BY: Philip Dunsmore, Associate Planner (781-7522)  MEETING DATE: June 23, 2010

FROM: Kim Murry, Deputy Director of Community Development

FILE NUMBER: U 108-09 Homeless Services Center Use Permit

PROJECT ADDRESS: 3451 and 3511 South Higuera Street

SUBJECT: Review of a Homeless Services Center on vacant property adjacent to the Department of Social Services building in the Service-Commercial zone (C -S).

RECOMMENDATION

Adopt the attached Planning Commission resolution to approve the use permit based on findings and subject to conditions.

BACKGROUND

Situation

Community Action Partnership of San Luis Obispo County (CAPSLO) has submitted an application for a Planning Commission Use Permit to allow a Homeless Services Center (HSC) to be developed on the vacant property adjacent to the Department of Social Services at 3451 and 3511 South Higuera Street. CAPSLO is the operator of the Maxine Lewis Homeless Shelter and the Prado Day Center. The new HSC would combine the functions of these two facilities and would provide comprehensive services to the area’s homeless population. The HSC would be a regional facility and is a key implementation measure of the 10-Year Plan to End Chronic Homelessness.

The project to develop the HSC is at a critical stage. Some important milestones have already been accomplished, including a decision by the SLO County Board of Supervisors to determine that the property is surplus, making it available for the proposed HSC. Another key milestone was the determination by the Airport Land Use Commission that the HSC is consistent with the Airport Land Use Plan. With these approvals in place, the Planning Commission now assumes a pivotal role by considering approval of the use permit, including conditions of approval that will provide key guidance for the next phase of the entitlement and development process.

With some projects, the Planning Commission would have a complete set of project plans available to complete their evaluation. However, under the unique circumstances associated with development of the HSC, the use permit becomes a prerequisite to the design/build process envisioned for the facility. In particular, the use permit conditions of approval will establish the parameters for the building and site design and will provide a level of certainty about the location that is essential before any meaningful fundraising strategy can be developed to support the design/build process.
While the final design of the building has not been developed at this time, a complete project description is available and has been evaluated by City staff for compliance with City standards and procedures across a wide range of issues areas, including consistency with the General Plan, parking availability, traffic generation, employee/client ratio, emergency response, utilities services, and energy conservation.

Staff has also considered substantial feedback from neighbors of the project, the community of homeless service providers and other stakeholders in the process. The Chamber of Commerce has reviewed the proposal and is likely to take a position on the shelter prior to the use permit hearing. Staff believes that there is sufficient information in the record for a recommendation to be developed and approved, and will provide the Planning Commission with continued support if questions arise or additional information is needed to make a decision on this important proposal. At a later date, the project will return for a public hearing before the Architectural Review Commission to review the details of the building and site design.

Data Summary

Address: 3451 and 3511 South Higuera Street (Attachment 1, vicinity map)
Applicant/Representative: Community Action Partnership of San Luis Obispo County (CAPSLO)
Zoning: C-S-SP
General Plan: Public
Environmental Status: The project to establish the homeless services land use and construct a new building is exempt from CEQA in accordance with section 15332 of the CEQA guidelines.

Existing Site

The project site consists of a vacant parcel, approximately 1-acre in size, immediately south of the Department of Social Services. Although its designation is shown as Public on the General Plan Map, the zoning is Commercial-Service and it is part of the Higuera Commerce Park Specific Plan. The site is within the San Luis Obispo County Airport zone and is within safety area S-1b. The property is accessed by the frontage road parallel to South Higuera Street and also shares a driveway with the Department of Social Services (DSS). A service-commercial center with multiple tenants borders the property to the south, and property to the west across South Higuera Street is also developed with service commercial uses. Property north of the DSS, across Prado Road, is developed with a mobile home park with approximately 100 homes. Properties to the east are developed with service-commercial and manufacturing land uses.

Project Description

The project involves the development of a “Homeless Services Center” that will accommodate a shelter with up to 200 beds, food service, case management, and other services designed to assist the homeless. The new facility is designed to incorporate activities currently being conducted at the existing Prado Day Center Services site and the Maxine Lewis Memorial Shelter (MLM) while expanding overnight capacity to meet current needs. 13 full time staff and approximately
10 volunteers would manage the facility. Although the project description includes conceptual building designs, the Use Permit entitlement does not grant building design approval; therefore the following project description emphasizes the land use and not the ultimate development project which will require review by the Architectural Review Commission. However, the parameters approved in the use permit will be utilized to guide the building design. The building and site elements that have been planned include a site with 60 vehicle spaces, 20 bicycle spaces, and a building design that surrounds an interior courtyard that will allow activities to be oriented inwards. The building will be a two-story building, approximately 22,000 square feet in size, designed as an “institutional building” but built using sustainable principles and designed to meet a LEED silver rating. Several design concepts will be presented to the Planning Commission for comments (Attachment 3: Conceptual Architectural Drawings).

The following services are proposed to be included (see attachment 2, description of proposed use):

**Day Services**
- Breakfast and lunch will be provided by volunteer groups or prepared on-site in the commercial kitchen. Meals will be served in the dining room, which will also serve as a multi-use room.
- Case management activities (includes assistance in accessing community resources, housing, employment assistance and training) will be conducted in a multi-purpose room/library equipped with computers, telephones, mailroom, information/resource area and lounge.
- Children’s activities will be conducted in a separate children’s classroom and a separate outdoor children’s play area.
- Community meetings, as scheduled, will be held in the community room and would be open to outside groups.
- Clients would have use of laundry facilities located on-site (2 commercial/4 standard washers and 2 commercial/4 standard dryers).
- Partner agency activities will occur in separate offices (5 minimum). Examples would include mental health counseling, drug/alcohol out-patient activities and medical examinations.
- Clients would have day-use storage for their belongings, enabling them to safely store their belongings should they need to go to job interviews and community appointments.

**Overnight Shelter Services**
- Dinner -provided by volunteer groups or prepared on-site in the commercial kitchen.
- Separate showers will be available for clients to use.
- Male dormitories for up to 116 beds (58 bolted bunk beds)
- Female dormitories for up to 20 beds (10 bolted bunk beds),
- Separate family dormitories with up to 40 beds (20 bolted bunk beds)
- Separate family bedrooms for up to 24 beds.
  ➢ 4 – one-bedroom units (2 beds/room) = 8 beds
  ➢ 4 – two-bedroom units (2 beds/room) = 16 beds
EVALUATION

Review Criteria
In the C-S zone, a homeless shelter requires a Planning Commission use permit. The use permit is utilized to review the site compatibility, project characteristics and appropriate conditions. The Planning Commission recently reviewed the criteria for homeless shelters based on Housing Element Policy 8.19 which requires the City to amend the Zoning Regulations to allow Homeless Shelters by right when they meet specific criteria. This Housing Element Policy implements Senate Bill 2 which was intended to increase housing opportunities and ensure that local jurisdictions are accommodating appropriate services for the homeless. SB 2 requires that local agencies allow a homeless shelter by right in at least one zoning district. In San Luis Obispo this zoning district is the Public Facilities (P-F) zone. However, when shelters are within other districts, such as the C-S zone, they may be subject to other criteria. Therefore, the Commission has discretion on components of the land use such as capacity, parking, and business operations such as management and security. Conditions may also be added to guide the building and site design.

General Plan Policies
Both the Land Use Element and Housing Element provide policies that speak specifically to homeless shelters. The following paragraphs evaluate the proposed project with applicable General Plan Policies; Policies are in italics followed by staff’s response.

