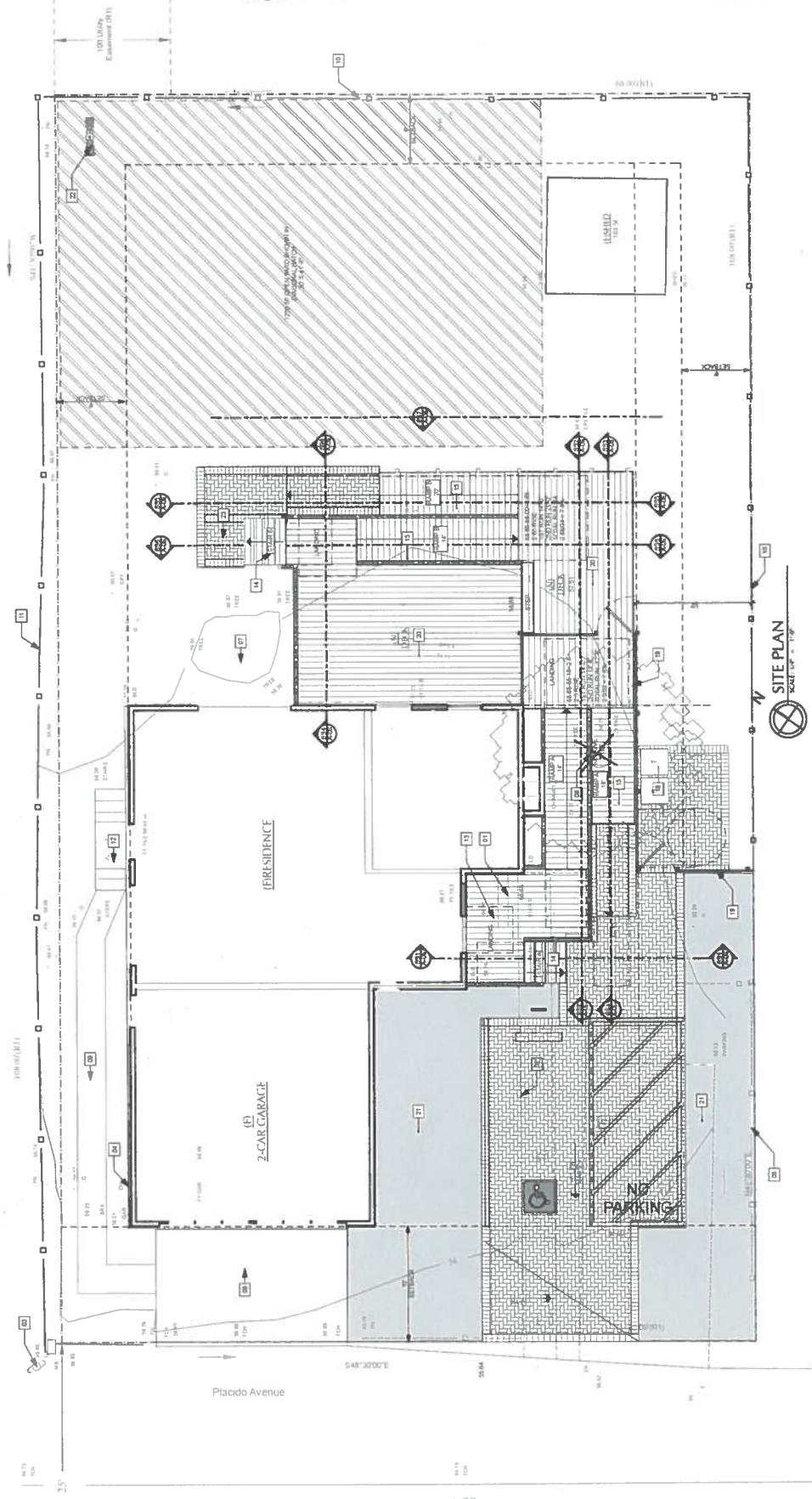


SINGLE-FAMILY RESIDENTIAL TRACT N. DETROIT FACILITY  
SAYCE CIRCLE 245  
SANTA BARBARA, CA

DATE	10/15/2024
DRAWN BY	CHRISTINE PIERSON
CHECKED BY	CHRISTINE PIERSON
PROJECT	SAYCE CIRCLE 245
SHEET	05 OF 07

SITE PLAN

A-05



- SITE PLAN SYMBOLS**
- PROPERTY BOUNDARY
  - - - SETBACK
  - ▭ WOOD FENCE
  - ▭ DRAINAGE
  - ▭ PERMISSIBLE PAVING
- SITE PLAN KEYNOTES**
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EXHIBIT B



CHRISTINE R. PIERRON  
ARCHITECT

## DART/SHO Application

City of Santa Barbara

September 12, 2011

Project:

CADA Project Recovery Detox Center  
New Location  
1020 Placido Ave.  
Santa Barbara, CA 93101  
APN 039-262-008



Dear Staff Hearing Officer,

We are submitting this DART/SHO application seeking a Performance Standard Permit via Staff Hearing Officer approval. Determination that a Performance Standard Permit through the SHO process was the appropriate path of action was made via email with City Staff including Bettie Weiss, Danny Cato, and Renee Brook with a final direction given in an email from Bettie Weiss on March 24, 2011.

