



CITY OF GROVER BEACH

TEMPORARY USE PERMIT

APPLICATION NO.: DA-18-00049

APPLICANT: 5Cities Homeless Coalition

LOCATION: 1935 Newport Avenue, Hillside Church

APN: 060-581-033

GENERAL PLAN LUE: Low Density Residential

ZONING: Low Density Residential (R1)

PROPOSED USE: Warming Center for Homeless.

DATE & TIME: November 1, 2018 through October 31, 2019 from 4:00 p.m. to 9:00 a.m. on nights with a weather forecast of temperatures at 40 degrees or below or there is a 50 percent or greater chance of rain overnight.

STAFF RECOMMENDS:

DENIAL

APPROVAL

APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:

1. This Temporary Use Permit authorizes the operation of a warming shelter at Hillside Church in the upstairs Community Hall located at 1935 Newport Avenue as shown on Attachment 1. The operations are allowed from November 1, 2018 through October 31, 2019 from 4:00 p.m. to 9:00 a.m. only on nights with a weather forecast of temperatures at 40 degrees or below, or there is a 50 percent or greater chance of rain overnight. The maximum number of persons permitted per night is 49, including staff. The applicant may provide meals, snacks, or other ancillary services. Pets may also be kenneled on-site. The findings for approval of the Temporary Use Permit are shown on Attachment 2.
2. Clients must check-in to the warming center no later than 9:00 p.m.
3. The applicant shall offer to provide transportation to pick up clients in the evening and/or return clients in the morning at several locations in the local area. However, clients may elect to walk or take other forms of transportation to and from the shelter.
4. The applicant shall be responsible for preventing clients from loitering within 100 feet of the facility during operations and one hour prior to opening and one hour prior to closing.
5. A minimum of two employees or trained volunteers shall staff the warming center at all times it is operational.
6. The applicant shall provide contract security personnel for the facility if the Police Chief, or his designee, determines that the operations have the potential to create a hazard to the public health, safety, or general welfare of the surrounding neighborhood.
7. No signs shall be placed in the public right-of-way.
8. The Police Chief, or his designee, shall be contacted at least 24 hours in advance of any night that there is a potential for opening.
9. The on-site consumption of alcohol or drugs is prohibited at all times.
10. The portable showers shall be located behind the building (i.e., not visible from the street) and only available when the warming shelter is open. Disposal of grey water shall be discharged into a City approved on-site access point or haul off to the South San Luis Obispo County Sanitation District or other suitable wastewater treatment provider.
11. The applicant shall comply with all requirements of the Grover Beach noise ordinance.
12. All operations shall be in compliance with federal, state and local laws at all times.
13. If during operations the applicant is not in compliance with the above conditions, this Temporary Use Permit may be suspended or revoked by the Community Development Director, Police Chief, or City Manager or their designees.
14. Due to the building being a non-sprinklered facility, occupant load signage must be posted inside the main assembly room stating "Maximum Occupancy 49."
15. The Five Cities Fire Authority shall conduct a fire inspection prior to the first day of operations.
16. Fire Department connections and emergency vehicle access shall remain unobstructed at all times.
17. All exits and exit discharge areas must remain unobstructed to allow for emergency escape.
18. Exit pathway maps must be posted at all exit pathway points and exits showing means of egress.
19. A listed 2A:10BC fire extinguisher must be placed at each exit and within 75 feet of all exits and secured to the wall 3 to 5 feet above the floor.
20. Smoke detectors must be placed in the sleeping area and in areas leading to the sleeping area.

COMMUNITY DEVELOPMENT DIRECTOR DECISION:

