

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



DATE: November 18, 2015
TO: Members of the Planning Commission
FROM: Lucille T. Breese, AICP, Planning Manager
Megan Lowery, Contract Planner
RE: Conditional Use Permit – CUP 15-06

AGENDA ITEM NO. 2

Continued from the October 14, 2015 Planning Commission meeting.

A request from Anna Zucker, owner and applicant, for Planning Commission review and consideration of a Conditional Use Permit to allow conversion of the existing triplex located at 115 North D Street (APN 085-132-007) into a rehabilitation clinic/housing for women. The property is zoned *Mixed Use (MU)*. This action is exempt from the California Environmental Quality Act (CEQA).

Scope of Review:

The Planning Commission is being asked to consider:

- If the proposed project meets the property development standards for the *Mixed Use (MU)* zone;
- If the proposed project, with a Conditional Use Permit, is compatible with surrounding uses, and appropriate for the site;
- If the required Findings of Fact can be made; and
- If the Conditions of Approval are appropriate for the project.

The Planning Commission has the authority to approve, conditionally approve, modify, or deny a Conditional Use Permit (Lompoc City Code Section 17.124.060).

PLANNING COMMISSION ACTION:

- 1) Adopt Resolution No. 822 (15) approving CUP 15-06, based upon the Findings of Fact in the Resolution, and subject to the attached draft Conditions of Approval; or
- 2) Provide alternate direction.

SITE DATA:

- 1) Property Owner..... Anna Zucker, Ladies Recovery 4 Life
- 2) Site Location 115 North D Street
- 3) Assessor Parcel Numbers 085-132-007
- 4) Site Zoning..... Mixed Use (MU)
- 5) General Plan Designation Mixed Use (MU)
- 6) Site Use Residential
- 7) Surrounding Uses/Zoning North: Residential, MU
South: Commercial, CO
East: Residential, MU
West: Residential, MU
- 8) Site Area 0.16 acres

Background:

July 22, 1958 Construction of three-unit apartment building.

Proposal:

The project is a request to use an existing three-unit apartment building as a women’s rehabilitation clinic/housing. No physical improvements are proposed as part of the project. The applicant is proposing to house up to 15 women—without children currently in their immediate daily care—for a minimum period of six (6) months. The facility would have one onsite employee (owner/program manager), and one additional employee that would assist on an as-needed basis (counselor). The owner/program manager would not reside on the property. The property would continue to be served by the existing City of Lompoc sanitary, utility, police, and fire services.

PROJECT ANALYSIS:

State Law:

The proposed facility is an “alcoholism or drug recovery or treatment facility” within the definition of the Health and Safety Code 11834.02 and will operate as a commercial business. If the project were serving six or fewer clients the zoning preemption in the Health and Safety Code 11834.02 would apply, and the City would have to consider the project as only a single family residence. However, the project is for a single facility proposing to serve up to 15 clients, so the City can require a Conditional Use Permit and place reasonable conditions of approval on the use.

In addition to needing to obtain zoning approval, the facility also requires licensing from the California Department of Health Care Services (DHCS). A license must be obtained and an inspection performed by the DHCS prior to the facility being opened. The licensing process requires the facility to:

- Comply with Title 9 regulations;
- Provide proof of fire department clearance, business license, and registration with the Secretary of State;
- Provide testing results of the facility water source (if not on municipal water);
- Provide a breakdown of the rehabilitation program with operational goals and daily schedules for tenants; and
- Provide staff qualifications for assessment.

After the facility becomes operational, the facility is subject to biannual inspections by DHCS. Should a facility be determined to be out of compliance with DHCS requirements during inspections, DHCS works with the operator to resolve the non-compliance issues. Should issues arise in between inspections, complaints can be sent to the DHCS complaint department for more immediate resolution. In addition to DHCS inspections, the City Fire Department will also conduct inspections to ensure continual compliance with Fire Code requirements on an annual basis.

General Plan:

The General Plan designation for this property is *Mixed Use (MU)* and the stated purpose is:

“To provide areas for a mixture of pedestrian-oriented uses (e.g. commercial, residential, civic, cultural, and recreational) where each activity adds to the whole to produce a town center that is economically vibrant and socially inviting.”

The General Plan further describes appropriate uses in the *MU* area as *“shops; business services; residential units; medical offices; and public and quasi-public uses of a recreational, educational, or religious type.”*

The proposed rehabilitation clinic/housing facility use is consistent with the residential and medical activities allowed under the mixed-use designation. Therefore, the change of use to a women’s rehabilitation clinic/housing is consistent with the site’s General Plan designation. Additionally, the project’s proximity to commercial retail and transit facilities along Ocean Avenue would provide walkable community amenities and transportation access to residents, consistent with the pedestrian-oriented goals of the mixed use designation.