The proposed project is to convert an existing 2,271 SF (net w/garage) two-story single family residence into a residential detox facility run by The Council on Alcoholism and Drug Abuse (CADA). The property is owned by the Housing Authority of the City of Santa Barbara. The existing parcel is a 6,480 SF flat (1%) lot with two mature trees on site, proposed to remain. There are currently three 2<sup>nd</sup> floor bedrooms each with a dedicated bath proposed to be used as dormitory style bedrooms for the facility. There is a two car attached garage proposed to remain and ground floor living, kitchen, den and bath proposed as common space and accessible bedroom/bath space with alterations.

The CADA Project Recovery Residential Detox Program is currently located at Casa Esperanza at 816 Cacique Street. The proposed new location will provide the Center with a better environment that allows them to serve and house their female clients and better serve their clients as a whole. A letter describing the Center's program from CADA has been included in this package.

The facility proposes a maximum of twelve clients at a time for both men and women with boarding style bedrooms and shared baths separated for each sex. There is no "live-in" manager, but rotating staff positions. The night staff person remains awake so no bed is provided for staff. There are three existing second level bedrooms each with a dedicated bath, two would be used for men and one for women. Clients are not allowed to remain in the bedrooms from 9am to 8pm, unless they are infirm.

The downstairs is proposed to be renovated for accessibility. The existing den will be converted into a dual function room, an accessible bedroom as needed or a day room for all clients when not used as a bedroom. The existing downstairs bath will be renovated to provide an accessible bath and the





CHRISTINE R. PIERRON  
ARCHITECT

kitchen will also be renovated for accessibility. In addition alterations are proposed for creating one hour fire rated conditions required for the R-2.1 occupancy. An existing door and steps to the garage are proposed to be removed. Minor alterations to the second floor are proposed for fire rated enclosures and minimum exiting door widths.

Exterior improvements are proposed for accessibility, a new uncovered semi-permeable paver van accessible parking space, a new accessible ramp and stairs and a new accessible deck to the backyard with an accessible egress ramp and a stair and ramp to the backyard. Some very minor grading for the ramp and stair foundations and parking is proposed. A new trash/recycle location is proposed behind the new fence. Green waste will be hauled off by a landscaping maintenance company and taken to a green waste recycling site.

Exterior improvements also include the removal of the existing wood shingle on the exterior walls, to be replaced with Hardi-shingles and siding and the replacement of the existing bay window over the garage. No utility changes are proposed, the existing water and electrical meters will be used.

The staff proposed for the facility will include 5.4 full time staff and one part time house manager. The full time staff are split into three eight hour shifts; midnight to 8 am, 8am to 4pm and 4pm to midnight, seven days a week. There is one staff person for the midnight shift, one for the 4pm shift and two for the 8am shift (staggered start times, one at 7am and one at 8am). The house manager is a 20 hour a week position from 3pm to 7pm, five days a week.

The typical stay for each client is two weeks. They are admitted and discharged on an individual basis, not as a group, so the stays are staggered.

The clients are picked up or dropped off by one of the on-site staff using the CADA van. The clients do not drive themselves and do not have a car while at the facility. Typically the van will park in the existing two car garage and the pick up and drop off is also proposed to take place in the garage to reduce the impact to the neighborhood. When needed, the provided single van assessable parking space will be used for pick-up and drop-off. Based on the low intensity of use, we are not proposing a designated drop off / pick up zone or parking space.

The clients are not allowed visitors so no guest parking is proposed.

The project proposes two parking spaces in the existing garage and one new uncovered handicap space. As described, the clients do not have cars nor will there be any guests so these spaces are proposed for staff use. One of the garage spaces will be used by the facility van so one space is available for staff parking. The midnight shift has only one staff person, the 8am shift has two staff with a one hour overlap with the house manager and the 4pm shift has one staff with a three hour overlap with the house manager from 4pm to 7pm.

CADA believes this parking configuration and count will work with the staffing with any of the short term overlap parking addressed by parking on Figueroa St. They would be open to a no parking restriction on Placido Ave. and open to providing a parking pass for the commuter lot less than 1/2 block away on Carrillo St.



