

Zoning Case #0215-01

The Salvation Army

From: “CI” Intensive Commercial District

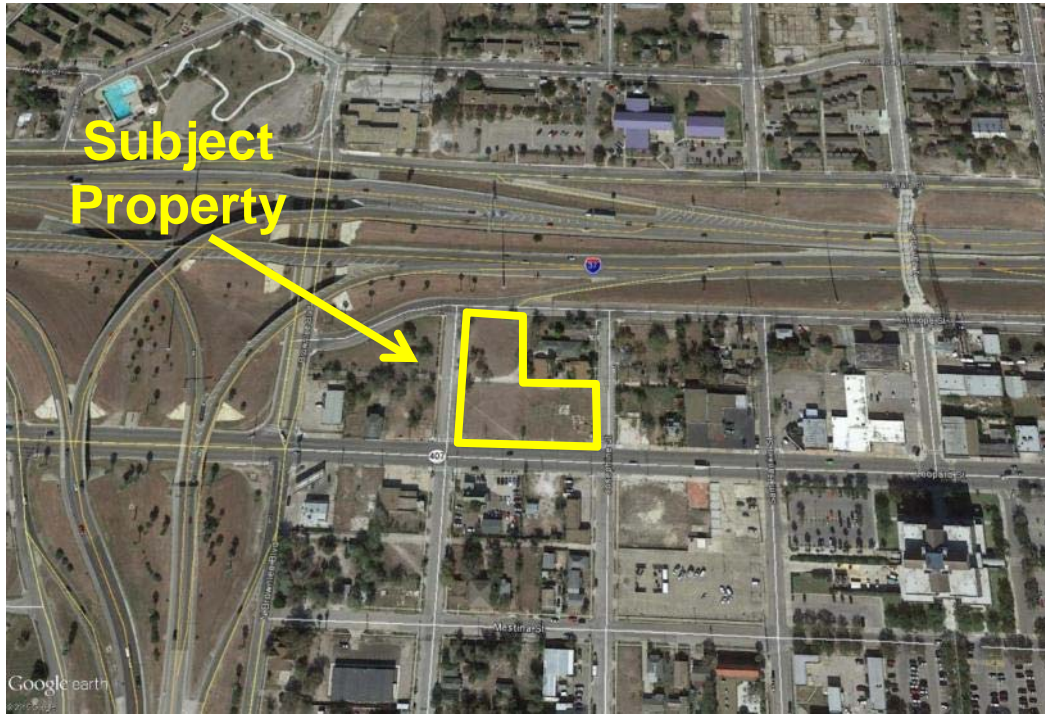
To: “CI/SP” Intensive Commercial District
with a Special Permit