Zoning Ordinance:

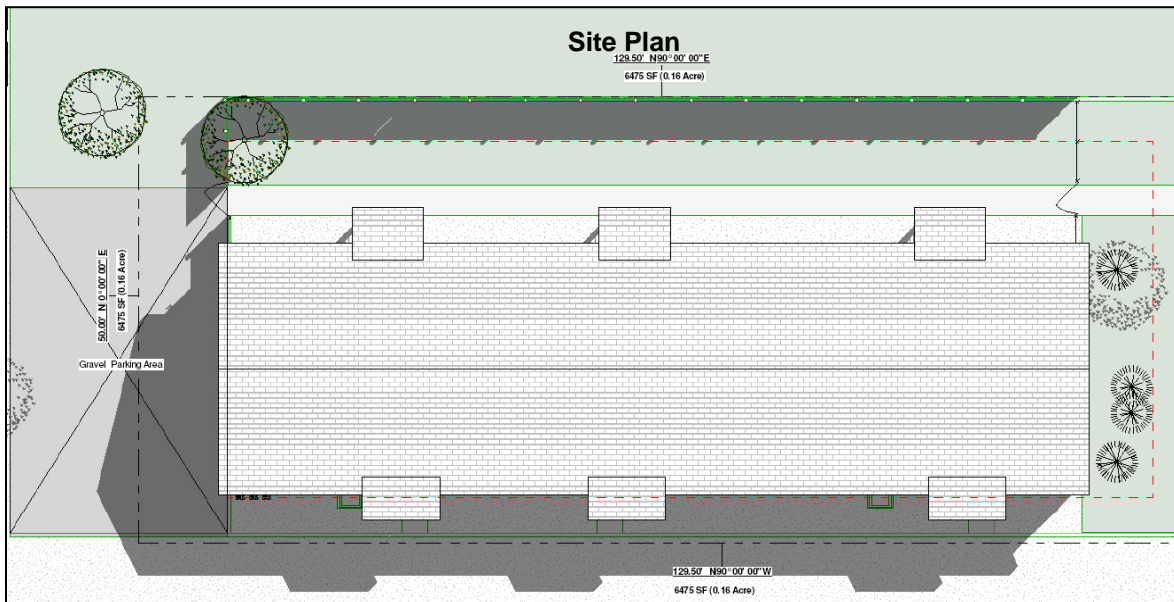
The zoning for this site is *Mixed Use (MU)* and the stated purpose is:

“To provide areas that encourage residential opportunities and innovative retail commercial uses that are located near transportation corridors where local residents have access to personal services, retail facilities, and cultural opportunities that are pedestrian oriented. To recognize the unique character that alleys can provide to support infill development, subject to appropriate standards to preserve views, protect privacy, and limit building bulk.”

As discussed above, the residents would have clinical care and housing provided at the proposed facility, and therefore the project is consistent with intent of the mixed use zone district. Additionally, walkable community amenities would be within close proximity to the proposed residences and therefore accessible to the residents.

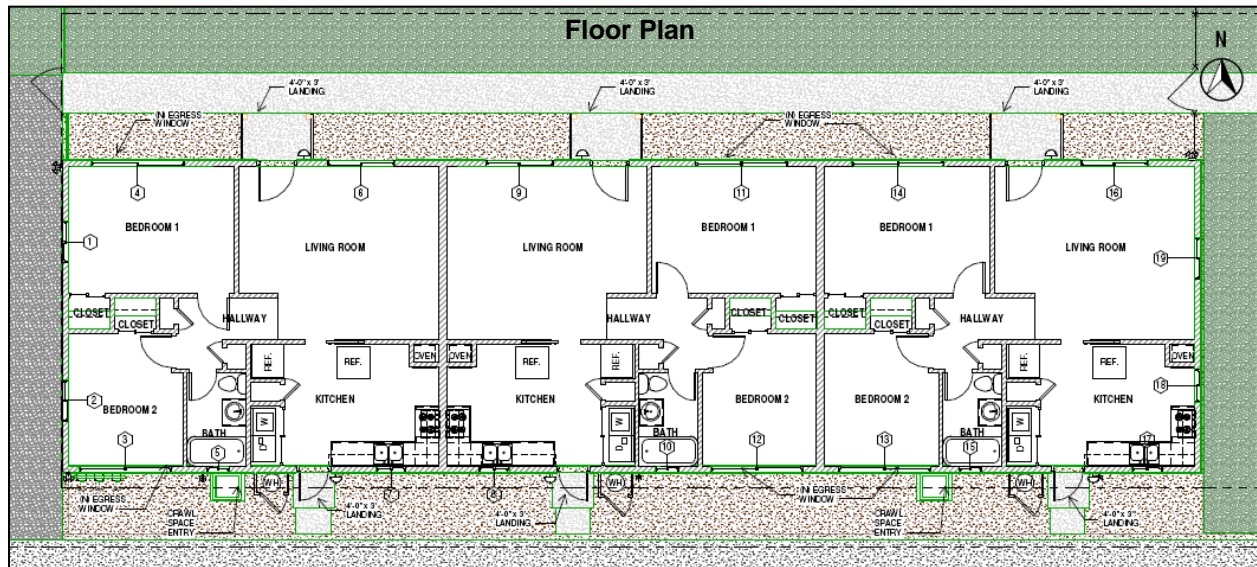
Site Plan:

The project proposes to utilize the existing three-unit, single-story, apartment building with no physical changes to the building layout proposed. Each unit has two bedrooms and a small outdoor patio area on the north side of the building, enclosed with a common fence. No parking currently exists on the property, but three vehicle parking spaces could be accommodated at the rear of the building with the approval of an encroachment permit (since they would extend beyond the property line into the public alley).



Density:

The apartment complex was constructed in 1958 per the City’s building records. The complex consists of three, two-bedroom apartments, approximately 856 square feet each, one of which the owner/manager currently lives in. The project proposes to utilize all three units to house up to 15 women in need of rehabilitation housing and services, and the owner/manager would no longer reside at the property. The two bedrooms in the units are two different sizes: one is 94 square feet (8’6” x 11’) and the other is 63 square feet (8’6” x 7’6”). The proposed density would result in 5 women between the two bedrooms, or 2-3 women per bedroom.