Land Use Element
Policy 5.1.6 Social Services
There should be a social-services area on South Higuera Street near Prado Road. The following functions should be located in the social services area: County Social Services; California Employment Development and Rehabilitation; federal Social Security Administration. This area should have sufficient space to accommodate regional offices of state and federal agencies.

Evaluation:
The vicinity chosen for the homeless center is appropriate given its adjacency to the Department of Social Services, Social Security, the DMV and other offices that are designed to assist the public. In addition to a complementary fit, the shelter is consistent with Land Use Element policy 5.16 which seeks to establish a social-services area on South Higuera Street near Prado Road. The Homeless services center is a key addition to other social services in this vicinity.

Housing Element
Policy 1.1 Assist those citizens unable to obtain safe shelter on their own.

Evaluation: The goal of the Homeless Services Center is not to permanently house the region’s homeless population but to assist them with integration back into the community, assisting them with job placement and obtaining permanent housing. Since case management is a key component of the homeless services center, expanding and combining services in one location will help with this need and is consistent with this basic Housing Element policy.
Program 1.7 Continue to support local and regional solutions to homelessness by funding programs such as the Maxine Lewis Memorial Shelter and the Prado Day Center.

Evaluation: The City supports the current programs as solutions to homelessness and will continue to support these programs through allocations of Community Development Block Grants (CDBG) to help support these facilities. The proposed shelter is designed specifically to assist the City’s homeless, but is not restricted to residents of the City and can function as a regional solution to homelessness.

Policy 8.1 Encourage housing development that meets a variety of special needs, including large families, single parents, disabled persons, the elderly, students, the homeless, or those seeking congregate care, group housing, single-room occupancy or co-housing accommodations, utilizing universal design.

Evaluation: Policy 8.1 asks that the City encourage housing development that meets the needs of the homeless such as the proposed homeless services center. While the HSC is not a housing development, the services provided will assist the homeless with transitioning to and locating permanent housing.

Policy 8.9 Support continued efforts to implement the document “The Path Home: San Luis Obispo County’s 10 Year Plan to End Chronic Homelessness”.

Evaluation: The need for a facility such as the proposed HSC is urgent. While the homeless population in the City and surrounding areas continues to increase, the condition of the existing overnight facilities has become degraded and in need of replacement. In addition, the Ten-Year Plan to End Chronic Homelessness calls for a focus on comprehensive services and rapid re-housing of first-time homeless individuals and households. The development of the proposed campus with a variety of services, including temporary housing for homeless households and case management services, is the best way to accomplish these goals.

Implementation of the Ten-Year Plan was adopted by the City Council as a goal to accomplish during the 2009-2011 Financial Plan process, as resources permit. The City has been working cooperatively with the County of San Luis Obispo (the land owner) and other service providers in the County to work towards this goal. The most substantial portion of this effort has been to facilitate the permitting of the proposed HSC on the project site. This effort has included coordination with the Chamber of Commerce, outreach to area businesses and residents and working closely with the Airport Land Use Commission to allow them to make their determination that the project is consistent with the Airport Land Use Plan.

The proposed HSC is supported by numerous service providers, public agencies and community stakeholders that have written letters of support for the proposed facility because it will meet such an essential need (Attachment 4).

The Path Home is a document that emphasizes a coordinated, efficient regional response to homelessness by focusing on getting individuals off the streets, out of shelters and placing them
into permanent housing while providing support services. Providing the Homeless Services Center is a major component in implementing this document. Attachment 5 “From Homeless to Homes,” summarizes this document.

Program 8.11 As funding allows, support local and regional solutions to meeting the needs of the homeless and continue to support, jointly with other agencies, shelters for the homeless and for displaced women and children.

Evaluation: The City is currently working with the County of San Luis Obispo in the processing of this use permit application which will allow the homeless shelter on County owned property within the City.

Housing Element Policy (consistent with SB 2)

8.19 Within one year of Housing Element adoption, update the Zoning Ordinance to allow homeless shelters by right provided they are consistent with the ministerial review standards identified in State law. The City will establish objective standards with input from service agencies to regulate the following, as permitted under SB 2, including:

A) The maximum number of beds/persons permitted;
B) Parking based on demonstrated need but that does not exceed parking requirements for other comparable uses in the same zone;
C) The size/location of exterior and interior onsite waiting and client intake areas;
D) The provision of onsite management;
E) The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;
F) The length of stay;
G) Lighting; and
H) Security during hours that the emergency shelter is in operation.

Evaluation: Housing Element policy 8.19 was implemented when the Planning Commission recently approved amendments to the Zoning Regulations in April to allow a homeless shelter in the PF zone without a use permit. The Zoning code was updated to include the criteria listed above and these amendments will be finalized by the City Council on July 6th. However, since a use permit is required in the C-S zone, consideration is not limited to these criteria and the Commission may apply other criteria and conditions to ensure the use is compatible in the proposed location.

Site Development Criteria

Site compatibility/Location
One of the most difficult factors in evaluating a homeless facility is location. Unfortunately facilities that accommodate the homeless often invoke neighborhood concerns regarding security, and a sense that the presence of a different sector of the population will degrade the neighborhood. Much of this fear is perception. The HSC facility is designed to improve neighborhood quality by removing the homeless from the neighborhood parks, the creeks, and back alleys behind commercial businesses. By accommodating the homeless and facilitating
permanent housing and jobs, the intent is to reduce the neighborhood impacts. An increase in the size of the facility and combining all services on one site, close to other services is likely to significantly reduce neighborhood impacts.

The proposed location was determined based on several factors, including a careful review of many alternative sites. Other publicly owned properties throughout the San Luis Obispo area were evaluated for neighborhood compatibility, proximity to services, adequate area, cost and future plans for each property. Other properties were removed from consideration due to size, lack of proximity to transit and services, natural resource conflicts, or other feasibility factors. The proposed location became the preferred choice due to its public ownership, proximity to other services and transit, and lack of sensitive resources on site or within the vicinity. It is a flat property with good access and adequate site area to meet the needs of the building and parking. Public transit is available nearby and social services are located immediately adjacent to the site. Furthermore, the County of San Luis Obispo has approved and allocated the site for use as a homeless services center, therefore CAPSLO does not have to purchase the property.

**Airport Land Use Plan**

The property is located within Airport safety zone S-1-b which severely limits residential and commercial density. On March 17, 2010, the Airport Land Use Commission (ALUC) reviewed the proposal and granted an exception to allow the homeless shelter to be located on this property subject to finding that the project is a unique circumstance because the parcel is owned by County Government and is adjacent to social services, public transportation and that the establishment of the facility is a distinct and infrequent community project in comparison with commercial and residential development that can be established throughout the City. The ALUC also found that the facility will meet a need that cannot be met at other locations and that the facility is needed to replace inadequate facilities. The ALUC's approval was based on two conditions:

1. The proposed local action shall apply only to the property occupied by the referred individual project, and
2. The proposed local action shall contain provisions sufficient to ensure that no development other than the exact project referred to and considered by the ALUC may be established.

The project referred to the ALUC is the same project that is being considered by this use permit, which includes a 200 bed homeless services center as described in the project description. The ALUC also requested that the project return to the ALUC to review the site design for airport compatibility prior to the project proceeding to the ARC. A condition of approval has been added to ensure that the project is reviewed by the ALUC to examine issues such as window placement, interior use areas, tree placement, and overall building design to ensure occupant safety.

