



REPORT NO. PC-16-054

DATE ISSUED: June 16, 2016

ATTENTION: Planning Commission, Agenda of June 23, 2016

SUBJECT: NEIL GOOD DAY CENTER (1402 COMMERCIAL STREET) –
CONDITIONAL USE PERMIT NO. 2016-13 – PROCESS FOUR

**OWNER/
APPLICANT:** S.V.D.P. Management, Inc.

SUMMARY

Issue(s): Should the Planning Commission (“Commission”) approve CUP No. 2016-13 to allow a homeless day center use for the Neil Good Day Center project (“Project”) at 1402 Commercial Street in the Downtown Community Plan area?

Staff Recommendation: That the Commission approve PDP/CUP No. 2015-71, subject to the conditions in the draft permit.

Community Planning Group Recommendation: On June 15, 2016, the Downtown Community Planning Council (DCPC) will consider CUP No. 2016-13, which is after the submittal of this report. Staff will provide the DCPC recommendation at the hearing.

Other Recommendations: The East Village Association (EVA) has submitted a letter (Attachment E) stating general support for the CUP but with a five-year period.

Environmental Review: Development within the Downtown Community Plan (DCP) area is covered under the Final Environmental Impact Report (FEIR) for the San Diego DCP, Centre City Planned District Ordinance (CCPDO), and 10th Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency (“Former Agency”) and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively) and subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolution R-04510), and August 3, 2010 (Former Agency Resolution R-04544), and certified by the City Council on February 12, 2014 (City Council Resolution R-308724) and July 14, 2014 (City Council Resolution R-309115). The FEIR is a “Program EIR” prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The project is within the scope of the development program described in the FEIR; therefore, no further environmental documentation is required under CEQA.

Fiscal Impact Statement: None

Code Enforcement Impact: None

Housing Impact Statement: None

BACKGROUND

The existing Neil Good Day Center is a homeless day center located on the east side of 17th Street just south of K Street, along the west side of Interstate 5. The site is located between the on- and off-ramps to the freeway and is leased by the City of San Diego from the State of California Department of Transportation (Caltrans) for the operation of a day center for the homeless. The day center provides a safe haven for the homeless population during the daytime, providing laundry service, showers, mail service, storage, and contacts with job training programs and other support services. The day center serves approximately 6,500 people a year, primarily chronically homeless adults, providing an alternative day-time location for the homeless other than the surrounding neighborhoods, parks, and freeway rights-of-way.

The San Diego Housing Commission (SDHC) issued a Request for Proposals (RFP) on December 2, 2014, for year-round permanent facilities to provide interim housing and day center services for homeless adults. The SDHC awarded Saint (St.) Vincent de Paul (SVDP) with the grant explaining that co-locating these homeless services provides critical resources to the populations served on one central campus and limits potential impacts to the surrounding neighborhood. Under the existing contract, the new proposed location requires prior approval of the CUP before an amendment to the contract is approved. .

Homeless day centers require approval of a CUP and, pursuant to SDMC §141.0412, are considered a homeless facility which is a separately regulated institutional use. Homeless day centers are considered any facility that provides basic services including personal hygiene, information and referral, employment, mail, and telephone services, during daylight hours to homeless persons. The following development standards apply to homeless day centers:

- no more than one homeless day center be permitted within ¼ mile of an emergency shelter, a congregate meal facility, or another homeless day center;
- overnight accommodations and meals for transients are not permitted;
- the day center shall provide off-street parking at a rate of at least 1 space per full-time equivalent employee;
- the hours of operation shall be limited to 6:00 a.m. to 6:00 p.m.;
- the day center shall provide on-site supervision at all times, including at least one staff member shall be located on the premises 24 hours per day; and,
- the Applicant shall submit materials describing how they will engage with the community and address concerns, a plan to minimize loitering in the vicinity of the facility, and a litter control plan to provide for the removal of litter in the vicinity on a regular basis.

A CUP for a homeless day center is a Process Four decision made by the Planning Commission at a noticed public hearing. The Planning Commission's decision is appealable to the City Council.

Neighborhood Context

The Project is proposed to be located at the northeast corner of the intersection of Commercial and 14th streets in the Southeast sub-district of East Village. The Project is located on an existing 38,768 SF lot with a 5,624 SF building composed of 4,335 SF on the first floor and 1,289 SF on the second floor. The most recent use of the building was the Mosaic church and prior to that the building was used for Penske truck storage. Establishments in the immediate neighborhood include the recently constructed Airborne San Diego indoor skydiving facility, Studio 15 affordable housing, Father Joe's Village buildings, Reliable Pipe Supply Co., Metropolitan Transit System (MTS) storage facility, Greyhound Bus Station, and surface parking lots. The MTS Trolley Orange Line runs along Commercial Street south of the site and the 12th and Imperial Transit Center is west of the site.

Surrounding land uses:

- North: Airborne San Diego indoor skydiving facility (under construction); 1435 Imperial, a five-story affordable housing project set to commence construction; and, Studio 15 affordable housing
- West: Surface parking lot and Greyhound bus station
- South: MTS storage facility and Reliable Pipe Supply Co.
- East: Father Joe's Village and Studio 15 affordable housing

The site is located on the SVDP campus which operates several social service facilities on the blocks bounded by Imperial Avenue and 14th, Commercial, and 17th streets. The names and uses for all facilities on the campus and other surrounding uses are on the vicinity map on Sheet A0.1 of Attachment C.

Development Team

ROLE	FIRM/CONTACT	OWNERSHIP
Applicant/Property Owner	S.V.D.P. Management, Inc. Diane Stumph, Chief Administrative Officer and Chief Financial Officer	See Board of Directors List (Attachment C) (Non-Profit Organization)
Project Manager	Atlantis Group Maya Rosas, Associate Land Use Consultant	Marcela Escobar-Eck (Sole Owner)
Architect	1CADSource Doug Gargaro, Principal	Doug Gargaro (Sole Owner)

Applicable DCP Goals and Policies:

The following are some of the key DCP Goals and Policies for Human Services and the East Village neighborhood:

- 3.1-G-2 Provide for an overall balance of uses – employment, residential, cultural, government, and destination – as well as a full compendium of amenities and services.
- 3.5-G-2 Foster a rich mix of uses in all neighborhoods, while allowing differences in emphasis on uses to distinguish between them.
- 6.5-G-3 Foster redevelopment of Southeast with an urban mix of new residents and a variety of housing types, employees, artists, and conventioners, while preserving light industrial commercial service functions that serve downtown.
- 12.1-G-1 Promote future dispersion of human service facilities across Downtown and throughout the region.
- 12.1-G-2 Ensure social service facilities are located with compatible uses.
- 12.1-P-1 Allow human service facilities in areas designated as Mixed Use, Core, and Mixed Commercial.
- 12.1-P-3 Accommodate larger health and human service facilities in designated large floorplate areas.
- 12.2-G-1 Minimize impacts to surrounding land uses and downtown at-large, while balancing provision of services to populations in need of assistance.
- 12.2-P-1 Require a plan to demonstrate operations, facilities, and protocols to avoid off-site impacts from clients such as litter, outdoor toileting, loitering, camping, and outdoor lines. Require that facilities employ a continuum of care approach, or a collaboration, whereby multiple services are provided on-site, such as meals, shelter, and counseling services.

DISCUSSION

The Applicant is seeking approval of CUP No. 2016-13 to relocate the existing Neil Good Day Center to a location at 1402 Commercial Street at the northeast corner of the intersection of 14th and Commercial streets. Basic services to be provided as part of the day center include: restrooms, laundry, mail, telephone access and message services, safe drinking water, and socialization activities. Other related services are provided on the adjacent SVDP campus such as integrated behavioral and physical healthcare at the Village Family Health Center, a computer lab and resource room at the Paul Mirabile Center, and showers at the Joan Kroc Center. A complete description of the operations of the day center is included in Attachment C, which also includes plans, a vicinity map of surrounding uses, and site photos.