However, per the Department of Health Care Services licensing requirements, the local Fire Department must determine the allowed occupancy based on Fire Code standards. Per the City Fire Department, the 2013 California Fire Code, Table 1004.1.2 Occupancy Allowances, allows one occupant per 200 square feet of gross floor area. Given the size of the apartment units (856 square feet), four residents per unit would be allowed. Therefore the total permitted occupancy of the facility, utilizing all three units, would be a maximum of 12 people, not 15 as initially proposed.

DHCS requires the operator receive a Certification of Occupancy by the City Fire Department prior to operation. The initial inspection by DHCS will confirm the beds and living areas are consistent with the permitted occupancy limit.

Parking:

The apartment building was constructed in 1958, with no covered or uncovered parking designated; therefore the current lack of parking is considered to be legal non-conforming. Per the current parking standards, in Municipal Code Section 17.112.020.G, multifamily dwellings with two or more bedrooms would require two (2) covered spaces per unit. Under the current standards, the three-unit complex would require six (6) covered spaces. Although the applicant states the residents typically do not have vehicles, parking could be utilized by those residents who do have vehicles, in addition to the employee (owner/manager), and/or visitors to the property.

To bring the property closer to compliance with current parking standards, staff recommends the addition of three (3) uncovered parking spaces at the rear of the property. Standard 90-degree angle parking spaces require a 9 ft. x 20 ft. area per vehicle space. There is an existing gravel area at the rear of the property that extends beyond the property line into the public alley. However, three (3) 9 ft. x 20 ft. spaces could be accommodated in the gravel area without interfering with the path of travel in the alley. Since the parking area would technically extend outside of the property line, a road encroachment from the Engineering Division would be required to permit parking in this location. Additionally, the parking area should be striped to clearly

demark the designated parking stalls. A condition of approval has been included to require these items.

Although on-street parking is not considered when reviewing parking, this particular site does have adjacent on-street parking that would be available for resident and/or visitor use. Additionally, the two nearby businesses are not open on Sundays, which is expected to open up additional on-street parking on Sundays, the designated “family day,” when the majority of visitor parking is anticipated.

Landscaping:

The proposed project would change the use of the property from residential to commercial. This change affords the opportunity for the City to require the property to update the landscaping to bring the property closer to consistency with the City’s landscaping and drought-tolerant standards. Additionally, there are funding opportunities available for landscaping through the City’s Water Conservation Department of the Utilities Division. A condition of approval has been included to require the applicant to work with the City to refresh the existing landscaping.

Staff Review:

No formal Development Review Board (DRB) meeting was held for this CUP, however the application was circulated and Conditions of Approval were drafted by each of the departments, addressing both standard and project specific requirements that will need to be completed.

Project specific conditions are included when staff can determine what they should be from the conceptual plans provided for Planning Commission review. A complete plan check occurs after construction plans have been submitted to the Building Division for building permits. Please note that not all COAs included with the Planning Commission Resolution for the project may be applicable. If the applicant has questions and/or concerns regarding specific conditions, he/she should contact the department/division that is recommending the condition. DRB members do not attend the Commission meeting and Planning staff cannot answer specific questions regarding conditions recommended by other departments/divisions.

The DRB recommends approval of CUP 15-05 based on the conditions of approval.

ENVIRONMENTAL DETERMINATION:

The proposed project, as conditioned, is Categorically Exempt, pursuant to Section 21084 of the California Environmental Quality Act (CEQA) and Section 15303, New Construction or Conversion of Small Structures, of the CEQA Guidelines. A Notice of Exemption will be filed, pursuant to CEQA requirements, following the Commission action.

NOTICING:

On September 29, 2015:

- 1) Notice of the Public Hearing was published in the Lompoc Record;
- 2) Notices were mailed to property owners within 300 feet by US mail;
- 3) Notices were placed on the City website; and
- 4) The project site was posted by City staff.

APPEAL RIGHTS:

Any person has the right to appeal the Planning Commission action to the City Council within ten (10) calendar days of the action. Contact a Planning Division staff member for the required appeal form; the fee is \$257.80.

ATTACHMENTS:

- 1) [Draft Resolution No. 822 \(15\) and Conditions of Approval](#)
- 2) [Project Description](#)
- 3) [Site Plan and Elevations](#)
(PC only with staff report, documents available for review in Planning Division)

| Staff Report has been reviewed and approved for submission to the Planning Commission | | | |
|---|-------------|--------------------------------|-------------|
| | | | |
| Teresa Gallavan | Date | Lucille T. Breese, AICP | Date |
| Economic Development Director / Assistant City Manager | | Planning Manager | |

RESOLUTION NO. 822 (15)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A CONDITIONAL USE PERMIT FOR A WOMEN'S REHABILITATION CLINIC/HOUSING FACILITY LOCATED AT 115 NORTH D STREET (Planning Division File No. CUP 15-06)

WHEREAS, a request was received from Anna Zucker, representing Ladies Recovery 4 Life, for consideration of a Conditional Use Permit for a women's rehabilitation clinic/housing facility, located at 115 North D Street (Assessor Parcel Number: 085-132-007);

WHEREAS, the matter was originally noticed for the October 14, 2015 Planning Commission meeting but was continued to November 18, 2015;

WHEREAS, the matter was considered by the Planning Commission at a public meeting on November 18, 2015;

WHEREAS, at the meeting of November 18, 2015, staff was present and answered Planning Commissioners' questions and addressed their concerns;

WHEREAS, at the meeting of November 18, 2015, _____ spoke in favor of/in opposition to the project; and

WHEREAS, the proposed project, as conditioned, is Categorically Exempt, pursuant to Public Resources Code Section 21084 of the California Environmental Quality Act (CEQA) and Section 15303, New Construction or Conversion of Small Structures, of the CEQA Guidelines.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOMPOC RESOLVES AS FOLLOWS:

SECTION 1: After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission finds that the women's rehabilitation clinic/housing facility, as conditioned, meets the requirements of the Lompoc City Code and is consistent with the applicable policies and development standards, therefore it can be found that:

- A. The proposed use, as conditioned, is consistent with the applicable policies and development standards set forth in Lompoc City Code Section 17.056.
- B. The conditions stated in the decision are deemed necessary to protect the public health, safety, and welfare.
- C. The site of the proposed use relates to streets and highways adequate in width and pavement to carry the quantity and kind of traffic generated by the proposed use.