Planning Commission
March 11, 2015

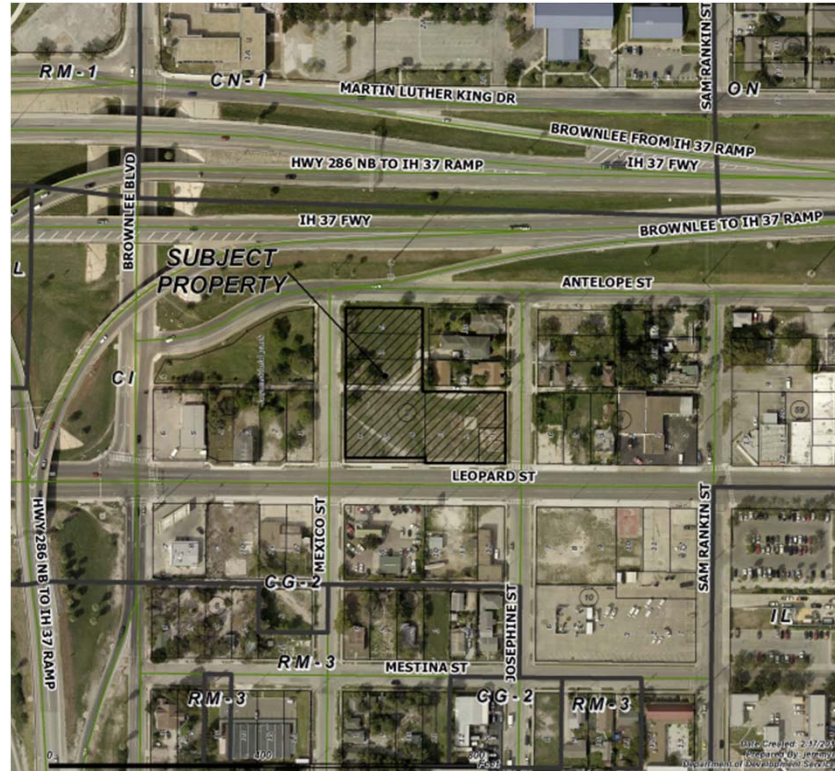


Aerial Overview





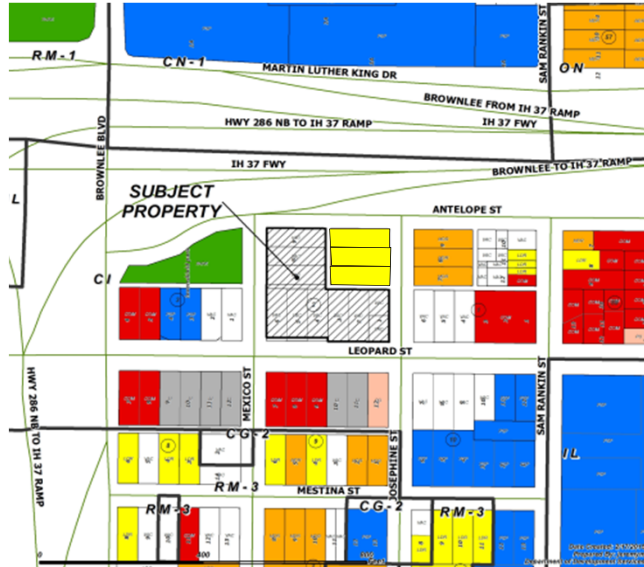
Aerial



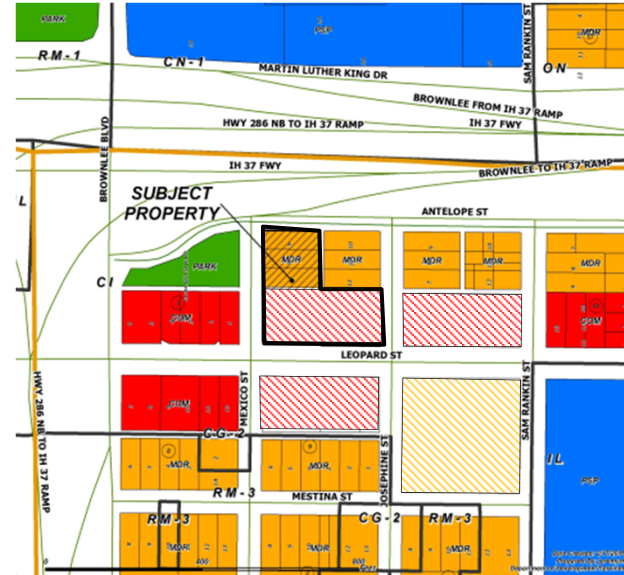


Land Use

Existing Land Use



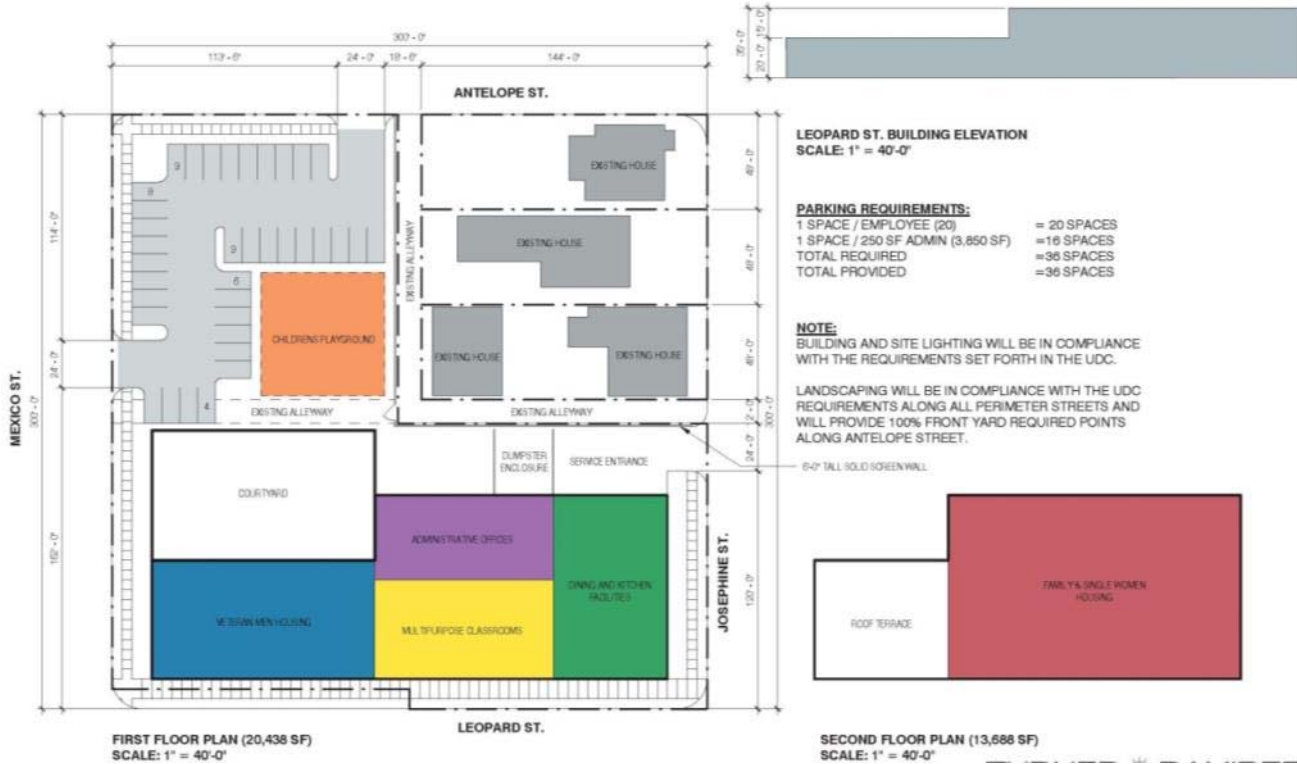
Future Land Use



- | | | | | | | | | | |
|-----------------------------------------------------------------------------------|------------|------