The Project is composed of three different areas including: a homeless day center within the existing building; a day center outdoor patio north of the building; and, an existing parking area on the southern portion of the lot. The building interior is two stories on the south side and a large two-story tall open area on the north side. Proposed improvements to the existing building

include interior improvements, including minor painting and flooring and the addition of restrooms and a laundry room. The first floor contains locations for storage and gathering, offices, a seating area, and a group room. The second floor contains offices. No exterior alterations to the building are proposed.

To the north of the building the existing paved area will be used for an outdoor patio for the patrons. The outdoor patio would be a fenced in courtyard which would be utilized for day time storage of belongings, a covered respite from the weather, and a provider outreach area for housing referrals, clothing, and income assistance to patrons. The northern portion of the lot and the building will be surrounded along the western property line by a 6-foot tall privacy fence composed of a white artificial wood-like material that would have closed gaps and no overlapping boards. This fence would allow for application of a graphic or mural. The installation of such graphic would be required to be completed within six months of the issuance of the CUP as a condition of the permit.

To the south of the building the existing parking spaces would remain and would have dedicated parking to the day center staff and employees of the Father Joe's Village uses nearby. There would be vehicular access through a southern driveway off of Commercial Street. The southern portion of the lot, surrounding the building and parking area, would include a 6-foot tall metal railing security fence along the property line.

The sidewalks along the Project's frontages are substantially substandard. Under the CCPDO, all tenant improvements exceeding \$250,000 in value are required to install public improvements consistent with Centre City Streetscape Manual. This project is anticipated to be a tenant improvement valued at less than \$250,000 and therefore will not be required to install public improvements. While the public improvements could be made a condition of approval based on a nexus determination, the proposed access to the day center through the alley rather than directly from the adjoining streets will likely not result in significant new pedestrian traffic along the street frontages. In addition, the cost of these public improvements would be a significantly higher value than the actual tenant improvement costs, placing a financial burden that could limit the social services provided and hinder the feasibility of the Project itself. Therefore, staff has not included a requirement for new sidewalks along the Project's frontages.

All pedestrian ingress and egress would be restricted to the northeastern portion of the site where the day center's entrance is off of the alley south of the Studio 15 affordable housing building and north of the adjacent Father Joe's Paul Mirabile Center building. Patrons are expected to access the day center by traveling east or west down Imperial Avenue, then south for approximately half of a block on 15th Street, and then west down the alley to the Project's northeastern access point. This provides direct access between the day center and the existing resources elsewhere on the SVDP campus and therefore the services can be delivered more efficiently with fewer potential impacts to the surrounding neighborhood resulting from the transient population needing to walk around the block. The day center will provide security at the front gate at the west end of the alley during all operating hours. An additional security officer would be on site at the day center acting as a rover and support for the day center security officer posted at the front gate. One staff member is required to be on premises 24 hours a day.

The Applicant is seeking to operate the day center seven days a week and is proposing the following hours of operation:

Neil Good Day Center Proposed Hours of Operation	
Monday through Friday	6:00 a.m to 4:00 p.m.
Saturday and Sunday	6:00 a.m to 2:00 p.m.

The applicant has provided the required Communications/Litter and Loiter Control Plan, which is included as Attachment D to this report, and incorporated into the conditions of the draft permit included as Attachment F.

After evaluating the permit application and considering the potential impacts of this type of use, staff is recommending approval of the CUP subject to the conditions outlined in the draft permit (Attachment F). The key conditions in the permit include the requirements in SDMC §141.0412(d), ensuring there is on-site supervision, adequate parking, and there are no meals or overnight accommodations provided. The conditions from the Communications/Litter and Loiter Control Plan are also incorporated in the draft permit to ensure the day center is proactively working to limit its impact on the surrounding community and there are communicative ways to assess and mitigate the impact on the surrounding community.

One condition of the permit is that the CUP would expire after 10 years from the date of approval, unless the CUP is amended to extend its time period. Staff recommends that this is a fair amount of time for the day center to operate at the site based on the investment in the facility, while still allowing for a review of its operations in the context of the changing Downtown neighborhood after this period. A condition is also included in the draft permit that the CUP can be modified or revoked through a public hearing process if valid complaints are received that the day center is in violation of the CUP and/or the use is determined to be a public nuisance. While the East Village Association recommended a 5-year period, the center is a known facility and the new operator (SDVP) is a known provider of homeless services in the neighborhood.

Staff sought input from the San Diego Police Department (SDPD) for the Planning Commission's consideration in a transmittal on May 5, 2016. Staff has not yet received a formal recommendation from the SDPD on this particular application.

Findings

1. *The proposed use or development will not adversely affect the applicable land use plan;*

The proposed homeless day center use will not adversely affect the applicable land use plan, as the proposed use is allowed through a CUP and therefore complies with the CCPDO and SDMC. While it is recognized that East Village, especially the southeastern quadrant, is the location of a disproportionate amount of social services serving the homeless population, the day center is already located in the area and its relocation will

serve to provide enhanced services through its proximity to other services provided on the SVDP campus. The day center not only serves basic needs of the homeless population such as restrooms, laundry facilities, and mail service, but it allows for counseling and referral services for employment, housing, and health care.

2. *The proposed use or development will not be detrimental to the public health, safety, and welfare;*

The proposed homeless day center use will not be detrimental to the public health, safety, and welfare of the community when operated with the recommended conditions of approval. These conditions include limiting the hours of operation, controlling littering and loitering, community outreach and community impact assessments, and the presence of security guards.

3. *The proposed use or development will comply to the maximum extent feasible with the regulations of the LDC; and,*

The proposed homeless day center use will operate in compliance with all requirements in the SDMC for homeless day centers, except for the locational requirements as discussed below. The conditions of approval are consistent with the code requirements for such facilities.

4. *The proposed use is appropriate at the proposed location.*

The proposed relocated homeless day center would be located on the SVDP campus where a number of complimentary services are provided, allowing for patrons of the facility to access these services easily. The access to the day center would be through the existing alley from the SVDP campus and would not have direct access to the adjoining streets, which should discourage loitering along these street frontages. The day center is located near compatible uses and would be screened behind a privacy fence and within a building. This would be a complementary use that maximizes the effectiveness of social services offered on the SVDP campus and minimizes the impact on the community.

In addition to the above CUP findings, CCPDO Section 156.0315(i) provides for homeless facilities to modify the standard development regulations cited earlier, including the separation requirement from other homeless facilities, if the following findings are made:

- 1) The proposed institution or facility is relocating from another location within the Centre City Planned District and the owner or permittee of the previous location rescinds any existing CUP or previously conforming use rights.

The proposed Project is a relocation of an existing homeless day center on 17th Street and the City has indicated that the current location will no longer be utilized for homeless facilities.

2) The institution or facility, due to its unique operations or uses, will not adversely impact the surrounding neighborhood, and there is a demonstrated need for the institution or facility that is not being met by existing services or facilities in the Downtown Community Plan area.

The intent of these exemptions is to provide flexibility in the location of needed services while avoiding the addition of new homeless facilities in areas where there is a historical concentration in the Downtown area. There is a demonstrated need for a homeless day center in the Downtown area in order to provide a safe place for the homeless population to obtain services such as mail, laundry, counseling, and referrals for housing and employment. This relocation will facilitate the continued provision of these needed services while locating them on the SVDP campus where additional services are located, providing a continuum of services and care to the homeless population. The internal access within the campus will further reduce the need for the homeless population to travel between different locations within Downtown.

CONCLUSION

Staff recommends that the Commission can make the required findings for approval and therefore approves CUP No. 2016-13, subject to the conditions listed in the draft permit.