- D. The proposed use will have no adverse effect upon the abutting and surrounding property from the permitted use thereof.
- E. The triplex was constructed in 1958 and no parking was required; the requirement for three parking spaces will move the project closer to compliance with current codes.

SECTION 2: Based upon the foregoing, CUP 15-06 allowing conversion of the existing building into a sober living facility is approved as proposed on November 18, 2015, subject to the conditions attached as Exhibit A which are incorporated by reference as if fully set forth herein.

The foregoing Resolution No. 822 (15) was adopted, on motion by Commissioner _____, and seconded by Commissioner _____ at the November 18, 2015 Planning Commission meeting by the following vote:

AYES:

NOES:

Lucille T. Breese, AICP, Secretary

Ron Fink, Chair

Attachment: [Exhibit A – Conditions of Approval](#)

**CONDITIONS OF APPROVAL
CUP 15-06 – LADIES RECOVERY 4 LIFE
115 NORTH D STREET – APN: 085-132-007**

The following Conditions of Approval apply to the Conditional Use Permit CUP 15-06, application received by the Planning Division on July 15, 2015, and reviewed by the Planning Commission on November 18, 2015.

I. PLANNING

Planning – General Conditions

- P1. All applicable provisions of the Lompoc City Code are made a part of these conditions of approval in their entirety, as if fully contained herein.
- P2. In conformity with Sections 17.140.010, 17.152.010, and 17.152.020 of the Lompoc City Zoning Ordinance, the violation of any condition listed herein shall constitute a nuisance and a violation of the Lompoc City Zoning Ordinance and the Lompoc City Code. In conformity with Sections 1.24.010 and 1.24.060 of the Lompoc City Code, a violation of the Lompoc City Code and the Lompoc City Zoning Ordinance is a misdemeanor and shall be punishable as provided by law. In addition to criminal penalties, the City may seek injunctive relief. The applicant agrees to pay for all attorney's fees and costs, including, but not limited to, staff time incurred by the City in obtaining injunctive relief against the applicant as a result of a failure of the applicant to fully perform and adhere to all of the Conditions of Approval.
- P3. The applicant is advised that certain fees and charges will be collected by the City prior to issuance of building permits and/or prior to issuance of certificates of occupancy.
- P4. These conditions of approval shall be noted on the construction drawings filed for any building permits, including the Planning Commission resolution and the applicant's signed affidavit agreeing to comply with the conditions.
- P5. All revisions made by the Planning Commission and specified in the planning conditions of approval shall be shown on a revised site plan, which shall be reviewed by the Planning Division prior to submittal of construction drawings.
- P6. Minor changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the Planning Manager and approved if acceptable. Major changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the Planning Commission and approved if acceptable.
- P7. Owner agrees to and shall indemnify, defend, protect, and hold harmless City, its officers, employees, agents and representatives, from and against any and all claims, losses, proceedings, damages, causes of action, liabilities, costs and expenses, including reasonable attorney's fees, arising from or in connection with, or caused by (i) any act, omission or negligence of Owner, or their respective contractors, licensees, invitees, agents, sublessees, servants or employees, wherever on or adjacent to the Property the same may occur; (ii) any use of the Property, or any accident, injury, death or damage to any person or property occurring in, or on or about the Property, or any part thereof, or from the conduct of Owner's business or from any activity, work or thing done, permitted or suffered by Owner or its sublessees, contractors, employees,

or invitees, in or about the Property, other than to the extent arising as a result of City's sole active negligence or to the extent of any willful misconduct of the City; and (iii) any default in the performance of any obligations of Owner's part to be performed under the terms of this Agreement, or arising from any negligence of Owner, or any such claim or any action or proceeding brought thereon; and in case any action or proceedings be brought against the City, its officers, employees, agents and representatives, by reason of any such claim, Owner, upon notice from City, shall defend the same at its expense by counsel reasonably satisfactory to City.

Owner further agrees to and shall indemnify, defend, protect, and hold harmless the City, its officers, employees, agents and representatives, from and against any and all actions brought by any third party to challenge the Project or its approval by the City, including environmental determinations. Such indemnification shall include any costs and expenses incurred by Agency and City in such action(s), including reasonable attorney's fees.