**Building Design**

As mentioned earlier, the building design has not been finalized, and the applicant team is awaiting approval of the use permit to help guide the building and site design. Since the use permit approves the land use at this location, the amount of occupants, and the overall business plan, these parameters will dictate the size of the parking area, the size of the building, and the
functions that will need to be included in the building. At this time, the design team has provided a series of architectural concepts that have been prepared by students in the School of Architecture at Cal Poly. These design concepts all share something in common; they are based on what the City’s development standards would dictate at this site and they are based on a specific program. Therefore they are good examples of what the final design might look like. The “program” includes the following objectives:

- The building design should be welcoming, respectful, and provide a sense of dignity as well as a strong “sense of place”.
- The facility should be a “good neighbor” with inward facing activities.
- The building should respect the context of the area.
- It should maximize natural light and ventilation and energy efficiency through the use of alternative energy systems and efficient mechanical systems.
- It should reach at least a LEED silver classification.
- It should include a green roof or utilize a roof that supports photovoltaics.
- It should incorporate “value engineering” to accomplish a low maintenance and durable facility.

Parking and site improvements
A total of 60 parking spaces and 20 bicycle parking spaces are proposed. With up to 200 clients and up to 23 employees, the proposed number of parking spaces appears to be sufficient. The proposed zoning code amendments approved by the Planning Commission dictate that parking shall be supplied at a ratio of one vehicle space per 8 beds, and one secured bicycle parking area designed to accommodate up to one bicycle per 10 beds. Staff visited the Good Samaritan shelter in Santa Maria and found that most of the clients walk, ride bicycles or utilize public transit. In San Luis Obispo there are a slightly higher percentage of clients who have vehicles, probably due to the rural nature of this region. However, after discussions with CAPSLO staff, the proposed number of parking spaces along with the proposed accommodations for bicycles appears to be more than adequate. A condition of approval to require 50 parking spaces and 20 bicycle parking spaces has been added. This condition is based on the applicant’s desire to place as many as 60 parking spaces on the site.

In addition to an inward oriented outdoor courtyard with landscaping, the site will provide for landscape areas within the parking area. One component that is unique to this shelter is a small kennel facility that is designed to accommodate pets. CAPSLO indicated that interviews with clients revealed that one reason many homeless do not come to the shelter and instead spend the night outdoors in the community is that they have pets and the current shelter does not accommodate pets. At this time the location or design of the kennel has not been determined and the Commission should comment on this component. Due to the potential noise impacts associated with a kennel, this feature might be best if integrated into the building or inner courtyard area. A draft condition of approval that speaks to this issue has been added to the resolution.
Management/Security

Increasing the capacity of the shelter and combining services at one location will substantially reduce the number of individuals that are turned away. Currently, clients must navigate between the Prado Day Center and the Maxine Lewis shelter for food and overnight services. The facilities at either location cannot support the existing regional demand; therefore many potential clients are turned away each night. Additionally, the distance between each facility can pose a significant hardship for the mobility-impaired. The majority of individuals that are currently turned away are due to limited space.

During outreach efforts in the community, staff heard concerns expressed about the behavior of those clients who are turned away and questions of how the operation of the facility will address this concern. At the existing shelters in San Luis Obispo, operations are accommodated on a “behavioral based” approach - unless clients are behaving inappropriately or are clearly intoxicated they are allowed to remain. Should a client not be willing to leave the premises without incident, the police are contacted.

CAPSLO has supplied some statistics for the existing shelters to help examine the needs of the future homeless center: During the month of April, a total of 6,540 visits were recorded for services through Prado Day Center, Maxine Lewis and the Church overflow. Of those, only 41 individuals were asked to leave the premises - .006%. The vast majority of individuals - 38 for the entire month - left without incident. Only 3 individuals out of 6,540 displayed behavior requiring police escort (.0005%).

CAPSLO has an excellent relationship with SLO Police and staff has been in discussion to have a designated space at the Campus where officers could check in throughout the day. A security system is proposed to include cameras installed in common areas and outside the building, as well as trained staff that will monitor the perimeter, and help to ensure safety and security of the immediate area.

Environmental Review

The project to establish the homeless services land use and construct a new building is exempt from CEQA in accordance with section 15332 (Class 32) of the CEQA guidelines. Section 15332 of the CEQA guidelines is designed to exempt infill development projects when they are consistent with Zoning and General Plan policies and when the project does not result in impacts to traffic, noise, air quality or water quality. Additional considerations include whether the site has potential impacts to endangered, rare or threatened species. The proposed shelter on this site meets all of the applicable criteria and an exemption from CEQA based on the Class 32 criteria is recommended.

Planning Commission Direction

Since the building design has not been completed, the Planning Commission has the opportunity to provide direction for site or building features that may be needed to address issues related to the use of the site. Although draft conditions of approval have been included in the use permit
resolution the Commission may wish to provide additional direction on the following:

1. Intake and waiting room area at the building entry;
2. Any physical accommodations or a business plan for those that are turned away due to behavioral issues;
3. Proposed criteria for the pet kennel size, function or operation.

Other items that the Commission would like to refer to the ARC can also be included. These items can be addressed as conditions of approval for the use permit.

Summary

As noted earlier, this staff report evaluates the proposed new Homeless Services Campus with respect to the goals, policies and guidelines of the City that speak to land use. The proposed use is consistent with land use policies that encourage similar uses within this vicinity, and the proposed location is suitable at this site given the size of the property and the characteristics of the neighborhood. Although the Planning Commission may comment on proposed design alternatives, a final design will return for review by the Architectural Review Commission when the project receives use permit entitlement.

ALTERNATIVES

1. The Planning Commission may continue this discussion if it is found there is not sufficient information to adequately review the project. The Commission should be specific in formulating a list of items that need to return to the Commission in order to make a determination.

2. The Commission may make findings to deny the use permit. These findings should speak to location criteria, the business plan or both.

Attached:

1. Vicinity Map
2. Description of proposed use
3. Reduced scale project concept drawings
4. Letters supporting the shelter use permit
5. A “Path to Home” summary
6. Resolution recommending approval of the use permit
VICINITY MAP

File No. U 108-09

3451 & 3511 S. HIGUERA
Description of the Proposed Use

Type of Proposed Activities
The SLO Homeless Services Campus will incorporate activities currently being conducted at the existing Prado Day Center Services site and the Maxine Lewis Memorial Shelter (MLM). The Campus will operate 24-hours per day, seven days a week. The facility will be configured in such a way to allow for a central courtyard that will provide clients with outside active and passive space – this courtyard will be in the center of an inward focused building which have minimal impact on the surrounding neighborhood.

Day Services:
- Breakfast and Lunch will be provided by volunteer groups or prepared on-site in the commercial kitchen. Meals will be served in the dining room, which will also serve as a multi-use room during all other times.
- Case management activities (includes assistance in accessing community resources, housing, employment assistance and training) will be conducted in a multi-purpose room/library equipped with computers, telephones, mailroom, information/resource area and lounge.
- Children’s activities will be conducted in a separate children’s classroom and a separate outdoor children’s play area.
- Community meetings, as scheduled, will be held in the community room and would be open to outside groups.
- Clients would have use of laundry facilities located on-site (2 commercial/4 standard washers and 2 commercial/4 standard dryers).
- Partner agency activities will occur in separate offices (5 minimum). Examples would include mental health counseling, drug/alcohol out-patient activities and medical examinations.
- Clients would have day-use storage for their belongings, enabling them to safely store their belongings should they need to go to job interviews and community appointments.