Respectfully submitted,

Concurred by:



Steven Bossi
Associate Planner



Brad Richter
Assistant Vice President, Planning

Attachments: A – Project Data Sheet
B – Ownership Disclosure Statements
C – CUP Application & Basic Concept/Schematic Drawings dated May 4, 2016
D – Communications/Litter & Loiter Control Plan
E – Draft CUP No. 2016-13 & Draft Planning Commission Resolution
F – EVA Letter from June 10, 2016

PROJECT DATA SHEET

PROJECT NAME	Neil Good Day Center	
PROJECT DESCRIPTION	CUP No. 2016-13 to allow a homeless day center use for the Neil Good Day Center ("Project") at the northeast corner of the intersection of Commercial and 14 th streets in the Southeast sub-district of the East Village neighborhood (1402 Commercial Street). The day center would be on a 38,768 square-foot (SF) site including a 5,624 SF building and an outdoor patio area. The day center would provide an area for day time storage of belongings, a covered respite from the weather, employment information and referrals, income assistance to patrons, facilities for personal hygiene, and mail and telephone access.	
COMMUNITY PLAN	Downtown Community Plan	
COMMUNITY PLAN LAND USE DESIGNATION	Centre City Planned District Ordinance (CCPDO)	
ZONING INFORMATION		
ZONE:	CCPDO – Mixed Commercial	
SITE AREA:	38,768 SF site with a 5,624 SF building	
FRONT SETBACK:	0 Feet	
SIDE SETBACK:	0 Feet	
REAR SETBACK:	0 Feet	
PARKING:	15 required / 15 provided	
ADJACENT PROPERTIES	LAND USE DESIGNATION	EXISTING LAND USE
NORTH	CCPDO – Mixed Commercial	Commercial, Mixed-Use
SOUTH	CCPDO – Mixed Commercial	Industrial
EAST	CCPDO – Mixed Commercial	Mixed Use
WEST	CCPDO – Mixed Commercial	Parking Facilities
DEVIATIONS OR VARIANCES REQUESTED	None requested.	
COMMUNITY PLANNING GROUP RECOMMENDATION	On June 15, 2016, the Downtown Community Planning Council considered CUP No. 2016-13, after this Project Data Sheet was submitted.	

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Project Title: Neil Good Day Center

Part 2 – To be completed by property owner when property is held by a corporation or partnership

By signing this Ownership Disclosure Statement, the property owner(s) acknowledges that an application for a permit, map, or other matter, as identified above, will be filed with Civic San Diego on the premises that is the subject of the application, with the intent to record an encumbrance against the property or properties. List below the names, titles, and addresses of all persons who have an interest in the property or properties, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and/or all partners in a partnership who own the property or properties). Original signatures are required from at least one corporate officer or partner who own the property for each subject property. Attach additional pages if needed. Provide the articles of incorporation, articles of organization, or partnership agreement identifying all members of the corporation or partnership. Note: The applicant is responsible for notifying the Project Planner of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Planner at least thirty days prior to any public hearing on the subject property or properties. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached: ☐ Yes ☒ No

Corporation/Partnership Name (type or print):

S.V.D.P. Management, Inc.

☒ Corporation ☐ LLC ☐ Partnership

Assessor Parcel Number(s):

535-614-11-00

Street Address:

1402 Commercial Street

City/State/Zip Code:

San Diego, CA 92113

Name of Corporate Officer/Partner (type or print):

Diane K Stumph

Title:

Chief Administration Officer and CFO

Phone Number:

619-446-2146

E-mail:

Diane.Stumph@neighbor.org

Signature: _____ Date: _____

Diane K Stumph 4/5/2016

Corporation/Partnership Name (type or print):

☐ Corporation ☐ LLC ☐ Partnership

Assessor Parcel Number(s):

Street Address:

City/State/Zip Code:

Name of Corporate Officer/Partner (type or print):

Title:

Phone Number:

E-mail:

Signature: _____ Date: _____

Project Title: Neil Good Day Center

Part 3 – To be completed by all other financially interested parties

List below the names, titles, and addresses of all financially interested parties and state the type of financial interest (e.g., applicant, architect, lead design/engineering professional). Original signatures are required from at least one individual, corporate officer, and/or partner with a financial interest in the application for a permit, map, or other matter, as identified above. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Planner of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Planner at least thirty days prior to any public hearing on the subject property or properties. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached: ☐ Yes ☐ No

Name of Individual (type or print):

☐ Applicant ☐ Architect ☐ Other _____

Street Address: _____

City/State/Zip Code: _____

Phone Number: _____

E-mail: _____

Signature: _____

Date: _____

Corporation/Partnership Name (type or print):

Atlantis Group

☒ Corporation ☐ LLC ☐ Partnership
☐ Applicant ☐ Architect ☒ Other Project Manager

Street Address: _____

2488 Historic Decatur Road #200

City/State/Zip Code: _____

San Diego

Name of Corporate Officer/Partner (type or print):

Marcela Escobar-Eck

Title: _____

Principal

Phone Number: _____

(619) 523-1930

E-mail: _____

mescobareck@atlantissd.com

Signature: _____

Date: _____

Marcela Escobar-Eck 4/25/10.

Name of Individual (type or print):

☐ Applicant ☐ Architect ☐ Other _____

Street Address: _____

City/State/Zip Code: _____

Phone Number: _____

E-mail: _____

Signature: _____

Date: _____

Corporation/Partnership Name (type or print):

1CADSource

☐ Corporation ☐ LLC ☐ Partnership
☐ Applicant ☒ Architect ☐ Other _____

Street Address: _____

3646 Caminito Carmel Landing

City/State/Zip Code: _____

San Diego, CA 92130

Name of Corporate Officer/Partner (type or print):

Doug Gargaro (Sole Proprietorship)

Title: _____

Principal

Phone Number: _____

(858) 414-2846

E-mail: _____

doug@1cadsource.com

Signature: _____

Date: _____

Doug Gargaro 4/25/10

**FATHER JOE'S VILLAGES
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Al Aguirre
Community Member

Ernesto Arredondo
Senior VP
President of the San Diego Region of Wells
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CEO
FMT Consultants LLS

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Francis Enterprises

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Jim Navarra
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Technologies

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Kleinfelder

Kathleen Sellick
Community Member

Jamie Settineri
President, The Enterprise Group, LTD.

Joost van Adelsberg (Treasurer)
CPA, van Adelsberg Goddard Schomberg

Linc Ward (Past Chair)
Community Member

Steve Wehn
VP of Government and Community
Relations, AMN Healthcare

Ed Witt (Chair)
Owner, Witt Lincoln

Neil Good Day Center CUP Application

Use Description and Social Services Facilities Description

Use Description:

The Neil Good Day Center is a day center for homeless and at risk of homeless adults currently operating at 299 17th Street. The proposed relocation of the Day Center to 1402 Commercial Street alongside the St. Vincent de Paul Village will allow for effective and synergistic care and service by bringing together homeless service providers, day center services, and interim housing in one location, with programs individualized to best meet the needs of each client. This approach creates a setting where needs can be met efficiently and effectively. This is the primary objective of operating the Day Center programs from the proposed location in St. Vincent de Paul Village's main campus.

At the Neil Good Day Center, where both adult men and women are served, clients will be welcomed and supported through diverse on-site services. The program will be trauma-informed and use Motivational Interviewing and other best practices to encourage chronically homeless people and others who have had difficulty doing so to fully engage with services. The system design will effectively serve the target population in a comfortable, welcoming environment. The Village campus is an ideal setting for permanent day center services as the site is conveniently located near existing resources and familiar to the population served. In addition, the design of the campus allows for services to be delivered discretely, limiting any additional potential impacts on the surrounding area.

