



# Aerial Overview





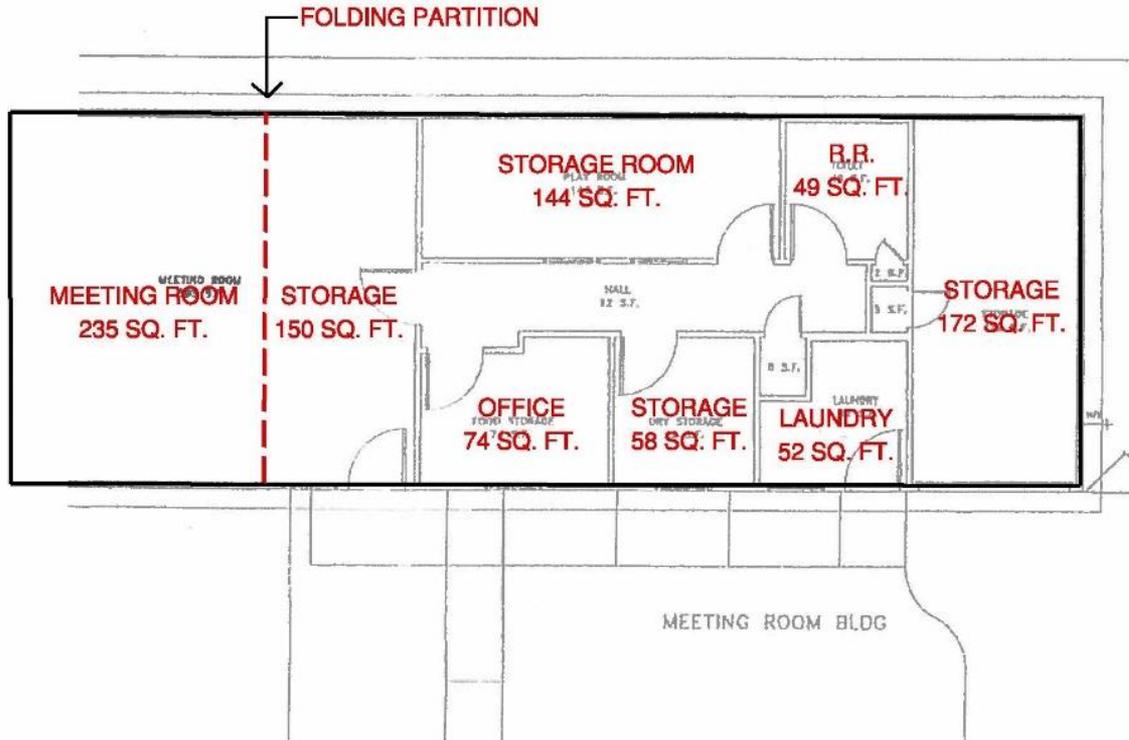
# Aerial







# Accessory Building





# Staff Recommendation

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Denial of the “CG-1/SP” General Commercial District with a Special Permit and, in lieu thereof, approval of the “RM-1/SP” Multifamily 1 District with a Special Permit subject to the following conditions:



# Special Permit Conditions

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## 1. Use:

- “RM-1” District Uses
  - Transitional Housing Facility and an accessory community outreach program for distribution of household supplies and life-skills training limited to 500 square feet.
  - No soup kitchen or public feeding shall be allowed.
  - Definition of Transitional Housing Facility: a facility that provides housing and appropriate supportive services to facilitate the movement of homeless individuals into independent living within 24 months or longer.
  - Limited to five residents and their dependent children.
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# Special Permit Conditions

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2. **Security**: The transitional housing facility shall be monitored by staff 24 hours a day.
  
  3. **Required yards**: New construction shall comply with the required yards set forth in the “RM-1” Multifamily 1 District in the UDC.
  
  4. **Parking**:  
**Transitional Living**: 1 per employee and 1 space per 250 sq. ft. of office area.  
**Community Outreach**: 1 per 300 square feet
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# Special Permit Conditions

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5. **Lighting:** Freestanding light poles on the Property shall not exceed 15 feet in height. The Owner shall comply with all other UDC lighting requirements.
  
6. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired if the allowed use is discontinued for more than six consecutive months.