CHRISTINE R. PIERRON  
ARCHITECT

We believe the existing configuration and location of this home make it an ideal opportunity to house the CADA facility. Its large rectangular bedrooms with dedicated baths are well suited, without any alteration, for the dormitory configuration required. Its location at the end of a quiet street next to a parking lot and across from the rear entrance to a multi-family housing development create a quiet and private location. Its existing large, private, backyard focuses the clients to the enclosed back of the house where its soothing environment will be a benefit for them. The house's configuration with a side entrance and few front facing windows also promotes the private conditions desired for this facility. Its flat lot with adequate front yard also allows for the new accessible parking needed while still allowing for ample landscaping.

The proposed alterations are modest in their development scope, no additions are proposed and the new handicap parking space is roughly located in what was a de facto gravel parking space.

CADA and the Housing Authority participated in two neighborhood outreach meetings about the proposed facility with approximately 45 neighbors prior to the City Council decision to purchase the property. As a result of these informative meetings we were able to address a number of neighborhood concerns:

- Parking for the staff and facility van is addressed on site and without impacting Placido Ave.
- Frosted glass will be installed on the front bay window to address a neighbor's concern.
- Assessments and screenings will be performed at Project Recovery before clients are admitted to the facility.
- Smoking will be managed and designated to the side yard away from the immediate neighbor and limited to 2 clients at any time.
- The existing fencing will be repaired and replaced as needed to provide more privacy to adjacent yards.
- The Housing Authority, as property owner, agreed to work with the neighborhood to improve the current street lighting.
- CADA has proposed to take an active role in the neighborhood watch and reach out to other neighbors for continued dialogue.

The City Council, on the March 15, 2011 agenda, voted to approve the grant to the Housing Authority to fund the purchase of the 1020 Placido Ave. property.

The project was reviewed by the SFDB on July 5, 2011 with favorable comments.

This DART/SHO package will also be submitted for a second SFDB concept review so a SFDB hearing date will be pending. We expect to have SFDB comments for the City staff's consideration during this DART 30-day review.

We appreciate the City's efforts already made to date for this project and look forward to working with the City and the community to make this a successful new location for this facility. The CADA Project Recovery Residential Detox Program is a valuable asset to Santa Barbara and we hope to make it even better with this proposal.



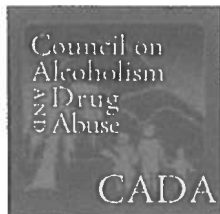
CHRISTINE R. PIERRON  
ARCHITECT

Regards

Christine Pierron  
Project Architect

Attachments:

- CADA Program Description letter & Client 14-day Schedule
- (2) Copies Preliminary Title Report
- Recorded Utility Easement
- Phase I Archaeological Report
- ATE Traffic Analysis
- Phase I Hazardous Material Report
- 8 1/2 x 11 Survey by Prober Land Surveying



# The Council on Alcoholism and Drug Abuse

*Building a safer, healthier community by preventing  
and treating alcoholism and drug abuse*

## Project Recovery Residential Detox program at Placido 12-bed, social model detoxification treatment facility in a bedroom, 4 bathroom residential facility.

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PLANNING DIVISION

A social model residential detox program is primarily suited for clients with moderate drug and alcohol dependency problems, who do not have a long history of chemical dependency and who do not have medical issues. This treatment model is appropriate for participants who do not require medication for management of withdrawal, but require this level of care and support in a supervised setting before entering into continued treatment or self-help recovery. This treatment model is a cost-effective alternative to hospitalization. The emphasis is for the client to become sober by preventing access to alcohol and drugs and to initiate a social support structure that will assist them in a clean and sober life style.

Here are some highlights and background of the proposed program at 1020 Placido Avenue:

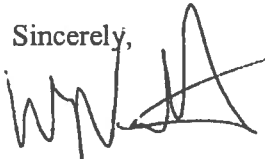
- The Council on Alcoholism and Drug Abuse (“CADA”) has been in Santa Barbara for the past 65 years and its mission is to build a safer, healthier community by preventing and treating alcoholism and drug abuse. Providing a treatment program as discussed here is an essential part of its mission.
- The program and facility will be licensed and certified by the Department of Alcohol and Drug Programs of the State of California. Santa Barbara County’s Alcohol, Drugs and Mental Health Services (“ADMHS”) provides operational funding and monitors performance. CADA is accountable to ADMHS for the program, and to the Housing Authority as its landlord.
- Clients enroll for treatment because they have made the decision to get sober. They are in this program voluntarily and not against their will. They are referred by other organizations such as Cottage Hospital, various community organizations, or family and friends.
- Clients are supervised and monitored 24 hours per day, 7 days per week by 5 certified alcohol/drug treatment counselors. Two staff members are on duty during the day (one from 7 am until 3 pm; one from 8 am until 4 pm), one in the evening (4 pm until midnight), and one during the night (midnight until 8 am). All are trained and certified in CPR and First Aid. In addition, one part-time house manager will be on duty during the week from 3 pm until 8 pm to assist with dinner service.