Operated by St. Vincent de Paul Village on the St. Vincent's campus in the East Village neighborhood of Downtown San Diego, less than ¼ of a mile from the current city-funded day center, the Village Day Center will address basic needs, serve as a critical entry point for the Coordinated Assessment and Housing Placement (CAHP) system, build self-sufficiency skills and provide information, referrals and professional support to each client. Specifically, services will be rendered inside the existing building on the lot located at 1402 Commercial Street.

No portion of the exterior of the painted masonry building will be modified. The building interior is 2 stories on the south side and a large single floor open area on the north side that was formerly a truck parking area. The south side will receive only minor finish updates (paint, flooring, office furniture), while the north side will receive upgrades to add restrooms and a laundry room as described in the drawings included with this application. The layout of this location is designed to also offer storage and socialization services onsite.

The entire 5,624 square foot building will be utilized for the operation and administration of the Day Center. The guiding design principal for the interior is for high use and durability. All construction materials and installation will meet or exceed local and national building codes. General interior construction materials will be utilized for the required interior fit out including metal, steel, drywall, wood for countertops.

The Day Center will operate in full compliance with City of San Diego Land Development Code 141.0412(d).

Neil Good Day Center CUP Application
Use Description and Social Services Facilities Description

Conditional – Social Services Facilities:

Detailed description of program objectives:

The program objective is to meet at least one of the basic needs of the 6,200 homeless, or at risk of homelessness, clients anticipated to use the Neil Good Day Center annually.

In 2015, the ‘We All Count’ campaign made a conservative estimate that there were 8,742 homeless people in San Diego, a 2.8% increase over 2014. Only 4,156 of those were unsheltered. Causes of homelessness vary; two leading causes are lack of resources (poverty and unemployment) and lack of affordable housing. Coordinated entry processes such as those planned under this CUP help communities prioritize assistance based on vulnerability and severity of service needs to ensure that people who need assistance the most can receive it in a timely manner.

Types of services offered:

The program objectives described above will be achieved through providing:

- A safe and secure space,
- restroom facilities,
- laundry facilities (1,800 cycles),
- Computer Access (600 Access sessions),
- Mail Services,
- Vulnerability Index-Service Prioritization Decision Tool (**VI-SPDAT**) assessments and subsequent follow up,
- Case Management Meetings (450 Meetings), and
- Partner Provider Services.

Number of participants:

6,200 homeless, or at risk of homelessness, unduplicated adults are expected to use some or all of these services over a 12 month period.

Staffing,

14.6 FTEs are planned to provide these services

- 1.0 Program Manager
- 1.0 Team Leader
- 0.4 Weekend Supervisor
- 2.0 Case Managers
- 5.8 Information and +Referral Specialists
- 2.4 Security Officers
- 2.0 Facilities Service Technicians

Hours of operation:

The program in this proposed location will operate the same hours it operates out of the current location, from 6am – 4:00pm M-F and 6am – 2pm Sat and Sun.

Neil Good Day Center CUP Application Use Description and Social Services Facilities Description

Potential security concerns:

Security concerns will be similar to those encountered at the current day center location and to those encountered daily at the lunch programs. Security at the current location has been very effective and the same security management team will be moving to the proposed new location. The new location is expected to enhance the current security program as it will be significantly closer (500 feet) to the security headquarters in the building at 1506 Commercial Street and the additional resources made available by being adjacent to the main St Vincent De Paul Village campus.

Potential impact to adjacent uses

Relocating this program to the property proposed in this CUP application is anticipated to have minimal impact to adjacent uses as the entry and exit to the facility will be restricted to the current and historically well-travelled route down 15th street where many of these clients travel daily to obtain other services provided by Father Joe's, namely the Health Care, Lunch, and Dinner programs at the building located on 15th Street (500 feet away) and use of shower facilities in the 1501 Imperial Avenue building (450 feet away). There is reason to believe that the expected use of the vacated location may actually improve the use of adjacent properties by adding a greater law enforcement presence in the area.

Neil Good Day Center CUP Application
Use Description and Social Services Facilities Description

Additional Program Detail:

Operations & Supportive Services

St. Vincent de Paul Village is the largest provider of residential homeless services in San Diego. Our expertise in providing supportive services to a diverse array of homeless individuals, including the chronically homeless and those who are homeless for the first time, those with mental health and/or substance abuse disorders, Veterans, situationally homeless, women, elderly, and people with physical illnesses or disabilities makes us the ideal candidate to help San Diego's neighbors in need improve their quality of life and end their homelessness. Our operation of the Neil Good Day Center, coupled with the STEP Housing project, offers the City, and particularly downtown San Diego, an opportunity to address homelessness and its impacts using a comprehensive and best-practice model. The Neil Good Day Center will offer a safe, familiar, and dignified space for homeless single adults to seek services including integrated healthcare, meals, respite, employment and housing services, a resource room, showers, laundry, and information and referral.

Based on our experience, the Neil Good Day Center will offer services designed to meet the **basic needs** of homeless people such as showers, storage, and laundry. We will offer **information and referral** services through staff who have extensive knowledge of the services available in our community. Finally we will offer **case management** services including individual needs assessment, housing planning, and service facilitation. The following performance criteria and outcomes will apply to the Village Day Center:

- 100% of participants will be homeless or at-risk of homelessness
- 100% of participants will have one or more of their presenting basic needs met
- 100% of participants will be offered the VI-SPDAT or a successor tool
- 80% of participants engaged in case management will show improvement in self-sufficiency

Best Practices

To ensure that we best serve all populations, we require that our staff participate in our Cultural Awareness and Culture of Poverty trainings which are intended to teach awareness and respect of individual differences. In these trainings, we also explore stereotyping and generalizing. Further, our staff will use a combination of Evidence Based Practices as detailed below in serving the target population.

Motivational Interviewing (MI) and Trauma-Informed Care (TIC). MI is a non-judgmental and non-confrontational directive method for enhancing participant change. Research shows MI techniques such as reflective listening, responding to resistance without direct confrontation and asking permission before providing advice, are associated with greater treatment participation

Neil Good Day Center CUP Application

Use Description and Social Services Facilities Description

and positive outcomes.¹ TIC is an approach of engaging people with histories of trauma by recognizing the presence of such symptoms and acknowledging their role in life functioning. Homelessness itself is a traumatic experience. In addition to the experience of being homeless, these individuals, families, and children are more likely to be exposed to additional forms of trauma including neglect; psychological, physical, and sexual abuse; community violence; combat-related trauma; domestic violence; accidents; and disasters. The National Council for Behavioral Health estimates that 98% of people served by behavioral health have experienced trauma.²

Harm Reduction. We will also utilize a Harm Reduction approach for the target population. This model, which does not require sobriety, addresses heavy drinking or drug use and their adverse consequences, rather than the drinking or drug use itself. This approach provides nonjudgmental information about drugs and alcohol, their individual properties and effects, information about laws and legal rights, how to reduce risks and identifies helpful resources when needed. The approach is about providing education and allows staff and the client to continue to build a relationship based on trust while addressing essential elements of substance abuse as safely as possible, remaining stabilized in housing, and reducing the need for emergency services.