Overnight Shelter Services:
- Dinner will be provided by volunteer groups or prepared on-site in the commercial kitchen.
- Separate showers will be available for clients to use.
- Male dormitories for up to 116 beds (58 bolted bunk beds), bathroom with 10 urinals, 6 + 2 HC toilets, 10 sinks
- Female dormitories for up to 20 beds (10 bolted bunk beds), bathroom with 4 toilets, 2 HC toilets, 6 sinks
- Separate family dormitories with up to 40 beds (20 bolted bunk beds), 4 bathrooms, separate kitchen area, quiet area.
- Separate family bedrooms for up to 24 beds.
  - 4 – one-bedroom units (2 beds/room) = 8 beds + 1 – shared bathroom (1 + 1 HC toilet, 4 sinks)
  - 4 – two-bedroom units (2 beds/room) = 16 beds + 2 – shared bathrooms (1 + 1 HC toilets, 4 sinks)

The Campus would have a minimum number of 13 full-time equivalent staff and 10 volunteers.

Outdoor Area:
A total of 60 auto and 20 bicycle parking spaces will be available during business hours. A small pet kennel area will allow clients to bring their pets on-campus, a major reason why many individuals do not come to the shelter and are instead sleeping outdoors throughout the community.

Security/Client Removal:
Though CAPSLO is fortunate to provide the comprehensive day and night services at Prado Day Center (day services), MLM (night services) and by partnering with the Interfaith Coalition for the Homeless (ICH) Overflow (women and children night services at designated churches in SLO City), these facilities are spread throughout the city. The distance between facilities along with the limited space of each structure has been a barrier for our clients as they travel daily from one source of assistance to the other, often times turned away due to lack of space. Having all services located on one site will enable clients to remain on-campus instead of traveling across town and placing additional burdens on the local neighborhoods. An increase in the number of beds available will address the issue of clients being turned away due to lack of space. During the month of April, 90 clients were turned away from the Shelter due to lack of space. These individuals most likely spent the night somewhere outdoors in the community. With the additional space available at the Campus this issue will be resolved.

Currently both Prado Day Center and the MLM Shelter operate on a “behavioral based” approach - unless clients are behaving inappropriately or are clearly intoxicated they will be allowed to remain on-campus. Should a client not be willing to leave the premises without incident, the police are contacted. During the month of April, a total of 6,540 individuals accessed services through Prado Day Center, MLM and the Church overflow. Of those, only 41 individuals were asked to leave the premises - .006%. The vast
The majority of individuals — 38 for the entire month — left without incident. Only 3 individuals out of 6,540 displayed behavior requiring police escort (.0005%).

CAPSLO has an excellent relationship with SLO Police and staff has been in discussion with Chief Linden to have a designated space at the Campus for officers. This would allow for a more consistent presence throughout the day.

A security system, which will include cameras installed in common areas and outside the building, as well as trained staff who will monitor the perimeter, will help to ensure safety and security of the immediate area.
The attached drawings are conceptual ideas prepared by design students in the School of Architecture at Cal Poly. The project was initially given to a studio last year with a much more ambitious program requiring that most parking be placed underground, or on an adjacent parcel which would have to be purchased to support the project. As a result of that earlier effort, we worked with operators and staff of the Maxine Lewis Shelter, and Prado Day Center to arrive at a more realistic program. The attached conceptual solutions represent a response to the program and project description as described in this application. Part of the direction given, beyond the programmatic requirements was to respect local zoning and building requirements as if this were to be a real proposal. The alternates attached to this application are several representative possibilities for the site.

The facility is comprised of a two-story building of approximately 22,500 square feet of enclosed program area, and accommodates the functions and programs described in this application. Aside from the necessary functional requirements of the facility, it was felt that the building should also accomplish other equally important objectives:

The building should be welcoming, respectful, and provide a sense of dignity as well as a strong "sense of place". It should avoid an institutional quality, while at the same time provide a safe environment for the clients, staff and volunteers.

The facility should be a "good neighbor" with inward facing activities as much as possible.

The building should be respectful to the context of the surrounding area.

Maximize natural daylighting and ventilation, and maintain excellent indoor air quality.

Maximize energy efficiency through the use of high-efficiency mechanical and water conveying systems, photovoltaic and greywater systems.

Maximize sustainability features with a goal of reaching LEED "Silver" classification

Utilize roof surfaces for functional purposes, where feasible, such as: green roof, garden area, outdoor passive space, toplighting, photovoltaics, etc.

Utilize "value engineering" and life-cycle costing to accomplish a durable, affordable, low-maintenance facility.
This site plan alternate places parking on the north side of the parcel with a single access point on the cul-de-sac off of Higuera street. The building is compact in form and surrounds a linear central open space. The primary entrance is on the northwest corner of the building.
This site plan alternate also places parking on the north side of the parcel in a slightly different configuration with an access entry point on the cul-de-sac off of Higuera street, and an exit, north to a shared existing driveway. The building is also compact in form and surrounds a central open space. The primary entrance is on the northwesterly corner of the building.
This site plan alternate places parking on the westerly side of the parcel with an access entry point on the cul-de-sac off of Higuera street, and an exit, north to a shared existing driveway. The building is also compact in form and contains two smaller outdoor open spaces, the primary one abutting the property to the south. The primary entrance is on the westerly corner of the building.
This site plan alternate places parking on the southerly and westerly sides of the parcel with an access entry point on the cul-de-sac off of Higuera street, and an exit, north to a shared existing driveway. The building is also compact in form and contains a central linear open space. The primary entrance is on the westerly corner of the building.

In addition to providing for photovoltaics on the roof, this scheme proposes extensive use of green roof surfacing to buffer thermal impacts as well as provide additional acoustical buffering. Because of the constraints of this site on available ground area for open space functions, this scheme proposes the possibility of outdoor passive areas located on the roof.
ALTERNATE #4

SECOND FLOOR ISOMETRIC

GROUND FLOOR ISOMETRIC
ALTERNATE #5

The site plan for this alternate is similar to the previous one with parking on the southerly and westerly sides of the parcel. This scheme also relies on an access entry point on the cul-de-sac off of Higuera street, and an exit, north to a shared existing driveway. This exhibit is simply to show another floor plan variation.
To the City of San Luis Obispo Planning Commission

RE: Support Letter for Homeless Services Campus, 3451 So. Higuera St., San Luis Obispo, CA

From: Linda Doust, El Camino Homeless Organization

I support Community Action Partnership of San Luis Obispo County’s (CAPSLO) application for a Planning Use Permit for a Homeless Services Campus to be constructed at 3451 So. Higuera St., San Luis Obispo, CA.

Currently, homeless services are provided at two separate facilities located across town from one another – Prado Day Center and Maxine Lewis Memorial Shelter. The Campus, which will consolidate services under one roof, will be utilized to better serve the homeless in the San Luis Obispo community, through an integrated system of service delivery. The integrated approach for the delivery of services will accomplish the shared vision, goals and objectives as adopted in the San Luis Obispo County, California definitive analysis, “Path to a Home: the SLO County 10 Year Plan to End Homelessness”.

The purpose of the Campus is to serve as the focal point for all local and regional services to the homeless in the San Luis Obispo Community. This will be achieved through the delivery of high quality and integrated services meeting the immediate needs of the homeless, as well as assisting clients to achieve self-sufficiency through the integration of supportive services aimed at moving them into more permanent housing.

I urge the Planning Commission to grant a Use Permit to CAPSLO.

Respectfully submitted,

Linda Doust, President, ECHO
May 14, 2010

To: City of San Luis Obispo Planning Commission

Subject: Support Letter for Homeless Services Campus, 3451 South Higuera Street, San Luis Obispo, California.