- Clients are medically cleared by their doctor or a neighborhood clinic to make sure that they are medically fit to participate in this social-model program. Clients must present a negative TB screen upon admission.
- Clients are screened and accessed prior to admittance at our Project Recovery facility. Clients are individually admitted and discharged between 8am and 4pm Monday through Friday.
- This is not a drop-in center or half-way house. Clients are pre-screened prior to admittance. Clients are not admitted for 45 days after their previous treatment ended, and no more than 3 times over a one-year period.
- Sex offenders are not admitted to the program.
- Clients are not allowed to leave the premises unless escorted by a staff member. There will be no loitering. Clients do not go on shopping trips while attending program as all necessities are provided.
- Only allowable outdoor space is the private fenced and gated yard.
- Clients can be discharged for not following rules.
- Clients do not bring vehicles to the neighborhood.
- Clients will not have visitors.
- Alcohol or illegal drugs are not allowed at any time. Clients are subject to drug testing as required.
- Treatment lasts up to 14 days, and days are structured with scheduled activities. Each day is structured with times for showers, meal times, group sessions, attendance at 12-step meetings, case management, medical attention as needed, and personal recovery times. An important element of program is to get clients back to a scheduled and sober life style. A detailed weekly schedule is attached.
- A well balanced meal is a requirement of program and is provided 3 times per day: breakfast, lunch and dinner. Breakfast will be provided in collaboration with the Salvation Army. One day time staff member will collect the prepared breakfasts at the Salvation Army and deliver them to the facility at the beginning of the shift at 7 am. Lunch is a sack lunch which is collected at Salvation Army when the van transports the clients to the noon 12-step meeting at the Alano Club. Clients will prepare a communal dinner under the direction and supervision of the house manager. The house manager shops for ingredients and other necessities prior to arriving for the scheduled shift.

- The program does not anticipate scheduled deliveries by outside vendors. Besides the staff and occasional supervision visits by other CADA staff, ADMHS staff, Housing Authority staff or a healthcare practitioner from Public Health, the only other scheduled visits are refuse and recycle collection, and the landscape maintenance contractor. Clients in program are encouraged to drink a lot of water. Filtered watered is made available; there are no water bottles being delivered or collected.
- Outside recreational activities are scheduled from time to time and typically consists of visits to public parks and the beach. The outdoor space at 1020 Placido Avenue will be a welcome improvement over current conditions, but the program staff is mindful of the fact that there are other residences in nearby proximity. No outdoor activities are anticipated other than enjoying the tranquil and restorative setting of the garden and outdoor deck.
- Discharge planning starts soon after admission; clients are discharged into the care of a third party, such as family , residential care facility, transitional housing or sober living home and we provide transportation with our agency van to make the transition.
- Approx 275 clients are admitted to treatment each year, and about 250 are unduplicated. 82% of the clients report to be from Santa Barbara. Clients represent a cross-section of the community and treatment will be available to both men and women 18 years and older.

The staff at the Council on Alcoholism and Drug Abuse is available to answer any additional questions.

Sincerely,



Wim Verkaik  
Director of Administration  
The Council on Alcoholism and Drug Abuse





SINGLE FAMILY DESIGN BOARD  
CASE SUMMARY

1020 PLACIDO AVE

MST2011-00252

R-SFR, ALT

Page: 1

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**Project Description:**

Proposal for alterations to an existing two-story 2,271 square foot single-family residence to be converted to a congregate care facility. The exterior alterations include a new accessible parking space, accessible ramp, stairs, trash enclosure, deck, and site walls exceeding 3.5 feet in the front yard.

**Activities:**

**10/10/2011**                      ***SFDB-In-Progress Review Hrg***

*(In-Progress review for change in proposed exterior materials, revised windows and doors, and revised trash/recycling location. Project requires Environmental Assessment and Staff Hearing Officer review of a Performance Standard Permit and a requested zoning modification. The project was last reviewed on July 5, 2011.)*

*(3:39)*

*Present: Christine Pierron, Architect.*

*Public comment opened at 3:43 p.m. As no one wished to speak, public comment was closed.*

*Motion: Continued indefinitely to Staff Hearing Officer to return to Consent with comments:*

- 1) The Board had positive comments regarding the proposed shingles, general design, fence, deck, and porch overhang.*
- 2) The Board looks forward to further section details on exterior architectural elements.*
- 3) Applicant to provide a color board and cut sheets for proposed lighting.*