Program Components and Service Delivery Plan

In order to meet the urgent needs of homeless people and assist them to end their homelessness, St. Vincent de Paul Village will provide the following services at the Village Day Center:

- **Intakes, Screening, and Assessment:** To ensure homeless individuals living on the streets of San Diego have shelter from the elements and access to needed services, St. Vincent's staff will outreach to various community organizations to encourage individuals to utilize the Day Center. Each client will receive intakes and screenings for services from Day Center Information and Referral Specialists. Clients will receive assessments and case planning services from their Case Manager as detailed below.
- **Coordinated Assessment and Housing Placement System:** St. Vincent's is very familiar with the Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH) and federal regulations requiring communities to utilize a common mechanism for individualized assessment and coordinated access to services when engaging homeless persons. We support the CAHP system as the current mechanism for identifying and engaging homeless persons in San Diego. As a member of the 25 Cities Design Team, St. Vincent de Paul Village is participating in the ongoing development of the CAHP system and is committed to coordinating with the SDHC and, as required, utilizing the CAHP system and the VI-SPDAT or a successor system as the mechanism

¹ <http://www.samhsa.gov/co-occurring/topics/training/motivational.aspx>

² <http://www.thenationalcouncil.org/wp-content/uploads/2012/11/Is-Your-Organization-Trauma-Informed.pdf>

Neil Good Day Center CUP Application
Use Description and Social Services Facilities Description

to identify the most appropriate housing intervention for project participants.

- **Case Management:** Case management services will be offered to approximately 300 Village Day Center clients each year on a voluntary basis. The goal will be to move clients from homelessness to permanent housing with the income to maintain it. Each client engaged in the service will be assessed for strengths that support obtaining and maintaining permanent housing and identify barriers to achieving that goal. Case managers at the Day Center not only support Day Center clients with housing but also support them through crisis. Day Center case managers serve a crucial role in assisting clients through small and large crisis that our vulnerable population experience. Clients may also be referred to community providers for additional specialized services..
- **Computer Lab and Resource Room:** To support clients' efforts in achieving income and housing, the Village Day Center will provide access to our Computer Lab and Resource Room located in the Paul Mirabile Center. The Computer Lab offers 40 computers and provides instruction and open hours for Internet use. In the Resource Room, clients may access telephones and a fax/copy machine. There is also a telephone number and message service for clients to use. The Resource Room also provides limited transportation and other community resource information.
- **Information and Referrals:** Staff is knowledgeable of community resources and trained in effective client relations. Information and Referral Specialists understand the unique difficulties homeless individuals face as they struggle to survive on the streets and will work with clients to navigate local resources and services, recognizing the importance of working with community partners and providers to assist clients in accessing services. Information and Referral staff, located at the Day Center and front desk of the Joan Kroc Center lobby, will be clients' first point of contact. Experienced volunteers from the community will also enhance our ability to facilitate access to a wide variety of community resources and services.
- **Integrated Behavioral and Physical Healthcare:** Day Center clients can access the Village Family Health Center, our on-site California-licensed community clinic and Federally Qualified Health Center providing integrated behavioral and physical health services that includes a State-certified outpatient addiction treatment program, licensed mental health clinicians, psychiatry, and primary care with subspecialties.
- **Outreach and Engagement:** We will continue to utilize our vast network of community-based partners to reach and encourage individuals to access the Village Day Center. We are also listed with 2-1-1 as a referral source. Village Day Center clients will have direct access to the organizations that are currently providing outreach at St. Vincent de Paul. Examples of current outreach providers include the Veterans Administration, SDPD HOT, Homeless Advocacy Program, Travelers Aid San Diego, and Veterans Village of San Diego.
- **Basic Services:** Ending homelessness requires a combination of efforts and strategies, but it starts with providing for the basic needs of the population. As the operator of the Neil Good

Neil Good Day Center CUP Application Use Description and Social Services Facilities Description

Day Center, we will provide these essential services. Below is a description of each basic service to be offered:

- **Showers:** Access to showers and hygiene supplies are critical not only to maintaining proper hygiene and improved health but also to enhancing one's self image and preparing for employment. We will offer daily showers to approximately 75 clients per day.
- **Restrooms:** The indignities of life on the streets create tremendous barriers. Access to basic necessities such as public restrooms are challenging as facilities are extremely limited. Restrooms will be available on-site for clients' use.
- **Laundry:** A critical need for the homeless population is personal cleanliness. By providing daily on-site laundry services, we will, in the most fundamental way, help restore a sense of self-worth. Annually, we will provide laundry services to approximately 1,400 clients.
- **Mail:** We will provide mail services so that clients have a permanent address at which they can receive items including employment and benefits paperwork, medications, and packages while also ensuring a safe, secure distribution system and surrounding environment.
- **Telephone Access and Message Services:** For homeless people, access to a telephone or voice message system to establish and maintain contact with potential employers, family members, and supportive services is difficult. A telephone bank in the Resource Room will be available to Day Center clients to pursue housing and employment opportunities. In addition, we will offer all clients telephone access to a message service further for the purpose of securing resources, employment, and other support service needs.
- **Safe Drinking Water:** Clean, potable water is not a luxury but a fundamental necessity for survival; a necessity not often afforded to persons experiencing homelessness. As such, we will provide safe drinking water to all clients.
- **Socialization Activities:** Although not required as part of RFP HIT-15-14, we recognize the importance of socialization and will offer interactive and educational activities for Day Center clients.
- **Personal Belonging Storage:** Without a place to call home, persons experiencing homelessness have limited access to secure facilities where they can store personal belongings. To address this need, we will plan to provide storage services at our agency-owned lot located at 1402 Commercial Street, San Diego, CA 92101

The Village Day Center Meets the Needs of Homeless Single Adults

The need for homeless services in San Diego cannot be underestimated. According to the U.S. Department of Housing and Urban Development, San Diego County has the fourth largest homeless population in the country, 76% of homeless persons counted on the Point In Time Count (PITC) night are adults, and 61% are located in the City of San Diego. Homeless singles face a range of challenges to obtaining permanent housing which can include unemployment,

Neil Good Day Center CUP Application

Use Description and Social Services Facilities Description

substance abuse, lack of family and community support, mental illness, chronic health issues, lack of education, poor credit history, or underdeveloped job skills. Further, it is estimated that 24% of all single homeless adults are chronically homeless, which means they are living on the streets or in an emergency shelter, have a disability, and have been homeless for over one year or have been homeless four or more times in the past three years.

This proposal to operate the Neil Good Day Center offers a comprehensive solution to permanently relocate the Neil Good Day Center to St Vincent de Paul Village. The proposed program offers on-site services that provide a direct path to ending homelessness. The Neil Good Day Center will blend seamlessly into the existing St. Vincent de Paul Village campus and represents complementary services to our STEP Housing project proposal. The Day Center's ideal location on-site of the Village campus allows clients to access existing services including meals, the Village Family Health Center, and employment and housing services. The hallmark of the two proposed projects offered is that each serves as an entry point or "no wrong door" to stable housing. Additionally, the Village campus location is less than 900 feet east of the 12th and Imperial Avenue transit station which provides access via public transportation throughout the San Diego region to multiple education, employment, retail and service centers. The project is also located adjacent (approximately 100 feet) to the Imperial Avenue/15th Street public bus stop and one block from the National Avenue/16th Street bus stop. The combined Neil Good Day Center and STEP Housing projects offer an unparalleled opportunity to improve service delivery to the homeless population by consolidating prevention and intervention services in a single location, offering a wide array of services and housing resources.

Organizational Experience & Capacity

St. Vincent de Paul Village's mission is to prevent and end homelessness one life at a time. We achieve our mission by providing outcome-based programs in the spirit of our CREED (Compassion, Respect, Empathy, Empowerment, Dignity). We have provided services in San Diego for nearly 65 years. We have extensive experience providing day-to-day operations of interim housing, transitional housing, permanent supportive housing, and affordable housing. Further, our experience includes administering, managing, and operating individualized, comprehensive services based on thorough assessment of each client's strengths and needs.

Clients Served

As San Diego's largest residential homeless services provider, we house more people every night than any other private nonprofit agency. Last year, St. Vincent's housing and supportive service programs dramatically improved the quality of life for 15,195 San Diegans. Nearly 1,500 neighbors in need live in our housing on any given night including single adults, families, veterans, youth on their own, those struggling with addiction, chronically homeless individuals, and individuals diagnosed with HIV/AIDS.