From: John Elfers, Homeless Coordinator, San Luis Obispo County Office of Education

I support Community Action Partnership of San Luis Obispo County’s (CAPSLO) application for a Planning Use Permit for a Homeless Services Campus to be constructed at 3451 South Higuera Street, San Luis Obispo, California. The San Luis Obispo County Office of Education implements programs designed to guarantee that all homeless children receive a fair and equal education. We work with school districts to provide immediate enrollment and assistance with transportation for homeless children. We also offer additional academic services such as scholarships to after-school programs and tutoring services.

Currently, homeless services are provided at two separate facilities located across town from one another – the Prado Day Center and the Maxine Lewis Memorial Shelter. The Campus, which will consolidate services under one roof, will be utilized to better serve the homeless in the San Luis Obispo community, through an integrated system of service delivery. The integrated approach for the delivery of services will accomplish the shared vision, goals, and objectives as adopted in the San Luis Obispo County, California definitive analysis, “Path to a Home: the SLO County 10 Year Plan to End Homelessness” Such a facility will allow our education programs to better serve the needs of homeless children in our county.

I urge the Planning Commission to grant a Use Permit to CAPSLO.

Respectfully submitted,

John Elfers
May 14, 2010

To: City of San Luis Obispo Planning Commission

Subject: Support Letter for Homeless Services Campus, 3451 South Higuera Street, San Luis Obispo, California.

Dears Sirs:

I support Community Action Partnership of San Luis Obispo County’s (CAPSLO) application for a Planning Use Permit for a Homeless Services Campus to be constructed at 3451 South Higuera Street, San Luis Obispo, California.

Currently, homeless services are provided at two separate facilities located across town from one another – the Prado Day Center and the Maxine Lewis Memorial Shelter. The Campus, which will consolidate services under one roof, will be utilized to better serve the homeless in the San Luis Obispo community, through an integrated system of service delivery. The integrated approach for the delivery of services will accomplish the shared vision, goals, and objectives as adopted in the San Luis Obispo County, California definitive analysis, “Path to a Home: the SLO County 10 Year Plan to End Homelessness”

The purpose of the Campus is to serve as the focal point for all local and regional services to the homeless in the San Luis Obispo Community. This will be achieved through the delivery of high quality and integrated services meeting the immediate sheltering needs of the homeless, as well as assisting clients to achieve self-sufficiency through the integration of supportive services aimed at moving them into more permanent housing.

I urge the Planning Commission to grant a Use Permit to CAPSLO.

Respectfully submitted,

Ronald E. Castle,
Chief Executive Officer
Community Health Centers of the Central Coast, Inc.
May 19, 2010

To: City of San Luis Obispo Planning Commission

Subject: Support Letter for Homeless Services Campus, 3451 South Higuera Street, San Luis Obispo, California.

From: Thomas J. Clough, Member Homeless Services Oversight Council, Board Member, Five Cities Homeless Coalition

As a member of the Homeless Services Oversight Council and a Board member of the Five Cities Homeless Coalition, I support Community Action Partnership of San Luis Obispo County’s (CAPSLO) application for a Planning Use Permit for a Homeless Services Campus to be constructed at 3451 South Higuera Street, San Luis Obispo, California.

Currently, homeless services are provided at two separate facilities located across town from one another – the Prado Day Center and the Maxine Lewis Memorial Shelter. The Campus, which will consolidate services under one roof, will be utilized to better serve the homeless in the San Luis Obispo community, through an integrated system of service delivery. The integrated approach for the delivery of services will accomplish the shared vision, goals, and objectives as adopted in the San Luis Obispo County “Path to a Home: the SLO County 10-Year Plan to End Homelessness.”

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The San Luis Obispo County Supervisors and staff are strongly endorsing the creation of similar one-stop campus services in both the North County and South County. In the South County, the Five Cities Homeless Coalition is actively working on developing a One Stop Day Shelter to be located in the Five Cities area. The success of One Stop Day Shelters in other locations in California demonstrate the effectiveness of this approach for reducing and ending homelessness.

I urge the Planning Commission to grant a Use Permit to CAPSLO.

Respectfully submitted,

[Signature]
May 19, 2010
To: City of San Luis Obispo Planning Commission

Subject: Support Letter for Homeless Services Campus, 3451 South Higuera Street, San Luis Obispo, California.

From: Patti Diefenderfer, Member Homeless Services Oversight Council, President, Five Cities Homeless Coalition

As a member of the Homeless Services Oversight Council and President of the Five Cities Homeless Coalition, I support Community Action Partnership of San Luis Obispo County’s (CAPSLO) application for a Planning Use Permit for a Homeless Services Campus to be constructed at 3451 South Higuera Street, San Luis Obispo, California.

Currently, homeless services are provided at two separate facilities located across town from one another – the Prado Day Center and the Maxine Lewis Memorial Shelter. The Campus, which will consolidate services under one roof, will be utilized to better serve the homeless in the San Luis Obispo community, through an integrated system of service delivery. The integrated approach for the delivery of services will accomplish the shared vision, goals, and objectives as adopted in the San Luis Obispo County “Path to a Home: the SLO County 10-Year Plan to End Homelessness.”

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I urge the Planning Commission to grant a Use Permit to CAPSLO.

Respectfully submitted,

[Signature]
May 14, 2010

City of San Luis Obispo Planning Commission
990 Palm
San Luis Obispo, CA 93401

RE: Support Letter for Homeless Services Campus, 3451 South Higuera Street

To Whom It May Concern:

I support Community Action Partnership of San Luis Obispo County's (CAPSLO) application for a Planning Use Permit for a Homeless Services Campus to be constructed at 3451 South Higuera Street, San Luis Obispo, California.

Currently, homeless services are provided at two separate facilities located across town from one another - the Prado Day Center and the Maxine Lewis Memorial Shelter. The Campus, which will consolidate services under one roof, will be utilized to better serve the homeless in the San Luis Obispo community, through an integrated system of service delivery. The integrated approach for the delivery of services will accomplish the shared vision, goals, and objectives as adopted in the San Luis Obispo County, California definitive analysis, “Path to a Home: the SLO County 10 Year Plan to End Homelessness”.

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I urge the Planning Commission to grant a Use Permit to CAPSLO.

Respectfully submitted,

[Signature]
Candy Markwith
Chief Executive Officer

CLM:bk
To: City of San Luis Obispo Planning Commission  
Subject: Support Letter for Homeless Services Campus  
3451 South Higuera Street, San Luis Obispo, California.  

From: People’s Kitchen  

On behalf of the People’s Kitchen Board we support the Community Action Partnership of San Luis Obispo County’s (CAPSLO) application for a Planning Use Permit for a Homeless Services Campus to be constructed at 3451 South Higuera Street, San Luis Obispo, California.

You are aware of the current efforts to meet the needs of the homeless. People’s Kitchen serves more than 68,000 hot lunches yearly. However the community is not meeting the goals of the 10 year Plan and we are not helping people move from homelessness. With the consolidated campus we will be able to provide services, using a best practices model. This model will help us to move people out of homelessness, rather than warehousing them as we currently do.

I urge the Planning Commission to grant a Use Permit to CAPSLO.

Respectfully submitted,

Mary N. Parker  
Chair, People’s Kitchen
June 1, 2010

City of San Luis Obispo Planning Commission
990 Palm Street
San Luis Obispo, CA 93401

RE: Support Letter for Homeless Services Campus, 3451 South Higuera Street, San Luis Obispo, California.

I support Community Action Partnership of San Luis Obispo County’s (CAPSLO) application for a Planning Use Permit for a Homeless Services Campus to be constructed at 3451 South Higuera Street, San Luis Obispo, California.