*Action: Sweeney/Bernstein, 6/0/0. Motion carried.*

**7/5/2011**                      ***SFDB-Mailed Notice Prepared***

**7/5/2011**                      ***SFDB-Concept Review (New) - PH***

*(Comments only; project requires Environmental Assessment and Staff Hearing Officer review of a Performance Standard Permit and a requested zoning modification.)*



**Activities:**

(4:04)

*Present: Christine Pierron, Architect; Skip Symanski, Executive Director, Housing Authority.*

*Kelly Brodison, Assistant Planner, clarified that (about mod for alley: listen to tape)*

*Public comment opened at 4:13 p.m.*

*Chair Deisler paraphrased written comments provided by Jim Heaton, addressing concerns regarding traffic, parking, screening from neighbors.*

*Public comment closed at 4:14 p.m.*

*Motion: Continued indefinitely to the Staff Hearing Officer and return to Consent Calendar with comments:*

- 1) Provide a covered porch element at the front porch.*
- 2) Provide additional architectural and landscape details.*

*Action: Zimmerman/Woolery, 4/0/0. Motion carried. (Bernstein/Sweeney absent).*

**6/13/2011**

**SFDB-FYI/Research**

*Per conversation with Bettie W. This project requires a PSP for detox facility and does not trigger Measure E/DPA. Project is considered a single family residence with one kitchen. Residential alterations are forwarded to SFDB for walls in excess of 3.5 feet in front yard and requires a modification to allow an unscreened parking space in remaining front yard.*

**4/20/2011**

**SFDB-Resubmittal Received**



# ASSOCIATED TRANSPORTATION ENGINEERS

100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805) 687-4418 • FAX (805) 682-8509

Since 1978

Richard L. Pool, P.E.  
Scott A. Schell, AICP, PTP

RECEIVED  
SEP 12 AM 10:29  
HOUSING AUTHORITY  
CITY OF SANTA BARBARA

September 8, 2011

11061L01.wpd

Skip Szymanski  
Housing Authority of the City of Santa Barbara  
808 Laguna Street  
Santa Barbara, CA 93101

## TRAFFIC AND PARKING STUDY FOR THE CADA DETOX FACILITY PROJECT, CITY OF SANTA BARBARA

Associated Transportation Engineers (ATE) has prepared the following traffic analysis for the Council on Alcoholism and Drug Abuse (CADA) Detox Facility Project, proposed in the City of Santa Barbara. The study quantifies the project's trip generation estimates and trip distribution patterns and evaluates potential traffic impacts based on the City of Santa Barbara thresholds of significance. The study also quantifies the project's parking demands and assesses the adequacy of the proposed parking supply.

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SEP 20 2011

### PROJECT DESCRIPTION

The project is proposing to relocate the existing CADA Detox Facility within Casa Esperanza (816 Cacique Street), to an existing single family dwelling owned by the Housing Authority of the City of Santa Barbara, located at 1020 Placido Avenue. Figure 1 (attached) presents the location of the project site within the City. Parking for the project would be provided in the existing 2-car garage and 1 new ADA accessible parking space (3 total). A copy of the project site plan is attached as Figure 2.

CITY OF SANTA BARBARA  
PLANNING DIVISION

### PROJECT TRIP GENERATION

Trip generation estimates were developed for the proposed project based on operational data (i.e. employee shift schedules) provided by CADA staff (data attached for reference). The employee shift data and vehicle traffic patterns were verified by ATE staff at the existing facility located at Casa Esperanza. The operational data (attached for reference) indicates that the site would be staffed by 5 full time employees that would work staggered schedules

throughout the day. It is also noted that incoming and outgoing clients would be transported to and from the site by a CADA van that would be housed on site and are not allowed to keep vehicles while staying at the facility. The clients are also not allowed to have visitors while staying at the facility, thus the majority of trips to and from the site would be staff related. A spreadsheet showing the employee shift data and trip generation is attached for reference. Table 1 presents the trip generation estimates based on the operational data for the proposed project. It is noted that the trip generation analysis assumes credit for the existing single family dwelling that will be replaced by the proposed project.