Planning – Conditional Use Permit Conditions

- P8. The right to use an occupancy permit shall be contingent upon the fulfillment of any general and special conditions imposed by the conditional use permit procedure.
- P9. All of the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his successors or assigns and a covenant to the effect may be required.
- P10. All of the conditions shall be consented to in writing by the applicant.
- P11. The resolution granting the application, together with all consent forms and a description of the property shall be recorded by the Recorder of the County of Santa Barbara.
- P12. The use permit granted is conditioned upon the rights or privileges acquired thereby being utilized within one year after the effective date of approval, and should the rights or privileges authorized hereby fail to be executed or utilized within said year, or when a building permit has not been issued within said year, or when some form of work is involved which has not actually commenced within said year, or if so commenced, is null and void; unless such permit has not been utilized or such construction work started or completed within such one year period by reason of delays caused by the City in approving plans, in which event the Community Development Director shall grant and record a commensurate extension. The Planning Commission may, at its discretion, and with the consent or upon request of the permittee, for any cause, grant a reasonable extension of time in addition to the one (1) year period hereinabove provided. Such a request for extension shall have been filed with the Secretary of the Planning Commission fifteen (15) days prior to the expiration of the one (1) year.
- P13. This Conditional Use Permit may be reviewed and reconsidered by the Planning Commission at any time for the purpose of imposing new conditions to mitigate a nuisance or to revoke the permit to abate a nuisance.

Planning – Project Specific Conditions

- P14. The owner/operator is responsible for obtaining all applicable licensing and certifications prior to commencing business and shall be maintained throughout operation.
- P15. A road encroachment permit shall be obtained from the Engineering Division to allow parking at the rear of the property.
- P16. Three (3) 9 ft. x 20 ft. uncovered vehicle parking spaces shall be designated with striping at the rear of the building prior to operation of the commercial facility.
- P17. The owner shall work with City staff to refresh the landscaping at the subject property. Landscaping improvements shall be installed prior to operation of the commercial facility. All plant material is subject to inspection by the Planning Division and must be guaranteed for two years from the date of final inspection.

II. FIRE

Fire – General Conditions

- F1. All smoke alarms and carbon monoxide detectors required for the dwelling unit shall be devices that are approved and listed by the Office of the State Fire Marshal pursuant to Health and Safety Code Section 13114.
- F2. A final fire inspection is required and shall be scheduled with the Lompoc Fire Department (805) 875-8063 prior to the issuance of the Certificate of Occupancy. Fire clearance inspections are conducted by the Fire Marshal or designated representative.
- F3. All fire extinguishers required to have an 'A' rating shall be sized 2A10BC. Location, number and types shall be in accordance the California Code of Regulations Title 19.
- F4. 505.1 Address identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. Those numbers shall contrast with their background. Where required by the Fire Code Official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm) for R-3 occupancies. (2013 CFC 505.1)
- F5. Lompoc Fire Department requires an annual fire inspection. The inspection shall be requested to the Lompoc Fire Department (805) 736-4513 annually. The inspection will be by a fire department representative or an engine company.

III. POLICE – No General or Specific Conditions of Approval

IV. ENGINEERING – No General or Specific Conditions of Approval

V. ELECTRIC

Electric – General Conditions

- EL1. The Developer shall sign a Line Extension Agreement and pay all costs for the City to furnish and install electric power lines/equipment to and within the proposed development. These costs will include all labor, labor overhead, material, material handling charges and equipment/vehicle rentals necessary for the City to extend the City's electrical distribution system to serve the project. The total estimated cost, as mentioned in the Line Extension Agreement, must be paid prior to the City issuance of building permits.
- EL2. The Developer shall provide a single line diagram showing voltage, phase, load requirements and size of planned switchboard. Three-phase electric services up to 200 Amps shall have 7-jaw meter sockets. Three-phase electric services above 200 Amps shall have 13-jaw meter sockets and provisions for a test switch and current transformers. The main switchboard shall conform to Electric Utility Service Equipment Requirements approved by the City of Lompoc. The developer shall pay the meter installation fee prior to the issuance of the building permit.
- EL3. Electric meters and main disconnect switches shall be located on the exterior of the building or in an enclosure opening only to the exterior of the building. Meter enclosures shall be accessible at all times to electric division personnel. If the enclosure is to be locked, the lock shall be keyed to Schlage Lock No. C38587.
- EL4. The Developer shall provide all necessary trenching and backfilling to Electric specifications. This will include trenching for primary cable, secondary cable, street light wiring and associated vaults and boxes. The Developer shall provide transformer pads as required. The project shall be at final grade prior to trenching for installation of underground electric facilities.
- EL5. The Developer shall furnish and install the service wire and conduit from the service panel to the transformer or secondary box. Upon approval of the building inspector, the City will make the final connections to the transformer and energize the service.
- EL6. For three-phase electrical service over 200 Amps, the Developer shall run a telephone service wire to the meter location for remote meter readings.
- EL7. Provide and install one 2-inch conduit, from the pull box in the street easement to the building, in same trench with the electrical service conduit.

ELECTRIC – No Specific Conditions of Approval

- VI. **SOLID WASTE – No General or Specific Conditions of Approval**
- VII. **WATER – No General or Specific Conditions of Approval**
- VIII. **WASTEWATER – No General or Specific Conditions of Approval**
- IX. **AVIATION/TRANSPORTATION – No General or Specific Conditions of Approval**
- X. **BUILDING**