Neil Good Day Center CUP Application

Use Description and Social Services Facilities Description

Day Center Services

For over 20 years, St. Vincent's operated the Village Day Center in downtown San Diego. The Day Center used a low-demand, harm reduction approach to provide services that met the most basic human needs. In addition, from 2008-2010, we operated the Neil Good Day Center.³ Since taking over the Neil Good Day Center, Neighbors in need were offered assessment, information and referral, case management, storage, laundry services, transportation services, legal assistance, shelter and housing placement services, showers, and clothing vouchers. In addition, we hosted a network of on-site providers and community partners. These services resulted in improved self-sufficiency skills and shelter and housing placements that ended many of our clients' homelessness.

Housing Services

The Village began providing shelter over 30 years ago. In 1983, we leased a motel in downtown San Diego and provided shelter for 200 people nightly. In 1987, we opened our own facility, the Joan Kroc Center, to provide shelter to families. Recognizing the need for expansion to homeless singles, we opened the Paul Mirabile Center (PMC) in 1994. The PMC is a 50,473 square foot, three-story building with an open courtyard in the center. A total of 350 single adults beds are available, 270 for men and 80 for women. The beds are located over two floors; the men's on the third floor and the women's on the second. Historically, the PMC has provided interim housing for various community efforts such as the 25 Cities Initiative, Stand-Down, Blitz Week, and Project 25. We have additional interim housing experience through previously operated programs including the 25-bed Triage housing program, the City's Seasonal Shelter Program, a Family Seasonal Program in downtown San Diego, and a seasonal shelter in El Cajon. Further, we have offered St. Vincent's as a refuge from inclement weather when the outside temperature is 50 degrees or colder and when the local weather forecasts a 40% or greater chance of rain. When these criteria are met, St. Vincent's and faith-based partners open our doors to shelter the homeless. This practice is planned to continue as part of the STEP Housing project.

In addition to day center and housing services St. Vincent's experience includes:

- **Rapid Reentry:** Like many homeless service agencies in the United States, we work proactively to reduce average length of stay and the amount of time people spend in our programs with the goal of returning clients to permanent housing as quickly as possible. In 2010, we implemented Rapid Reentry targeting individuals with income or low barriers to obtaining income. The goal of Rapid Reentry is for clients to enter unsubsidized permanent housing quickly. Clients begin case management and housing

³ St. Vincent de Paul Village was awarded a 1-year contract to operate the Neil Good Day Center in 2008. The term of the initial contract was July 1, 2008 to June 30, 2009. We operated the facility under a 1-year option from July 1, 2009 to June 30, 2010.

Neil Good Day Center CUP Application Use Description and Social Services Facilities Description

location services immediately and receive housing at St. Vincent's without having to remain on the waitlist to ensure consistent support while searching for permanent housing. We have enjoyed significant success by creatively matching clients' own resources to housing in the community. Our Rapid Reentry effort was highlighted as a poster presentation at the International Homeless Research Conference in Philadelphia, PA in 2013.

- **Transitional Housing:** St. Vincent's provides transitional housing in the Joan Kroc and Bishop Maher Centers. The services available are tailored to address addiction, legal, and employment barriers preventing successful transitions to permanent housing with income. Residents work to secure income and permanent housing. Each client is assigned to a multidisciplinary team. Last year, approximately 65% of all single adults and 75% of all families working with a multidisciplinary staff team exited our program directly to permanent housing. *Most remarkably, of those, 92% exited to unsubsidized market rate permanent housing.*
- **Affordable Housing and Permanent Supportive Housing:** Partner agency Father Joe's Villages developed and manages 365 units of affordable housing, 140 of which are Permanent Supportive Housing. As a leader in providing services to permanent supportive housing tenants since 1997, St. Vincent's provides intensive services to special needs tenants with diagnosed disabilities and others with acute service needs. *An astonishing 97% of tenants in permanent housing have remained stable in housing for 1 year or longer.*
- **Project 25:** As part of the local Plan to End Chronic Homelessness, St. Vincent's was selected by United Way of San Diego County to lead Project 25. Through this important endeavor, we serve a minimum of 25 chronically homeless persons identified as the most costly frequent users of publicly-funded emergency and other services. Using housing first and harm reduction methods, we provide subsidized permanent housing, intensive case management, and medical care services. With a recently awarded multi-year grant from the Substance Abuse and Mental Health Services Administration (SAMHSA), commitments from local Medi-Cal Managed Care Plans, and additional sponsor based subsidies from the San Diego Housing Commission, we are able to further expand this important project in the community.
- **Coordinated Assessments:** The Assessment Center at the Village has provided comprehensive assessments since 1999 assessing over 12,000 homeless people. The Assessment Center has existed as a standalone program with the ultimate goal of understanding each client's individual needs, so that the most appropriate and targeted services can be delivered. Under the 25 Cities initiative, we are working with homeless service providers to use the VI-SPDAT tool to provide coordinated assessments accessible to all providers, with the goal of transitioning individuals and families to housing as quickly as possible.

Neil Good Day Center CUP Application
Use Description and Social Services Facilities Description

- **Housing Navigation:** St. Vincent's began providing on-site housing counseling and housing location services in 1995 with partner agency Second Chance/STRIVE. Services were expanded in 2015 when we added to our housing navigation services. Housing Navigators develop individualized housing plans, match clients with appropriate housing options, and provide housing application and subsidy program application assistance.
- **Veteran's Services:** In 2013 the U. S. Dept. of Veteran's Administration selected St. Vincent's and two local partners to participate in the Veteran Homeless Prevention Demonstration (VHPD) program. San Diego was one of five cities selected. By the end of the pilot period, we ensured 209 veterans and their families remained in, or immediately returned to permanent housing. We are also pleased to partner with Veterans Village of San Diego to provide Supportive Services for Veteran Families. Within this important national effort, service providers coordinate to ensure very low-income at-risk and currently homeless Veteran families enter and sustain permanent housing. Also, as part of our Multidisciplinary Approach to Services (MAS) Teams in transitional housing, staff assigned are experts in the unique needs of Veterans and are knowledgeable about income and housing resources for Veterans. Last, we have operated 60 beds of U.S. Dept. of Veterans Affairs Grant and Per Diem program housing for nearly 12 years.

Property Management Experience,

Housing and/or Service Projects Current Managed: 6

- | | |
|------------------------|--|
| • Project 25 | • Village Place Shelter Plus Care |
| • Village Project 20 | • Villa Harvey Mandel Shelter Plus Care |
| • Boulevard Apartments | • Units located at 16 th and Market and 15 th and Commercial |

Service Provider Experience (Village Projects)

Number of Projects Currently Providing Services To: 22

- | | |
|---|--|
| • Triage Housing | • Health and Wellness |
| • Transitional Housing | • Homeless Prevention |
| • Residential Support | • The Freddie Evarkiou Culinary Arts Program |
| • Multidisciplinary Team Case Management | • Employment and Housing Services including Housing Navigation |
| • The Village Family Health Center | • Assessment Center |
| • Therapeutic Childcare | • Chaplaincy Program |
| • Resident Meals | • Rapid Re-housing for Families and Singles |
| • Security Services (de-escalation of crises) | • The Franklin Antonio Public Lunch |
| • St. Vincent's State-Certified Addiction Treatment and Education Program | • Computer Lab, Resource Room and Adult Education Classrooms |
| • Supportive Services for Veteran Families | |

Neil Good Day Center CUP Application
Use Description and Social Services Facilities Description

Property Management Experience,

Housing and/or Service Projects Current Managed: 6

- Tenant Services
- Facilities Services (physical property maintenance)

Project Goals

St. Vincent de Paul Village has a reputation for not only providing an impressive array of specialized services and individualized housing options, but also for measuring tangible results and documenting improvements. We are proficient in creating and monitoring outcomes, indicators, program progress, effectiveness, and goal achievement. All client data is tracked through a Homeless Management Information system (HMIS). Goals are established for every program based on needs of clients and the scope of services. Our sophisticated evaluation tools and monitoring systems for every program includes a process for data collection, evaluation and reporting. We analyze statistical records, including intake applications, client assessments, program participation, client case notes and demographic profiles. The Executive Director, Program Directors, Program Managers, and Contract Compliance Managers are collectively responsible for ensuring overall program compliance. Three times per year, Program Managers review data during Monthly Outcomes Meetings and, at minimum, submit quarterly reports on outputs and outcomes reviewed by Program Directors and the Board of Directors. The Contract Compliance Manager performs audits in addition to regularly scheduled reviews prior to submitting compliance or final reports.