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------------------------|-------------------|
|  | Commercial |  | Low Density Residential |  | Medium Density Residential |  | Professional Office |  | Mixed Residential |
|  | Vacant |  | Public/Semi-Public |  | Mixed Commercial | | | | |



Master Site Plan





Site Photos

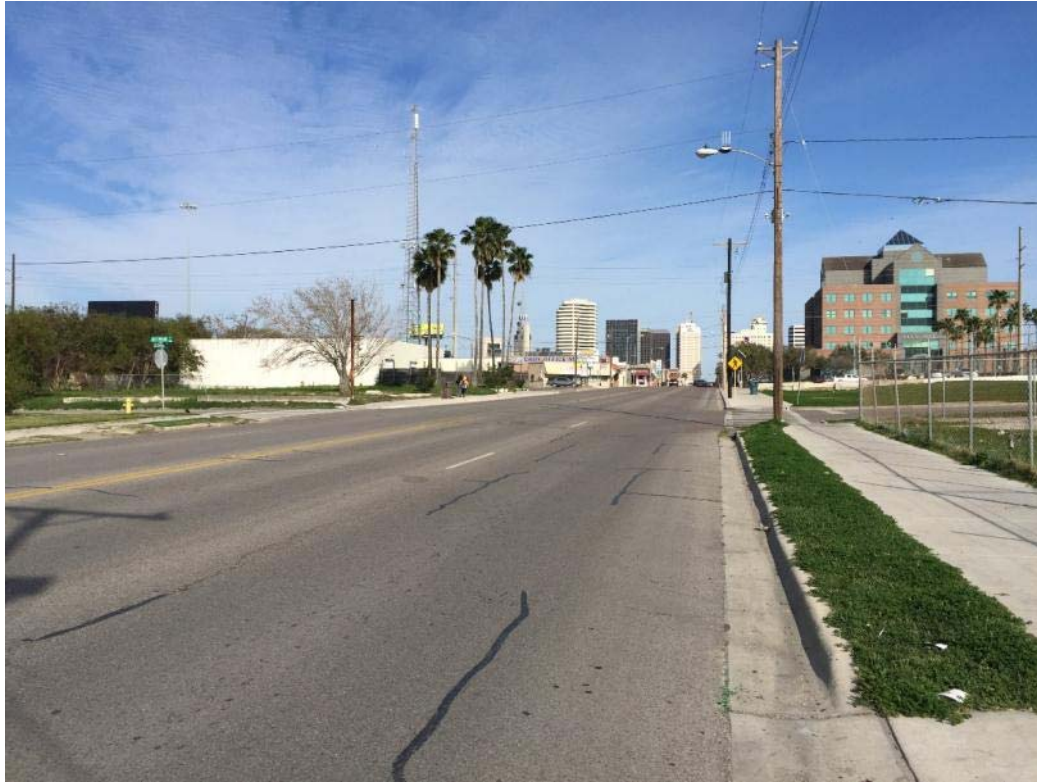
Subject Property and north from Leopard Street