Building – General Conditions

- B1. The Project shall comply with the requirements of the most recently adopted California Code of Regulations Title 24 and City of Lompoc regulations.
- B2. Plans shall be prepared by a California licensed architect and/or engineer when required by the California Architect's Practice Act and by CBC [A]107.3.4.
- B3. Fire-resistive assemblies may be required for occupancy separation and/or exterior wall protection. Parapets may be required in accordance with the CBC and CFC. Include in Code Analysis.
- B4. Dimensioned building setbacks and property lines, easements, street centerlines, and dimensions between buildings or other structures, along with all significant site features, shall be shown and identified on plot plans.
- B5. Complete and dimensioned elevation plans of the building shall be submitted which include the code analysis of the building heights.
- B6. The Title/Cover /first sheet of the plans shall include:
 - a. Code Analysis addressing all work
 - b. Complete Scope of Work to be performed
 - c. Occupancy group(s)
 - d. Description of use(s)
 - e. Type of construction
 - f. Height of the structure(s) and number of stories
 - g. Floor area of structure(s), existing and new, broken down by Use or Occupancy Type, with totals.
- B7. See City submittal requirements for other information that may be required in the Construction Documents, including but not limited to: Soils Engineer's Plan Review Letter, Energy Compliance Statements, CALGreen (CGBSC) code compliance forms, CWMP (Construction Waste Management Plan), a listing of Special Inspections required, Deferred Submittals
- B8. State of California accessibility requirements shall be incorporated within the design of the site and structures.
- B9. Fire sprinklers may be required per Building, Fire, and/or City codes. Fire sprinkler and alarm system plans shall be submitted simultaneously with building plans – no deferred submittals.
- B10. The Project shall show compliance with SB 407 requirements for non-compliant plumbing fixture replacement schedules.
- B11. Contractor shall minimize the use of street parking by construction workers and equipment during construction. Temporary toilet and handwash facilities for construction are required. Trash and debris shall be contained on-site.
- B12. Submit an exiting plan that includes path of travel and distances.

Building – No Project Specific Conditions

XI. GRADING – No General or Specific Conditions of Approval

XII. STORMWATER – No General or Specific Conditions of Approval

I, Anna Zucker, the applicant, do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission in their approval of the project. As the applicant, I agree to comply with these conditions and all other applicable laws and regulations at all times.

By: _____
Anna Zucker

_____ Date

By Linda J. Neutz MA CATC IV

July 14, 2015

STRUCTURE (based on a 6 month time period—26 weeks—participants may extend their program beyond 6 months, if required or requested)

The inpatient residential home will house up to 15 women—without children currently in their immediate, daily care—for a period of up to a minimum of six (6) months. Residents will be screened to enter the LR4L Residential Program by established criteria developed between Collaborative Partners (i.e. County of Santa Barbara Probation Department, County of Santa Barbara ADP (ADMHS), etc.) and Administrators of the LR4L Residential House.

Five Phases will be established to promote incremental growth and change based on residents' stage-readiness to advance to more progressive levels and by behavioral change demonstrated by residents in previous phases.

These **Five Phases** will consist of the following:

Phase I: ENTRY/ORIENTATION –weeks zero through two (0-2); or days one through 15 (1-15)—two weeks

Clients accepted into the program will be assessed according to needs established by LR4L Clinical Administrative Staff and funding sources. There will be a 2 weeks—days one through fifteen (1-15)—“blackout” period in which new residents will be unable to communicate with anyone outside the facility, except for Probation Officers and outside 12-Step meetings at which they will be supervised by Program Staff. During this time the new residents will be oriented to the LR4L Residential Program, evaluated for future programming and placement as well as meet with the Program's Clinical Psychiatrist, Santa Barbara County Mental Health and Substance Abuse Professionals and any other service professionals needed to develop the client's individualized habilitation and recovery plan. Residents will also be paired up with a “mentor” and a “buddy”, both of whom reside in LR4L Phase II, Level II or above in order for the new resident to become acclimated and assimilated into the residential programming. The new resident's focus during this phase of the program will be on orienting to the residence, house rules developing commitment to the change process, becoming familiar with the community and its resources and toward planning future skills to re-entry the society at large. There will be **NO OVERNIGHT PASSES ALLOWED** during Phase I. New residents will also plan for future Phase participation criteria with a focus on the resident's individual challenges and needs and skills that the resident has, or will need to acquire, to meet those challenges.

Phase II, Level I: PROGRAM IMMERSION– (suggested six (6) weeks—weeks three through eight (3-8)—depending upon resident' progress)

LR4L Residents will begin to develop responsibility for their own change processes by actively engaging in the day-to-day affairs of the house as they build awareness of services available to them in the community and areas in which they can be of community service, as well. **ALL AVAILABLE IN-**

LADIES RECOVERY FOR LIFE RESIDENTIAL PROGRAM PROPOSAL

Linda J. Neutz MA CATC IV (CCS)

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HOUSE PROGRAMMING WILL BE REQUIRED ATTENDANCE FOR RESIDENTS IN THIS PHASE. Any additional individual programming needs will be established by Clinical and Administrative Professionals with the resident in Phase II process of Individualized Habilitation and Recovery Planning (IHRP) and monthly planning review. Intense daily programming will occur (see Residential Programming Section). Residents may serve as “buddies” in this Phase. There will be **NO OVERNIGHT PASSES.**

Phase II, Level II: COMMITMENT TO CHANGE—(suggested six (6) weeks—weeks nine through fourteen (9-14)—depending upon resident’s progress)

ALL AVAILABLE IN-HOUSE PROGRAMMING WILL BE REQUIRED ATTENDANCE FOR RESIDENTS IN THIS PHASE, including any additional programming established by Clinical and Administrative Professions during IHRP and monthly planning review. Residents will begin to look for work—paid or volunteer—in the community and focus on educational or vocational planning. Residents will be eligible to become and “mentors” in this Phase, depending upon demonstrated success in residential programming to date. There will be acknowledgement of the resident’s successful completion of this Phase within the Program. **ONE OVERNIGHT, IF APPROVED BY IHRP TEAM.**

Phase III: HABILITATION, SOCIALIZATION AND CHANGE – (suggested eight (8) weeks—weeks fifteen through twenty two (15-22)—depending upon resident’s progress)

If appropriate, residents will obtain employment, community service placement and/or education/vocational training to improve their chances of success upon graduation during this Phase. Additionally, all appropriate programming will continue according to the resident’s individualized habilitation and recovery plan, evaluated monthly by Clinical Staffing among all professionals working with the resident, resident’s mentor or substitute representative designated by the resident (i.e. 12-Step sponsor, clergy, supportive family member, etc.) in a IHRP TEAM approach.