**Table 1**  
**Project Trip Generation Estimates**

Shift	Staff	Daily Trips	A.M. Peak Hour			P.M. Peak Hour		
			In	Out	Total	In	Out	Total
12:00 A.M. - 8:00 A.M.	1	2	0	1	1	0	0	0
7:00 A.M. - 3:00 P.M.	1	2	1	0	1	0	0	0
8:00 A.M. - 4:00 P.M.	1	2	1	0	1	0	1	1
3:00 P.M. - 7:00 P.M.	1	2	0	0	0	0	0	0
4:00 P.M. - 12:00 A.M.	1	2	0	0	0	1	0	1
Miscellaneous (a)	4 Trips	8	0	0	0	0	0	0
<b>Sub-Total</b>	-	<b>18</b>	<b>2</b>	<b>1</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>2</b>
- Existing House	1 SFD	-10	0	-1	-1	-1	0	-1
<b>Total:</b>		<b>8</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>1</b>

(a) Miscellaneous trips include daily van trips and deliveries.

The data presented in Table 1 show that the Project is forecast to generate 8 average daily trips, 2 A.M. peak hour trips, and 1 P.M. peak hour trip.

## POTENTIAL TRAFFIC IMPACTS

The City of Santa Barbara's practice of assessing project-specific and cumulative traffic impacts entails assigning 5 or more peak hour vehicle trips through intersections within the project study area. This practice provides a statistical certainty for determining project-generated traffic additions at critical intersections on a day-to-day basis. As shown in Table 1, the project is forecast to generate less than 5 peak hour trips during the A.M. and P.M. peak hour periods. Based on the City's traffic impact criteria, the project would not have the potential to generate significant impacts to the surrounding street network.

## PARKING DEMAND ANALYSIS

Parking for the project is to be provided in the existing 2-car garage. An additional ADA accessible parking space would be added as part of the project. One of the spaces in the garage would be reserved for the CADA Detox Program van that will be used to transport incoming and outgoing clients, and the other space would be reserved for staff members (clients do not drive themselves or have access to their vehicle while staying at the facility).

The employee shift schedule data indicate that between the hours of 7:00 A.M. and 7:00 P.M. a total of 2 staff members would be at the project site at any one time. The peak parking demand for the project is therefore 3 vehicles (2 staff + 1 van). Table 2 summarizes the parking demands for the project.

**Table 2**  
**Project Parking Demands**

Shift	Staff Vehicles	Van	Parking Demand
12:00 A.M. - 8:00 A.M.	1	1	2
7:00 A.M. - 3:00 P.M.	2	1	3
7:00 A.M. - 8:00 A.M. (Overlap)	2	1	3
8:00 A.M. - 4:00 P.M.	2	1	3
3:00 P.M. - 4:00 P.M. (Overlap)	2	1	3
4:00 P.M. - 7:00 P.M.	2	1	3
7:00 P.M. - 12:00 A.M.	1	1	2

The 3 available spaces would accommodate this peak parking demand. One of these spaces will, however, be an ADA accessible space and thus may not be available for CADA staff use. CADA staff have however committed to purchasing parking passes for staff members to use the City's commuter parking lot, which is located less than half of a block away on the corner of the Carrillo Street/Castillo Street intersection. Based on the available parking supply and the additional parking resources in the vicinity of the project, the parking demand will be adequately accommodated.

This concludes ATE's traffic analysis for the CADA Detox Facility Project.

Associated Transportation Engineers

A handwritten signature in black ink, appearing to read 'Scott A. Schell'.