Currently, homeless services are provided at two separate facilities located across town from one another – the Prado Day Center and the Maxine Lewis Memorial Shelter. The Campus, which will consolidate services under one roof, will be utilized to better serve the homeless in the San Luis Obispo community, through an integrated system of service delivery. The integrated approach for the delivery of services will accomplish the shared vision, goals, and objectives as adopted in the San Luis Obispo County, California definitive analysis, “Path to a Home: the SLO County 10 Year Plan to End Homelessness”

The purpose of the Campus is to serve as the focal point for all local and regional services to the homeless in the San Luis Obispo Community. This will be achieved through the delivery of high quality and integrated services meeting the immediate sheltering needs of the homeless, as well as assisting clients to achieve self-sufficiency through the integration of supportive services aimed at moving them into more permanent housing.

I urge the Planning Commission to grant a Use Permit to CAPSLO.

Sincerely,

Barry VanderKelen
Executive Director
May 14, 2010

City of San Luis Obispo Planning Commission
990 Palm
San Luis Obispo, CA 93401

RE: Support Letter for Homeless Services Campus, 3451 South Higuera Street

To Whom it May Concern:

I support Community Action Partnership of San Luis Obispo County's (CAPSLO) application for a Planning Use Permit for a Homeless Services Campus to be constructed at 3451 South Higuera Street, San Luis Obispo, California.

Currently, homeless services are provided at two separate facilities located across town from one another - the Prado Day Center and the Maxine Lewis Memorial Shelter. The Campus, which will consolidate services under one roof, will be utilized to better serve the homeless in the San Luis Obispo community through an integrated system of service delivery. The integrated approach for the delivery of services will accomplish the shared vision, goals, and objectives as adopted in the San Luis Obispo County, California definitive analysis, "Path to a Home: the SLO County 10 Year Plan to End Homelessness".

The purpose of the Campus is to serve as the focal point for all local and regional services to the homeless in the San Luis Obispo Community. This will be achieved through the delivery of high quality and integrated services meeting the immediate sheltering needs of the homeless, as well as assisting clients to achieve self-sufficiency through the integration of supportive services aimed at moving them into more permanent housing.

I urge the Planning Commission to grant a Use Permit to CAPSLO.

Respectfully submitted,

[Signature]

Candy Markwith
Chief Executive Officer

CLM:bk
WOMEN’S SHELTER PROGRAM
OF SAN LUIS OBISPO COUNTY
Post Office Box 125
San Luis Obispo, California 93406
(805) 781-6401; (805) 781-6410 (fax)
www.womensshelterslo.org
Marianne Kennedy / Executive Director

May 13, 2010

To: City of San Luis Obispo Planning Commission

Subject: Support Letter for Homeless Services Campus, 3451 South Higuera Street, San Luis Obispo, California.

I support Community Action Partnership of San Luis Obispo County’s (CAPSLO) application for a Planning Use Permit for a Homeless Services Campus to be constructed at 3451 South Higuera Street, San Luis Obispo, California.

Currently, homeless services are provided at two separate facilities located across town from one another – the Prado Day Center and the Maxine Lewis Memorial Shelter. The Campus, which will consolidate services under one roof, will be utilized to better serve the homeless in the San Luis Obispo community, through an integrated system of service delivery. The integrated approach for the delivery of services will accomplish the shared vision, goals, and objectives as adopted in the San Luis Obispo County, California definitive analysis, “Path to a Home: the SLO County 10 Year Plan to End Homelessness”.

The purpose of the Campus is to serve as the focal point for all local and regional services to the homeless in the San Luis Obispo Community. This will be achieved through the delivery of high quality and integrated services meeting the immediate sheltering needs of the homeless, as well as assisting clients to achieve self-sufficiency through the integration of supportive services aimed at moving them into more permanent housing.

The Women’s Shelter administrative office is within walking distance of the proposed Campus site. We have no objections to the Campus being constructed in our neighborhood and additionally see the close proximity as an advantage for our mutual clients.

I urge the Planning Commission to grant a Use Permit to CAPSLO.

Respectfully submitted,

Marianne Kennedy
Executive Director, Women’s Shelter Program
May 20, 2010

To: City of San Luis Obispo, Planning Commission

Subject: Support Letter for Homeless Services Campus
3451 South Higuera St., San Luis Obispo

From: Dr. Anneka Scranton
Friends of Prado Day Center

On behalf of the Board of the Friends of Prado Day Center, I express our ardent support for the Community Action Partnership of San Luis Obispo (CAPSLO) application for a Planning Use Permit for a Homeless Services Campus to be constructed at 3451 South Higuera Street, San Luis Obispo.

Our Board voted on April 13, 2020 to join with CAPSLO as a collaborative partner in developing the proposed One Stop Campus. We are prepared to assist in both planning and fundraising for the campus. It should be noted that our vote was both unanimous and enthusiastic.

The Prado Day Center currently serves as the only day center for the homeless in our county. The demand on our facility continues to rise as the recession continues. Proposed cuts in California state funding for social services may lead to a further rise in homelessness, hunger, and poverty. We believe that the provision of case management and preventative services are imperative to achieve the stated goal of the 10 year county wide plan to eliminate homelessness. We need a larger and more efficient facility to provide the comprehensive and integrated support services warranted by the ongoing rise in the homeless population. Further, a better facility would allow for new programs that could life folks out of poverty –such as a kitchen that could be used to train clients in cooking and catering.

We strongly urge the Planning Commission to grant a Use Permit to CAPSLO.

Sincerely,

Dr. Anneka Scranton
Friends of Prado Co-President
annekascranton@gmail.com
May 12, 2010

To: City of San Luis Obispo Planning Commission

Subject: Support Letter for Homeless Services Campus, 3451 South Higuera Street, San Luis Obispo, California.

I support Community Action Partnership of San Luis Obispo County’s (CAPSLO) application for a Planning Use Permit for a Homeless Services Campus to be constructed at 3451 South Higuera Street, San Luis Obispo, California.

Currently, homeless services are provided at two separate facilities located across town from one another – the Prado Day Center and the Maxine Lewis Memorial Shelter. The Campus, which will consolidate services under one roof, will be utilized to better serve the homeless in the San Luis Obispo community, through an integrated system of service delivery. The integrated approach for the delivery of services will accomplish the shared vision, goals, and objectives as adopted in the San Luis Obispo County, California definitive analysis, “Path to a Home: the SLO County 10 Year Plan to End Homelessness”.

The purpose of the Campus is to serve as the focal point for all local and regional services to the homeless in the San Luis Obispo Community. This will be achieved through the delivery of high quality and integrated services meeting the immediate sheltering needs of the homeless, as well as assisting clients to achieve self-sufficiency through the integration of supportive services aimed at moving them into more permanent housing.

I urge the Planning Commission to grant a Use Permit to CAPSLO.

Respectfully submitted,

Star Graber, PhD, LMFT
Division Manager
May 6, 2010

To: City of San Luis Obispo Planning Commission

Subject: Support Letter for Homeless Services Campus, 3451 South Higuera Street, San Luis Obispo, California.

From: Lee Collins, Director — Department of Social Services, San Luis Obispo County

I support Community Action Partnership of San Luis Obispo County’s (CAPSLO) application for a Planning Use Permit for a Homeless Services Campus to be constructed at 3451 South Higuera Street, San Luis Obispo, California.

Currently, homeless services are provided at two separate facilities located across town from one another — the Prado Day Center and the Maxine Lewis Memorial Shelter. The Campus, which will consolidate services under one roof, will be utilized to better serve the homeless in the San Luis Obispo community, through an integrated system of service delivery. The integrated approach for the delivery of services will accomplish the shared vision, goals, and objectives as adopted in the San Luis Obispo County, California definitive analysis, “Path to a Home: the SLO County 10 Year Plan to End Homelessness”.