Phase IV: TRANSITION – (suggested four (4) weeks—weeks twenty three through twenty six (23-26)—depending upon resident’s progress)

Residents will begin the process of transitioning into the community, reintegrating with family and/or moving forward with their pro-social life, planned and developed during their residential experience. **THIS PHASE MAY BE EXTENDED BY MUTUAL AGREEMENT BETWEEN LR4L IHRP TEAM AND RESIDENT. (TOTAL REQUIRED IN-HOUSE RESIDENTIAL TREATMENT 26 WEEKS MINIMUM)**

Phase V: AFTERCARE – (suggested 3 months to 12 months beyond 26 weeks (above), depending upon client needs as established by aftercare planning among all professionals working with the client, the client and the client’s mentor or substitute representative designated by the client (i.e. 12-Step sponsor, clergy, supportive family member, etc.) in a IHRP team approach. Residents who have graduated successfully from the program may continue to attend groups, educational and family sessions as agreed upon by the Clinical and Administrative Staff. Former residents will pay sliding scale fees for their aftercare services, but may attend In-House 12-Step Meetings at no cost.

SUGGESTED RESIDENTIAL PROGRAMMING

GENERAL

- **Pre-screening and Referral for Residency by a Team consisting of Referral Staff, LR4L Clinical/Administrative Staff, and Residents in Phases III and above.**
- **Screening by LR4L Clinical/Administrative Staff according to protocol established by IHRP Staff**
- **Initial Individualized Habilitation and Recovery Planning (IHRP) by IHRP Team consisting of Referral Source Representative, LR4L clinical/Administrative Staff and anyone deemed necessary for resident's program success. In addition, at minimum, monthly staffing/resident review.**
- **Referral/community access planning**
- **Parole/Probation meetings (in house or at Parole/Probation facility)**
- **12-Step meetings (daily 3-7 times per day, supervised in Phase I, Phase II)**
- **Nutrition and holistic balance seminars or individual consultations (by appointment)**
- **Spiritual/religious affiliation, counseling, mentoring (Sundays)**
- **Daily hygiene**
- **Exercise**
- **Relaxation and meditation time**
- **Food and menu preparation**
- **Assigned daily household chores**
- **Leisure time activities**
- **Free time**
- **Study time**
- **Residential Team service time (1-2 hours per month, per resident)**
- **Family Substance Abuse Education and Education family Dynamics within a Substance Abusing Family System—residents are mandated to attend these events whether or not their families are present**
- **Family visitations (unless resident is on restriction)**

POPULATION SERVED: Females with substance abuse disorders (SUD)

- **Females without children in their immediate full custody**
- **Females returning from Jails/Prisons**
- **Self-referred females**
- **Medi-Cal eligible females under the Affordable Care Act (ACA)**
- **Dual-diagnosis females who are also Mental Health clients**
- **Other: _____**

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DAILY PROGRAMMING SCHEDULE (Clinicians may schedule appointments 9 am – 4:00 pm daily as needed, except those hours in red)