In accordance with requirements to describe previous performance in achieving housing, income from any source, and self-sufficiency goals found on pages 16 and 113 of the RFP, please see below:

Performance for the Most Recently Completed and Reported Program Year

<u>Goal</u>	<u>Success Rate</u>
1. Housing: 75 percent exit to permanent housing.	
• Project 25 clients who were placed in emergency shelter from the streets, exited successfully to permanent housing	79%
2. Income from any Source: 60 percent of homeless single adults maintain or increase income from any source, including mainstream benefits	
• Village Rapid Reentry clients who maintained or increased income from any source, including mainstream benefits	75%
3. Improved Self-Sufficiency through Case Management: 80 percent of homeless single adults engaged in case management improve their self-sufficiency.	
• Project 25 clients who remained engaged in supportive services fostering housing retention at exit	100%

Neil Good Day Center CUP Application
Use Description and Social Services Facilities Description

Goal

Success Rate

4. Basic Needs Met: 100 percent of homeless single adults have their basic needs met.

- Village clients that had their basic needs (food assistance, shelter referrals, information and referral, legal service referrals, etc.) met in a safe, clean, and stable environment.

100%

**Neil Good Day Center
CUP Supplemental Application**

Summary of Request (description of proposed use):

Relocation of the Neil Good Day Center to the Project's existing on-site building through a CUP pursuant to City of San Diego Land Development Code 141.0412(d). The Day Center will address basic needs, serve as a critical entry point for the Coordinated Assessment and Housing Placement (CAHP) system, build self-sufficiency skills, and provide information, referrals and professional support to over 6,200 homeless clients annually.

Please explain how the application meets these findings:

The proposed use or development will not adversely affect the applicable land use plan:

The Neil Good Day Center currently operates in downtown San Diego, providing valuable services critical to the homeless members of our community. The proposed relocation within the Downtown Community Plan Area will not adversely affect the applicable land use plan as the Planned District Ordinance (PDO) and Land Development Code (LDC) require the review and approval of a CUP to address the proposed use and any issues that may conflict with the surrounding neighborhood.

The proposed use or development will not be detrimental to the public health, safety, and welfare:

The proposed use will not be detrimental to, but rather contribute to, public health, safety, and welfare by continuing to provide members of the community with needed services in a preferred location, adjacent to existing services offered to the homeless population by the Applicant. Conditions of approval will ensure that the use is not a detriment to the public health, safety, and welfare of the surrounding neighborhood by providing all services on-site with appropriate security.

The proposed use or development will comply to the maximum extent feasible with the regulations of the Land Development Code:

The proposed use will operate in conformance with the regulations of the City's LDC, the Downtown Community Plan and the Centre City PDO to the maximum extent feasible, as the Neil Good Day Center does at its current location. The LDC allows for facilities such as this to exist within certain areas of the City with reasonable conditions of approval.

The proposed use is appropriate at the proposed location:

The proposed site of the Neil Good Day Center is located within the Mixed Commercial District which allows the proposed use with the approval of a CUP. The facility will be located on a vacant site adjacent to existing facilities offering services to the homeless population. Conditions of approval will ensure that the proposed use is appropriate at the proposed location.

Neil Good Day Center
1402 Commercial Street
San Diego, CA



ICADSOURCE.COM

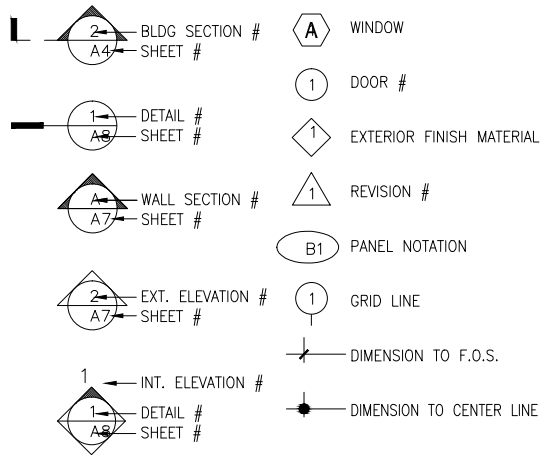
3646 CAMINITO CARMEL LNDG.
SAN DIEGO, CA 92130
TEL 858.414.2846

CUP Permit
Neil Good Day Center
1402 Commercial Street
San Diego, CA

ABBREVIATIONS

A.B.	Anchor Bolt	GR.	Grade
A.C.	Asphaltic Cement	GYP.BD.	Gypsum Board
A/C	Air Conditioning	H.B.	Hose Bibb
ADJ	Adjacent	H.C.	Hollow Core
A.F.F.	Above Finish Floor	HDR	Header
ALT	Alternate	HTG	Heating
ALUM	Aluminum	INT	Interior
AUTO	Automatic	INSUL.	Insulation
B.F.	Bottom of Footing	JST	Joist
BLK(G)	Block(ing)	LAM.PLAS	Laminated Plastic
BM.	Beam	MAS	Anchor Bolt
BOT.	Bottom	MAT'L	Material
BRG.	Bearing	MAX.	Maximum
C.I.	Cast Iron	M.B.	Machine Bolt
CL	Center Line	MFGR	Manufacturer
C.J.	Ceiling Joist	NG	Natural Grade
CLG.	Ceiling	N.I.C.	Not In Contract
CNTR	Counter	N.T.S.	Not To Scale
COL.	Column	O/C	On Center
CONC.	Concrete	PL	Property Line
CONT.	Continuous	PLYWD	Plywood
CORR.	Corridor	PNL	Panel
C.T.	Ceramic Tile	P.O.C.	Point of Connection
DBL	Double	PR	Pair
D.F.	Douglas Fir	P.T.D.F.	Pressure Treated Douglas Fir
DR	Door	R.	Radius
D.S.	Down spout	REINF.	Reinforce(ment)
DWG.	Drawing	REQD.	Required
EA	Each	RG	Rough Grade
E.F.	Each Face	RWD	Redwood
ELEC.	Electrical	S.C.	Solid Core
ELEV.	Elevation	SHTG	Sheathing
E.N.	Edge Nail	SHT.	Sheet
E.S.	Each Side	SIM	Similar
EWC	Electrical Water Cooler	SQ.	Square
EQ	Equal	STL	Steel
EXIST.	Existing	STRUCT	Structural
EXT.	Exterior	SUSP	Suspended
F.D.	Floor Drain	T.B.	Top of Beam
FAU	Forced Air Unit	T.C.	Top of Concrete
FDN	Foundation	T.F.	Top of Footing
F.E.	Fire Extinguisher	T & G	Tongue & Groove
FF	Finish Floor	T.S.	Top of Slab
FG	Finished Grade/ Fixed Glass	T.W.	Top of Wall
FIN	Finish	TYP.	Typical
FIXT.	Fixture	U.O.N.	Unless Otherwise Noted
FLR.	Floor	V.C.T.	Vinyl Composition Tile
FN	Field Nail	V.T.R.	Vent Thru Roof
FOC	Face of Concrete	W/	With
FOM	Face of Masonry	WP	Waterproof
FOS	Face of Stud	W/O	Without
FTG	Footing	W.R.	Water Resistant
GA.	Galvanized	W.W.F.	Welded Wire Fabric
GFI	Ground Fault Interrupter		
GL	Glass		
GI	Galvanized Iron		

SYMBOLS



VICINITY MAP



PROJECT DESCRIPTION

Relocation of the Neil Good Day Center through a Conditional Use Permit pursuant to City of San Diego Land Development Code 141.0412(d). The proposed project utilizes remodeling an existing, but vacant, former rental vehicle service facility and involves remodeling the interiors of the existing building that is to remain for office use for 12-15 staff members, including ADA toilet room up-grades.