- APPROVAL
- APPROVAL SUBJECT TO THE ABOVE CONDITIONS
- DENIAL

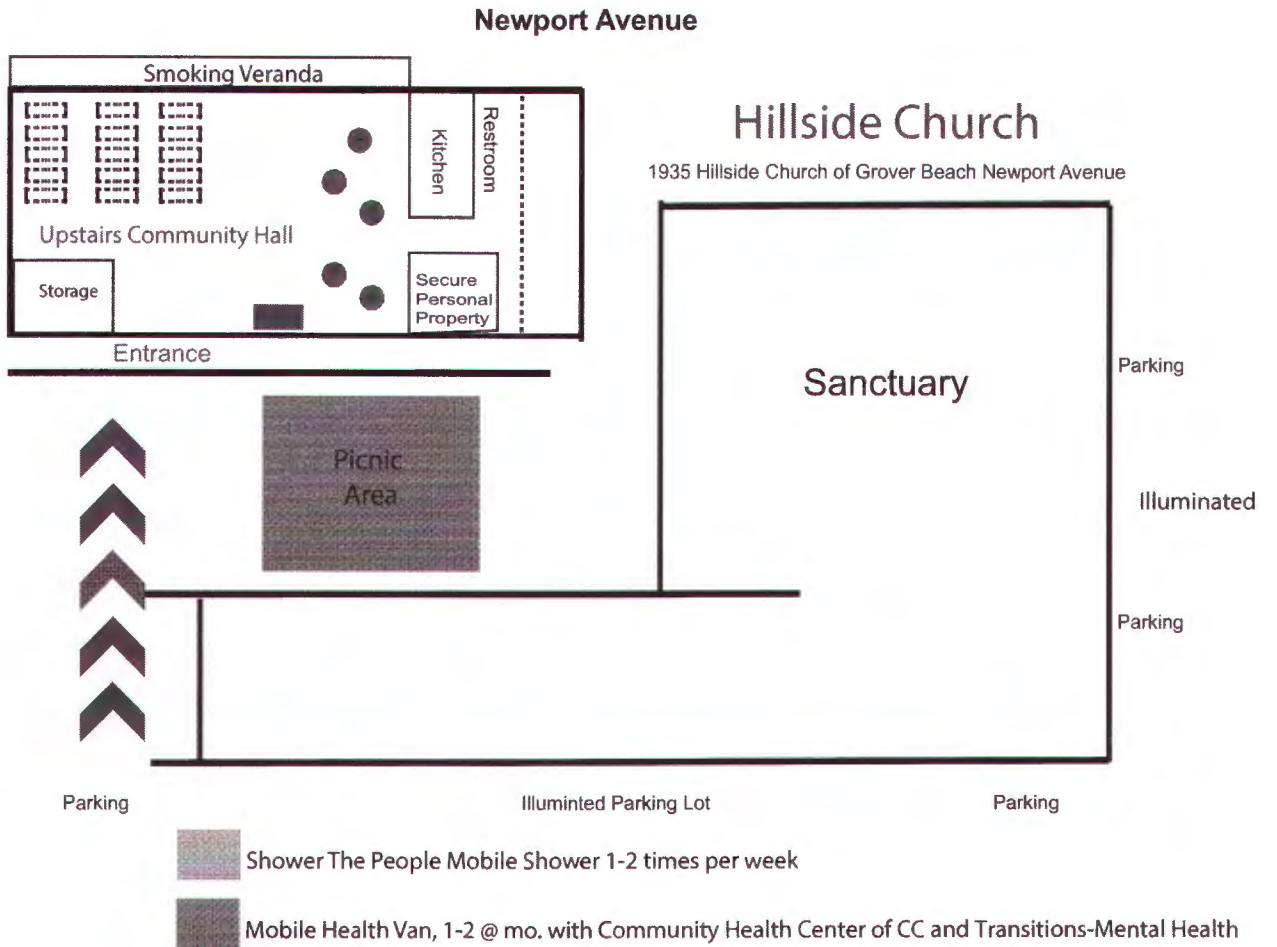
SIGNATURE: *Bruce Budzinski*

DATE: 10/23/18

APPEAL PROVISIONS: The Community Development Director's decision may be appealed to the Planning Commission within 10 working days of approval in compliance with Development Code Section 7.20 Appeals.



5 cities homeless coalition
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Proposed Location Winter Warming Center

Open Nights With Rain At 50% Or Greater And/or Temperatures At 40° Or Below

Open At Least One Night during final week of January to accommdate bi-annual Homless Point In Time Count.

Temporary Use Permit Findings

The Community Development Director for the City of Grover Beach makes the following findings in accordance with Grover Beach Municipal Code (GBMC) Article IX, Section 6.20.080(H), subject to the Conditions of Approval:

1. The location, operation and time period of the temporary use will not constitute a hazard to the public interest, health, safety, or general welfare. – The applicant shall provide contract security personnel for the facility if the Police Chief, or his designee, determines that the operations have the potential to create a hazard to the public health, safety, or general welfare of the surrounding neighborhood. Also, the warming shelter operations are limited to operate from November 1, 2018 through October 31, 2019 from 4:00 p.m. to 9:00 a.m. on nights with a weather forecast of temperatures at 40 degrees or below, or there is a 50 percent or greater chance of rain overnight.
2. The operation of the temporary use will not be detrimental to adjoining properties through the creation of excessive dust, light, noise, odor, or other objectionable characteristics. – All operations will be conducted within the existing building. Parking of vehicles will occur within the existing parking lot. All operation have been conditioned to comply with federal, state and local laws, including, but not limited to all requirements of the Grover Beach noise ordinance.
3. The proposed lot is adequate in size and shape to accommodate the temporary use without detriment to the enjoyment of other properties located adjacent to and in the vicinity of the subject lot. – The operation of the warming shelter will be inside the Community Hall of Hillside Church, with a maximum occupancy of 49 persons permitted per night, including staff. The warming shelter building is located approximately 90 feet from residential uses to the east and over 120 from residential uses to the west and south which provides an ample buffer to adjacent residential uses.
4. The proposed lot is adequately and safely served by streets having sufficient capacity and improvements to accommodate the quantity of traffic that the temporary use will or could reasonably be expected to generate. – Newport Avenue has ample capacity to accommodate the trips generated by the proposed use which is significantly less than the typical number of vehcile trips generated by church services. In addition, the applicant will offer to provide transportation to pick up clients in the evening and return clients in the morning at several location in the local area.
5. Adequate temporary parking to accommodate vehicular traffic to be generated by the use will be available either on-site or at an acceptable off-street location. – The site has over 60 on-site parking spaces to accommodate the use and the conditions limit the maximum number of persons at 49, including staff. In addition, the applicant will offer to provide transportation to pick up clients in the evening and return clients in the morning at several location in the local area.