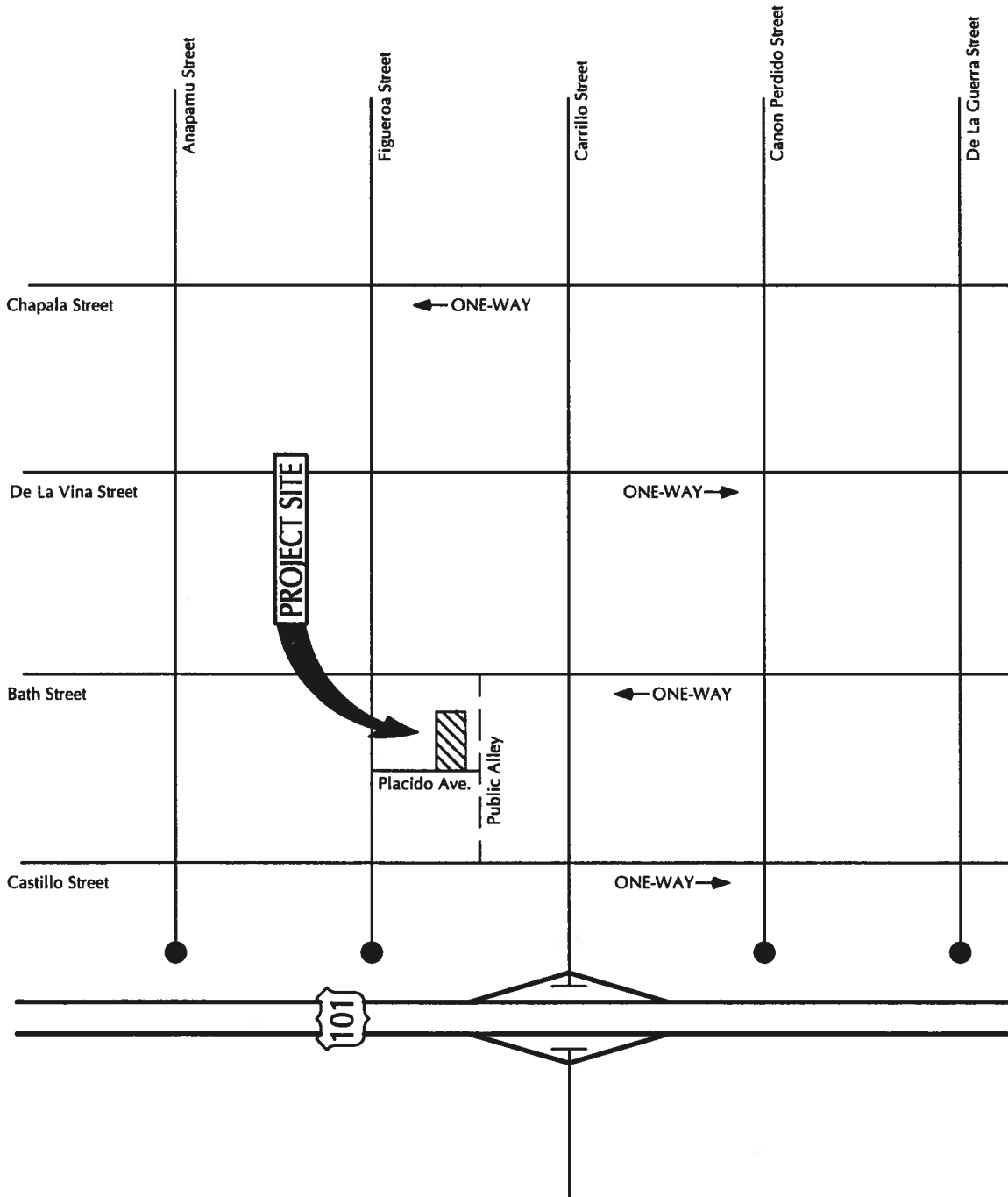
Scott A. Schell, AICP, PTP  
Principal Transportation Planner

SAS/MMF

Attachments



NOT TO SCALE



EXISTING STREET NETWORK AND PROJECT LOCATION





**#11061 - CADA Detox Facility Project  
Operational Data/Trip Generation**

Employee Shifts	Staff Members	A.M. Trips			P.M. Trips		
		IN	Out	Total	IN	Out	Total
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8:00 A.M. - 4:00 P.M.	1	1	0	1	0	1	1
4:00 P.M. - 12:00 A.M.	1	0	0	0	1	0	1
3:00 P.M. - 7:00 P.M.	1	0	0	0	0	0	0
<b>Total:</b>		<b>2</b>	<b>1</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>2</b>

**Notes:**

3:00 P.M. - 4:00 P.M. shift overlap includes a total of 3 staff vehicles on-site.

Peak Parking demand = 4 vehicles (3 staff+1 van)





CHRISTINE R. PIERRON  
ARCHITECT

## Pre-Application Review Team Application City of Santa Barbara

June 13, 2011

### Project:

CADA Project Recovery Detox Center  
New Location  
1020 Placido Ave.  
Santa Barbara, CA 93101  
APN 039-262-008

Dear PRT Members,

We are submitting this PRT application as a first step to seeking a Performance Standard Permit via Staff Hearing Officer approval. Determination that a Performance Standard Permit through the SHO process was the appropriate path of action was made via email with City Staff including Bettie Weiss, Danny Cato, and Renee Brook with a final direction given in an email from Bettie Weiss on March 24, 2011.

The proposed project is to convert an existing 2,271 SF (net w/garage) two-story single family residence into a detox facility run by The Council on Alcoholism and Drug Abuse (CADA). The property is owned by the Housing Authority of the City of Santa Barbara. The existing parcel is a 6,480 SF flat (1%) lot with two mature trees on site., proposed to remain. There are currently three 2<sup>nd</sup> floor bedrooms each with a dedicated bath proposed to be used as dormitory style bedrooms for the facility. There is a two car attached garage proposed to remain and ground floor living, kitchen, den and bath proposed as common space and accessible bedroom/bath space with alterations.

The CADA Project Recovery Residential Detox Program is currently located at Casa Esperanza at 816 Cacique Street. The proposed new location will provide the Center with a better environment that allows them to serve and house their female clients and better serve their clients as a whole. A letter describing the Center's program from CADA has been included in this package.