Site Photos

East from Leopard Street





Site Photos

South from Leopard Street





Site Photos

West from Leopard Street





Site Photos

Subject Property and east from Mexico Street





Site Photos

Subject Property and south from Antelope Street





Site Photos

Subject Property and west from Josephine Street





Public Notification

21 Notices mailed inside 200' buffer
7 Notices mailed outside 200' buffer

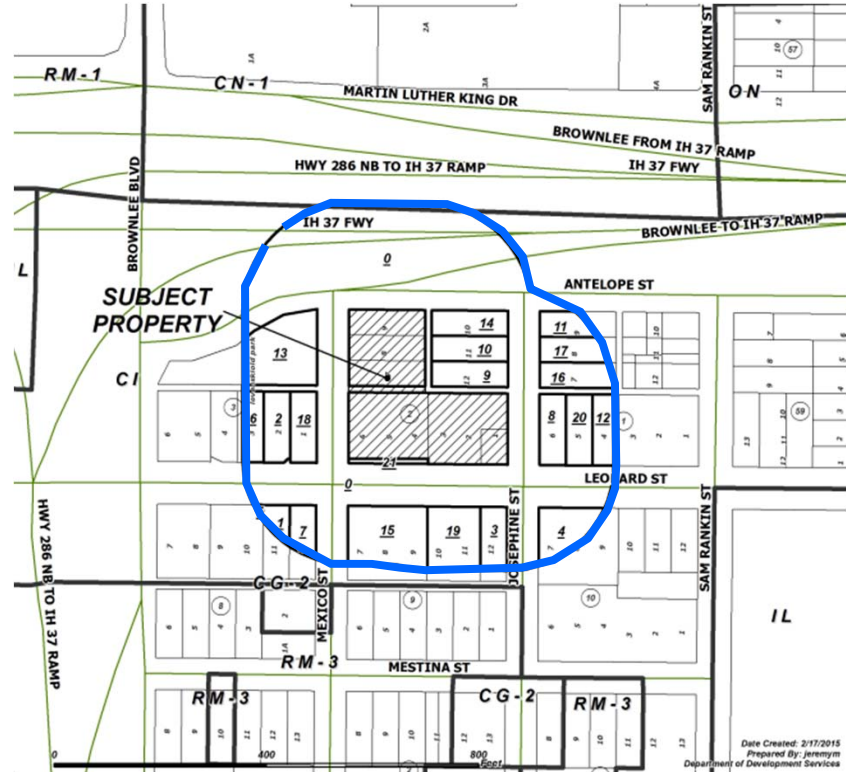
Notification Area



Opposed: 0



In Favor: 0



Date Created: 2/17/2015
Prepared By: Jeannine
Department of Development Services



Staff Recommendation

Approval of the change of zoning from the
“CI” Intensive Commercial District to the
“CI/SP” Intensive Commercial District with a
Special Permit.



Special Permit Conditions

1. Uses: The only uses authorized by this Special Permit other than uses permitted in the base zoning district is a Transitional Housing facility in need of support services to assist their transition into permanent housing not to exceed 220 beds. No soup kitchen or public feeding shall be allowed. For the purposes of this section, Transitional Housing is defined as a project that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living within 24 months, but the time limit could be longer.

2. Intake Facilities: Adequate waiting area inside the facility must be provided so that no perceived loitering or waiting outdoors occurs.

3. Screening: On the northern and eastern property line adjacent to the single-family uses, a 6-foot-tall solid wall will be constructed to minimize noise and screen the back of the building. A minimum six-foot tall screening fence shall be constructed, maintained, and remain in place around a dumpster if placed in the street yard.

3. Security: The facility located on the Property shall be monitored by staff at all times.

4. Landscaping: Landscape requirements as outlined in the UDC need to be met for 100 percent of the property facing Antelope Street, which will become a main gateway into the city with the Harbor Bridge realignment plans.



Special Permit Conditions

5. Building Design: The facility's Leopard Street façade shall provide pedestrian-oriented architectural features indicating it as the main entrance into the facility. The façade of ground level non-residential uses on Leopard Street shall provide windows to create a storefront appearance that enhances the pedestrian-oriented streetscape.

6. Lighting: All lighting shall be shielded away from residential areas and pole lights shall be of the full cut-off type. Freestanding pole lights are not allowed within 50 feet of the property line of residential zoning districts.

7. Adopt-a-Park: The Owner shall enter into an Adopt-a-Park agreement with the City for Lovenskiold Park if possible.

8. Parking: Entrance to the parking lot shall be located on Mexico and Antelope streets.

9. Existing Alley Way: The existing alley will remain accessible for vehicle traffic and the neighboring single-family residences which currently use the alley to access their properties.

10. Time Limit: The Owners has 24 months to submit a complete building permit application.