| SUNDAY | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY |
|--|--|---|---|---|---|--|
| 7 am-8 am Wake Up Exercise, Breakfast | 6 am-8 am Wake Up Exercise, Breakfast | 6 am-8 am Wake Up Exercise, Breakfast | 6 am-8 am Wake Up Exercise, Breakfast | 6 am-8 am Wake Up Exercise, Breakfast | 6 am-8 am Wake Up Exercise, Breakfast | 7 am-8 am Wake Up Exercise, Breakfast |
| 8 am-9 am Hygiene Chores | 8 am-9 am Hygiene Chores | 8 am-9 am Hygiene Chores | 8 am-9 am Hygiene Chores | 8 am-9 am Hygiene Chores | 8 am-9 am Hygiene Chores | 8 am-9 am Hygiene Chores |
| 9 am-1:00 pm Spiritual Time On or off site | 9 am-10 am Grocery Shopping | 9 – 10 am Monthly meal planning | 9- 10 am Weekly meal planning | 9- 10 am NUTRITION | 9:30- 11:30 am IHRP TEAM | 9 -11:00am Chores, Errands |
| 9 am-1:00 pm Spiritual Time On or off site | 10-11:30 am MATRIX OR SIMILAR | 10-11:30 am THINKING 4 CHANGE | 10-11:30 am MATRIX OR SIMILAR | 10-11:30 am THINKING 4 CHANGE | 9:30- 11:30 am IHRP TEAM | 11-11:30 am Lunch |
| 9 am-1:00 pm Spiritual Time On or off site | 11:45-1:15 12 Step Mtg. offsite | 11:45-1:15 12 Step Mtg. offsite | 11:45-1:15 12 Step Mtg. offsite | 11:45-1:15 12 Step Mtg. offsite | 11:45-1:15 12 Step Mtg. offsite | 11:45-1:15 12 Step Mtg. offsite |
| 1:00 –2:30 pm A&D (ALL) Education | 1:15-2:00 pm Job/Education Readiness Prep | 1:15-2:00 pm Job/Education Readiness Prep | 1:15-2:00 pm Job/Education Readiness Prep | 1:15-2:00 pm Job/Education Readiness Prep | 1:15-2:00 pm Job/Education Readiness Prep | 12-1:30 pm Lunch/Chores |
| 2:30 – 4:00 pm VISITING (Tier II & above) BBQ/LUNCH w/family | 2- 3:00 pm Vocational Skills Building Course | 2- 3:00 pm Computer Literacy Skills Building Course | 2- 3:00 pm Vocational Skills Building Course | 2- 3:00 pm Computer Literacy Skills Building Course | 2:00 – 3:00 pm Vocational Education Evaluations Classes | 1:30 – 2:30 pm Parenting Classes |
| 2:30 – 4:00 pm VISITING (Tier II & above) BBQ/LUNCH w/family | 3:00 4:00 pm Step Work A&D Csr avail for indiv. Sessions 2-4 PM | 3:00 4:00 pm Step Work | 3:00 4:00 pm Step Work | 3:00 4:00 pm Step Work | 3:00 – 4:00 pm Vocational Education Evaluations Classes | 2:30 – 3:30 pm Study Time |
| 4:00 – 5:00 pm FAMILY A&D Education (Tier II & above) | 4:00 – 5:00 pm House Meeting | 4:00 – 5:00 pm House Meeting | 4:00 – 5:00 pm House Meeting | 4:00 – 5:00 pm House Meeting | 4:00 – 5:00 pm Vocational Education Evaluations Classes | 3:30 – 4:30 pm Free Time |
| 5:00- 6:00 pm *Appt only* Indiv./Family Counseling | 5:00 – 5:30 pm Relaxation, Meditation | 5:00 – 5:30 pm Relaxation, Meditation | 5:00 – 5:30 pm Relaxation, Meditation | 5:00 – 5:30 pm Relaxation, Meditation | 5:00 – 5:30 pm Relaxation, Meditation | 4:30- 5:00 pm Relaxation, Meditation |
| 5:00 – 6:00 pm Chores | 5:30 – 6:00 PM chores | 5:30 – 6:00 PM chores | 5:30 – 6:00 PM chores | 5:30 – 6:00 PM chores | 5:30 – 6:00 PM chores | 5:00-6:00 pm Chores |

| SUNDAY | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY |
|--|--------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| 6:00 – 6:45 pm Dinner | 6:00 – 6:45 pm Dinner | 6:00 – 6:45 pm Dinner | 6:00 – 6:45 pm Dinner | 6:00 – 6:45 pm Dinner | 6:00 – 6:45 pm Dinner | 6:00 – 6:45 pm Dinner |
| 7:00 – 9:00 pm 12-Step Mtg. IN HOUSE | 7:00 – 9:00 pm 12-Step Mtg. | 7:00 – 9:00 pm 12-Step Mtg. | 7:00 – 9:00 pm 12-Step Mtg. | 7:00 – 9:00 pm 12-Step Mtg. | 7:00 – 9:00 pm 12-Step Mtg. | 7:00 – 9:00 pm 12-Step Mtg. |
| 7:00 – 9:00 pm 12-Step Mtg. IN HOUSE | 7:00 – 9:00 pm 12-Step Mtg. | 7:00 – 9:00 pm 12-Step Mtg. | 7:00 – 9:00 pm 12-Step Mtg. | 7:00 – 9:00 pm 12-Step Mtg. | 7:00 – 9:00 pm 12-Step Mtg. | 7:00 – 9:00 pm 12-Step Mtg. |
| 9:00 -11:00 PM FREE TIME | 9:00 -10:00 PM FREE TIME | 9:00 -10:00 PM FREE TIME | 9:00 -10:00 PM FREE TIME | 9:00 -10:00 PM FREE TIME | 9:00 -10:00 PM FREE TIME | 9:00 -11:00 PM FREE TIME |
| 9:00 -11:00 PM FREE TIME | 10:00 PM LIGHTS OUT | 10:00 PM LIGHTS OUT | 10:00 PM LIGHTS OUT | 10:00 PM LIGHTS OUT | 10:00 PM LIGHTS OUT | 9:00 -11:00 PM FREE TIME |
| 11:00 PM LIGHTS OUT | | | | | | 11:00 PM LIGHTS OUT |
| | | | | | | |

LADIES RECOVERY FOR LIFE RESIDENTIAL PROGRAM PROPOSAL

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NOTE: IHRP = Individualized Habilitation and Recovery Planning

PARKING:

Most residents will not have vehicles. There would be room on the street in front of the house for a minimum of 2 – 3 vehicles and another 2 – 3 vehicles in the alley in back of the residence.

SUNDAY was chosen as a “family” day so that parking would be available on the street (two businesses are located nearby which would not be open on Sundays).

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**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: November 18, 2015

TO: Members of the Planning Commission

FROM: Lucille T. Breese, AICP
Planning Manager

RE: CUP 15-06 – Ladies Recovery 4 Life
SUPPLEMENTAL INFORMATION

Agenda Item No. 2

The City of Lompoc Fire Marshal made an inspection of the property on November 10, 2015. At this inspection it was confirmed that the square footage of the units were larger than represented by the site plans and by the property owner.

Occupancy rates are established by the Fire Department based on square footage calculations. Based on the square footage measured by the Fire Department, it is possible that up to five (5) women per unit may be allowed, for a total occupancy of fifteen (15). Final occupancy determinations will be made by the Fire Department prior to occupancy.