The purpose of the Campus is to serve as the focal point for all local and regional services to the homeless in the San Luis Obispo community. This will be achieved through the delivery of high quality and integrated services meeting the immediate sheltering needs of the homeless, as well as assisting clients to achieve self-sufficiency through the integration of supportive services aimed at moving them into more permanent housing.

I urge the Planning Commission to grant a Use Permit to CAPSLO.

Respectfully submitted,

Lee Collins
May 10, 2010

To: City of San Luis Obispo Planning Commission

From: Karen Baylor, Ph.D., LMFT  
Behavioral Health Administrator

Subject: Support Letter for Homeless Services Campus, 3451 South Higuera Street, San Luis Obispo, California.

I support Community Action Partnership of San Luis Obispo County’s (CAPSLO) application for a Planning Use Permit for a Homeless Services Campus to be constructed at 3451 South Higuera Street, San Luis Obispo, California.

Currently, homeless services are provided at two separate facilities located across town from one another – the Prado Day Center and the Maxine Lewis Memorial Shelter. The Campus, which will consolidate services under one roof, will be utilized to better serve the homeless in the San Luis Obispo community, through an integrated system of service delivery. The integrated approach for the delivery of services will accomplish the shared vision, goals, and objectives as adopted in the San Luis Obispo County, California definitive analysis, “Path to a Home: the SLO County 10 Year Plan to End Homelessness”

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I urge the Planning Commission to grant a Use Permit to CAPSLO.
May 6, 2010

To: City of San Luis Obispo Planning Commission

Subject: Support Letter for Homeless Services Campus, 3451 South Higuera Street, San Luis Obispo, California.

From: Transitions-Mental Health Association

I support Community Action Partnership of San Luis Obispo County’s (CAPSLO) application for a Planning Use Permit for a Homeless Services Campus to be constructed at 3451 South Higuera Street, San Luis Obispo, California.

Currently, homeless services are provided at two separate facilities located across town from one another – the Prado Day Center and the Maxine Lewis Memorial Shelter. The Campus, which will consolidate services under one roof, will be utilized to better serve the homeless in the San Luis Obispo community, through an integrated system of service delivery. The integrated approach for the delivery of services will accomplish the shared vision, goals, and objectives as adopted in the San Luis Obispo County, California definitive analysis, “Path to a Home: the SLO County 10 Year Plan to End Homelessness.”

The purpose of the Campus is to serve as the focal point for all local and regional services to the homeless in the San Luis Obispo Community. This will be achieved through the delivery of high quality and integrated services meeting the immediate sheltering needs of the homeless, as well as assisting clients to achieve self-sufficiency through the integration of supportive services aimed at moving them into more permanent housing.

I urge the Planning Commission to grant a Use Permit to CAPSLO.

Respectfully submitted,

[Signature]

Jill Bolster-White
Executive Director
June 3, 2010

City of San Luis Obispo
Planning Commission
990 Palm Street
San Luis Obispo, CA 93401

Dear Planning Commission Members:

I support Community Action Partnership of San Luis Obispo County’s (CAPSLO) application for a Planning Use Permit for a Homeless Services Campus to be constructed at 3451 South Higuera Street, San Luis Obispo, California.

Currently, homeless services are provided at two separate facilities located across town from one another – the Prado Day Center and the Maxine Lewis Memorial Shelter. The Campus, which will consolidate services under one roof, will be utilized to better serve the homeless in the San Luis Obispo community, through an integrated system of service delivery. The integrated approach for the delivery of services will accomplish the shared vision, goals, and objectives as adopted in the San Luis Obispo County “Path to a Home: the SLO County 10-Year Plan to End Homelessness.”

The purpose of the Campus is to serve as the focal point for all local and regional services to the homeless in the San Luis Obispo Community. This will be achieved through the delivery of high quality and integrated services meeting the immediate sheltering needs of the homeless, as well as assisting clients to achieve self-sufficiency through the integration of supportive services aimed at moving them into more permanent housing.

As a former member of the Friends of Prado Day Center Board of Directors for over six years, I have an acute understanding of the need for a Homeless Services Campus. Therefore, I urge the Planning Commission to grant a Use Permit to CAPSLO.

Sincerely,

Debby Nicklas
Former President and Board Member
Friends of Prado Day Center
June 10, 2010

(via email only)
Phil Dunsmore
City of San Luis Obispo Planning Commission
San Luis Obispo City Hall
San Luis Obispo, CA

Subject: Homeless Services Center Use Permit Application, parcel # 053-252-081
3451 South Higuera Street, San Luis Obispo, California.

Planning Commissioner Members:

This letter is to urge you to grant the application for a Use Permit submitted by the Community Action Partnership of San Luis Obispo County’s (CAPSLO) for a Homeless Services Campus at 3451 South Higuera Street, San Luis Obispo, California. The services center is an essential component of the integrated homeless service delivery system envisioned for this county by Path to a Home: The 10 Year Plan to End Homelessness. Moving forward on the services center will be a major step to reaching the Plan’s vision of transitioning the homeless to homes.

Currently, the primary services for homeless county residents are provided at two separate facilities located across town from one another – the Prado Day Center and the Maxine Lewis Memorial Shelter. Additionally, clients must to travel to other locations such as mental health or social services offices for mainstream services. The services center will consolidate these under one roof allowing for a more efficient delivery of services to clients and, accordingly, more efficient use of scarce community resources. This integrated approach for the delivery of services has been successful in other communities and through the adoption of Path to a Home has been embraced by the key stakeholders in San Luis Obispo County: the cities, the County and service providers.

The services planned for the services center will be provided to the homeless residents of our County, be there a center or not. Thus, the crux of the decision before the Planning Commission is whether this community can progress towards a more effective service delivery system that will bring a twofold benefit: to the clients in achieving self-sufficiency and permanent housing; and to the community in a more fiscally efficient investment of its limited homeless services dollars.

I urge the Planning Commission to grant a Use Permit to CAPSLO.

Sincerely,
PATRICIA GOMEZ, Atty.

CC: Grace McIntosh, Deputy Director, Operations
Community Action Partnership, San Luis Obispo (via email only)
FROM HOMELESS TO HOMES

History
A committed coalition representing government, faith communities and homeless service providers has taken action to attack homelessness in San Luis Obispo County. After much research and analysis, the coalition has created a detailed plan to prevent and end homelessness through partnerships and cooperation. *Path to Home* emphasizes a coordinated, efficient regional response to this regional problem through a Housing First approach. The idea behind Housing First is to get individuals and families off of the streets, out of shelters and place them as quickly as possible into permanent housing while providing the support services for maximum self-sufficiency and the opportunity to be productive and participating members of the community. Housing First has been successful in other communities to reduce the number of visible homeless persons on the streets and promote integration into communities.

Vision
Multi-service centers, where people can access a comprehensive range of support services in one location, are a pivotal component of *Path to Home*. To this end a variety of direct service providers, city/county officials, and private individuals have coalesced around this *Path to Home* action step. They aim to create a safe, healthy space for the co-location, and increase, of the services that have been demonstrated to lead homeless and marginally housed adults and families with children to self-sufficiency in the community.

Purpose
The Prado Day Center is the only location where the homeless can get core services during the day. At night, dinner and a bed are found at the Maxine Lewis Memorial Shelter and through the Interfaith Coalition for the Homeless, at various churches in SLO City.