The facility proposes a maximum of twelve clients at a time for both men and women with boarding style bedrooms and shared baths separated for each sex. There is no "live-in" manager, but rotating staff positions. The night staff person remains awake so no bed is provided for staff. There are three existing second level bedrooms each with a dedicated bath, two would be used for men and one for women. Clients are not allowed to remain in the bedrooms from 9am to 8pm, unless they are infirm.

The downstairs is proposed to be renovated for accessibility. The existing den will be converted into a dual function room, an accessible bedroom as needed or a day room for all clients when not used as a

1205 De La Vina St Santa Barbara, CA 93101 ph805.448.1770  
fx800.621.4610 cp@christinepierron.com

e x n i h i l o

ATTACHMENT



CHRISTINE R. PIERRON  
ARCHITECT

bedroom. The existing downstairs bath will be renovated to provide an accessible bath and the kitchen will also be renovated for accessibility. In addition minor alterations are proposed for an accessible path and an existing door and steps to the garage are proposed to be removed. No alterations to the second floor are proposed.

Exterior improvements are proposed for accessibility, a new uncovered van accessible parking space, a new accessible ramp and stairs and a new accessible deck to the backyard. A new trash enclosure is also proposed. Some very minor grading for the ramp and stair foundations and parking is proposed.

The staff proposed for the facility will include 5.4 full time staff and one part time house manager. The full time staff are split into three eight hour shifts; midnight to 8 am, 8am to 4pm and 4pm to midnight, seven days a week. There is one staff person for the midnight shift, one for the 4pm shift and two for the 8am shift (staggered start times, one at 7am and one at 8am). The house manager is a 20 hour a week position from 3pm to 7pm, five days a week.

The typical stay for each client is two weeks. They are admitted and discharged on an individual basis, not as a group, so the stays are staggered.

The clients are picked up or dropped off by one of the on-site staff using the CADA van. The clients do not drive themselves and do not have a car while at the facility. Typically the van will park in the existing two car garage and the pick up and drop off is also proposed to take place in the garage to reduce the impact to the neighborhood. When needed, the provided single van assessable parking space will be used for pick-up and drop-off. Based on the low intensity of use, we are not proposing a designated drop off / pick up zone or parking space.

The clients are not allowed visitors so no guest parking is proposed.

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CADA believes this parking configuration and count will work with the staffing with any of the short term overlap parking addressed by parking on Figueroa St. They would be open to a no parking restriction on Placido Ave. and open to providing a parking pass for the commuter lot less than ¼ block away on Carrillo St.

We believe the existing configuration and location of this home make it an ideal opportunity to house the CADA facility. Its large rectangular bedrooms with dedicated baths are well suited, without any alteration, for the dormitory configuration required. Its location at the end of a quiet street next to a parking lot and across from the rear entrance to a multi-family housing development create a quiet and private location. Its existing large, private, backyard focuses the clients to the



CHRISTINE R. PIERRON  
A R C H I T E C T

enclosed back of the house where its soothing environment will be a benefit for them. The house's configuration with a side entrance and few front facing windows also promotes the private conditions desired for this facility. Its flat lot with adequate front yard also allows for the new accessible parking needed while still allowing for ample landscaping.

We believe the parking as proposed will service the project well because the clients will not have cars, no guests are allowed and the limited number of staff proposed. We look forward to discussing this with the City to ensure that it is an acceptable configuration for all.

The proposed alterations are all for creating an accessible facility and are modest in their development scope, no additions are proposed and the new handicap parking space is roughly located in what was a de facto gravel parking space.

CADA and the Housing Authority participated in two neighborhood outreach meetings about the proposed facility with approximately 45 neighbors prior to the City Council decision to purchase the property. As a result of these informative meetings we were able to address a number of neighborhood concerns:

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- The existing fencing will be repaired and replaced as needed to provide more privacy to adjacent yards.
- The Housing Authority, as property owner, agreed to work with the neighborhood to improve the current street lighting.
- CADA has proposed to take an active role in the neighborhood watch and reach out to other neighbors for continued dialogue.

The City Council, on the March 15, 2011 agenda, voted to approve the grant to the Housing Authority to fund the purchase of the 1020 Placido Ave. property.

This PRT package will also be submitted for ABR concept review so an ABR hearing date will be pending. We expect to have ABR comments for the City staff's consideration during this PRT 30-day review.

We appreciate the City's efforts already made to date for this project and look forward to working with the City and the community to make this a successful new location for this facility. The CADA Project Recovery Residential Detox Program is a valuable asset to Santa Barbara and we hope to make it even better with this proposal.



CHRISTINE R. PIERRON  
ARCHITECT

Regards

Christine Pierron  
Project Architect

Attachments:  
CADA Program Description letter

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