- An average of 133 people a day use Prado Day Center
- An average of 85 people a night sleep at Maxine Lewis or the Interfaith Coalition churches.
- In a single month 6,540 have received homeless services:
  - An average of 870 were turned away from Maxine Lewis due to lack of space
  - Only 41 were turned away due to behavior issues; only 3 required police escort

These facilities lack the space for co-location of comprehensive services and, spread throughout the city, people with limited resources must travel daily from one source of assistance to the other.

A single multi-service center with comprehensive, 24-hour day and night services is a first step down a *Path to Home*:
- Enables clients to remain in one location instead of moving about the City and placing additional burdens on the local neighborhoods
- A place for a hot meal, a shower, a bed for the night, laundry and storage facilities
- Onsite access to other services -- such as case management and health care -- that promote health and self-sufficiency
- Adjacent to the Department of Social Services maximizes service efficiencies for a streamlined, integrated system moving the homeless to homes
- Designed with a courtyard in the center of the building providing people with outdoor space while having minimal impact on the surrounding neighborhood
- A security system with cameras, as well as trained staff, monitor the interior and perimeter to ensure safety and security of the immediate area
- Efforts underway to provide law enforcement with a designated space to allow for a more consistent day and nighttime presence

The Future
The hard realities of life will not disappear in San Luis Obispo and people will inevitably become homeless. The collective energy of *Path to Home*, with its multi-service center approach, does mean that when an individual or a family becomes homeless, San Luis Obispo will have system in place to empower homeless citizens and guide them on the path to self-sufficiency and permanent homes. We hope you will join us!
FACES OF HOMELESS IN SAN LUIS OBISPO CITY

As many as 3,800 people are homeless on any given day in San Luis Obispo County; an estimated one-third are children. An estimated thirty-five percent are adults caring for children; 5% are seniors, 11% are veterans. These were some of the findings of a January 2009 snapshot survey of homeless in the County. The City of San Luis Obispo homeless have their own story to tell.

Demographics of Homelessness
- 36% of County's homeless are in the city of San Luis Obispo
- 75% were men; 17% veterans; 20% had children with them
- This is not a transient group:
  - 25% of the respondents were originally from the County; another 24% had friends or family in the County
  - 25% had been in the county over 1 year; 48% over five years
- 30% completed high school; another 35% completed or had some college.

Falling into Homelessness
- 49% were first time homeless
- Those who had been homeless before:
  - Experienced homelessness an average of 4 times
  - Had had a home approximately 5 years before falling into homelessness again
  - Remained homeless for approximately 29 months
- 53% lost their home due to financial reasons
- 31% lost their home due to health reasons
- A majority accessed services in the past year:
  - 73% day center
  - 53% shelter
  - 53% health care
  - 26% case management services

Economics of Homelessness
- 7% had a paying job
- 56% were too disabled to find work
- 36% were unsuccessful when trying to get hired
- 30% had used job training services
- Most received other mainstream assistance:
  - 43% food stamps
  - 20% SSI
  - 15% general assistance

Health and Homelessness
- Many homeless have health challenges:
  - 43% reported a physical disability
  - 33% reported a mental disability
  - 23% reported substance abuse issues
  - 42% reported depression, anxiety or PTSD
- 52% had MediCal, Medicare of Veterans Administration coverage
- For health services:
  - 60% had used Community Health Centers
  - 44% had used emergency rooms
  - 16% had used mental health
RESOLUTION NO. XXXX-10

A RESOLUTION OF THE SAN LUIS OBISPO PLANNING
COMMISSION APPROVING A USE PERMIT TO ALLOW A
HOMELESS SERVICES CENTER IN THE COMMERCIAL SERVICE
DISTRICT AT 3451 AND 3511 SOUTH HIGUERA STREET
U 108-09

WHEREAS, the Planning Commission of the City of San Luis Obispo conducted a public
hearing in the Council Chamber of City Hall, 990 Palm Street, San Luis Obispo, California, on
June 23, 2010, for the purpose of considering application U-108-09, a request to allow a
Homeless Services Center at 3451 and 3511 South Higuera Street; and

WHEREAS, notices of said public hearing were made at the time and in the manner
required by law; and

WHEREAS, the Planning Commission has duly considered all evidence, including the
testimony of the applicant, interested parties, and the evaluation and recommendations by staff,
presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of
San Luis Obispo as follows:

Section 1. Findings. Based upon all the evidence, the Commission makes the following
findings in support of the project approval that includes a homeless services center as described
in Attachment A, description of the proposed use.

1. The proposed project is consistent with the General Plan Land Use Element policy 5.16,
because it allows the establishment of a necessary homeless services center within close
proximity to other social services.

2. The proposed project is consistent with the General Plan Housing Element policy 1.1
since it will fill an unmet need of assisting those who are unable to find shelter on their
own.

3. The proposed project is consistent with the General Plan Housing Element policy 8.1 and
8.9 since it will facilitate the development of a facility that will assist the homeless
population while implementing the document “A 10-year plan to end homelessness”.

4. The conceptual project design complies with all applicable provisions of the Zoning
Regulations as described within the property development standards for the Service-
Commercial zone.

5. The site is adequate for the project in terms of size, configuration, topography, and other
applicable features, and has appropriate access to public transit, and public streets with
adequate capacity to accommodate the quantity and type of traffic expected to be
generated by the use.
6. As conditioned, the establishment, maintenance, or operation of the proposed project will not, in the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity of the proposed use, or detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

7. The project to establish the homeless services land use and construct a new building is exempt from CEQA in accordance with section 15332 of the CEQA guidelines.

**Section 3. Action.** The Planning Commission does hereby approve application U 108-09, allowing a homeless services center at the property of 3451 and 3511 South Higuera Street subject to the following conditions:

1. The project shall be forwarded to the Architectural Review Commission to review the project design for consistency with the Community Design Guidelines. Specific attention shall be given to the compatibility between the building design and adjacent commercial uses.

2. A detailed security plan identifying security staff, monitoring devices and security provisions for surrounding vicinity shall be submitted in conjunction with the Architectural Review application.

3. The building shall be designed to meet the standards of LEED silver certification; however the building is not required to be officially LEED certified.

4. Building design submitted to the ARC shall include details of interior floor plans identifying use areas for all spaces and including the following:
   a. Interior courtyard or other semi-protected outdoor use area/passive recreation
   b. Accommodations for sleeping, showering and laundry as described in the project description.
   c. An area for intake and waiting.
   d. Offices and staff areas
   e. Pet kennels designed with a semi-outdoor area protected from noise interference to adjacent land uses or on-site sleeping areas. Pet kennels shall not be designed to accommodate more than 15 animals. Kennels shall include a management plan for cleaning and other maintenance.
   f. Childcare facilities (if proposed in project description)

5. A minimum of 20 on-site bicycle parking spaces shall be required on site, 5 of which shall be designed as long-term bicycle parking spaces that are covered.

6. A minimum of 50 on-site vehicle parking spaces shall be required.

7. Project shall be in substantial compliance with project description (Exhibit A). Minor changes to the description may be approved by the Community Development Director;
substantial modifications (10% or more increase in floor area or occupancy, or substantial changes to the operation plan) shall require modification of the use permit.

8. Project shall comply with conditions required by the Airport Land Use Commission regarding tree placement, window placement and space planning and shall return to the ALUC to review final building design elements prior to review by the ARC.

9. This use permit shall be valid for 3 years following architectural approval unless the use has been established, the building has been substantially constructed, or a time extension has been granted.

On motion by ____, seconded by _____ and on the following roll call vote to wit:

AYES:
NOES:
REFRAIN:
ABSENT:

The foregoing resolution was passed and adopted this _______ day of _________, 2010.

______________________________
Doug Davidson, Secretary
Planning Commission