LEGAL-OWNER

OWNER

S.V.D.P. Management, Inc.
3350 "E" Street
San Diego, CA 92102
Tel: (619) 778-0982
Attn: Mr. Brendan Coffey
Brendan.Coffey@neighbor.org

LEGAL DESCRIPTION:

Lots C, D, E, F, G, H, I and J, of Block 169 of Horton's Addition, according to map thereof filed in the Office of the County Recorder of San Diego County.

Excepting therefrom that portion of Lot F lying in National Avenue deeded to the City of San Diego by deed dated July 20 1904 and recorded March 22, 1905, in Book 361, page 298 of Deeds.

ASSESSORS PARCEL NUMBER:
(APN) 535-614-11-00

PROJECT ADDRESS:
1402 Commercial Ave
San Diego, CA 92101

PROJECT DATA

PROJECT DATA:

Governing Agency: City of San Diego

Existing Zoning: CCPD-MC
(Centre City Planned District - Mixed Commercial).

Governing Codes: CBC 2007 edition
CPC 2007 edition
CEC 2007 edition
CMC 2007 edition
CAC Title 24

Building (Existing Type III-N)
Occupancy Group: B
Construction Type: Type V-B non fire sprinkled
Building Area:
First Floor 4,335 SF
Second Floor 1,289 SF
Total 5,624 SF

Parking Provided: Standard spaces x
Accessible spaces x (includes x van spaces)
Total x

CUP

Permit # _____

Project # : _____

PROJECT TEAM

OWNER

S.V.D.P. Management, Inc.
3350 "E" Street
San Diego, CA 92102
Tel: (619) 778-0982
Attn: Mr. Brendan Coffey
Brendan.Coffey@neighbor.org

OWNER'S REP.

Maya Rosas
Atlantis Group
2488 Historic Decatur Road, Suite 200
San Diego, California 92106
Tel: 619-523-1930
mrosas@atlantissd.com

SHEET SCHEDULE

SHEET	SHEET DESCRIPTION
TS	Title Sheet
A0.1	Vicinity Map and Access Plan
A0.2	Photo Survey
A0.3	Proposed Site Plan
A1.2	Proposed First Floor Plan
A1.3	Proposed Second Floor Plan
A2.0	Exterior Elevations (For reference only)

Drawn By: _____ Checked By: _____

No.	Date	Issue	Description
1			Initial Submittal 5/4/2016

Stamp: _____

Date: 5/4/2016

Project No.: _____

Sheet Titles:

Title Sheet

Sheet No.:

TS



CUP Permit
Neil Good Day Center
1402 Commercial Street
San Diego, CA

Drawn By: _____ Checked By: _____

No.	Date	Description
1	5/4/2016	Initial Submittal

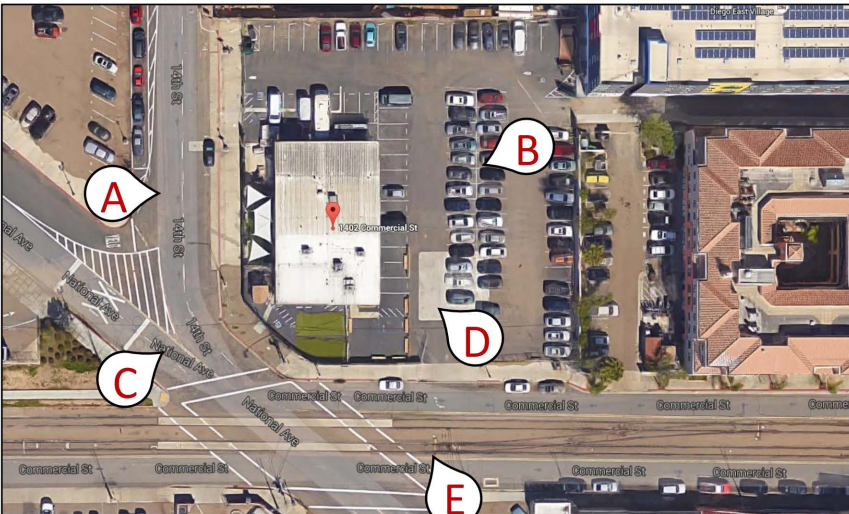
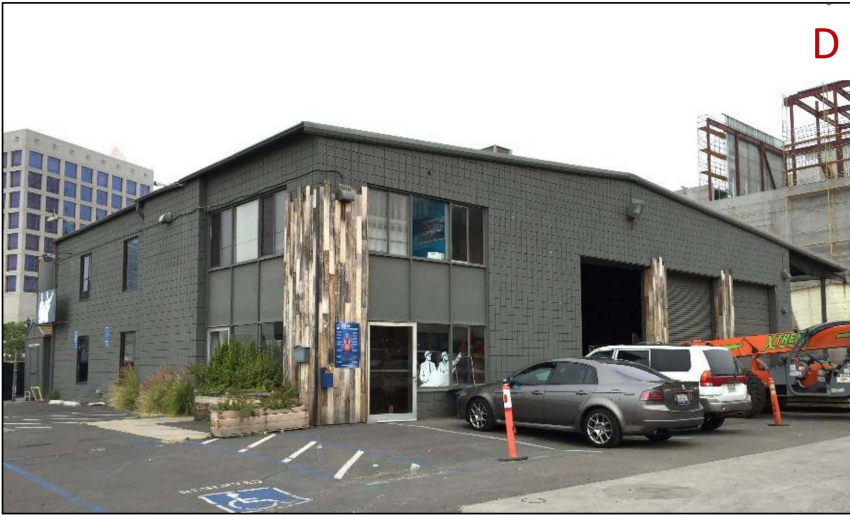
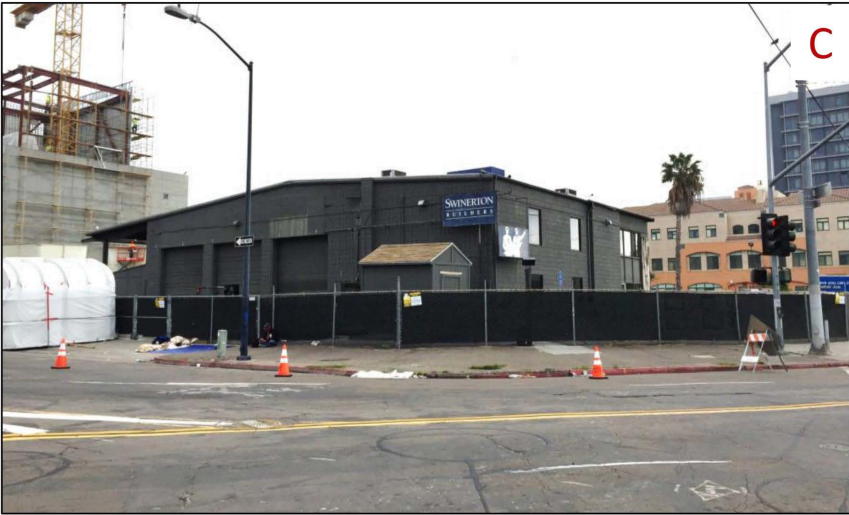
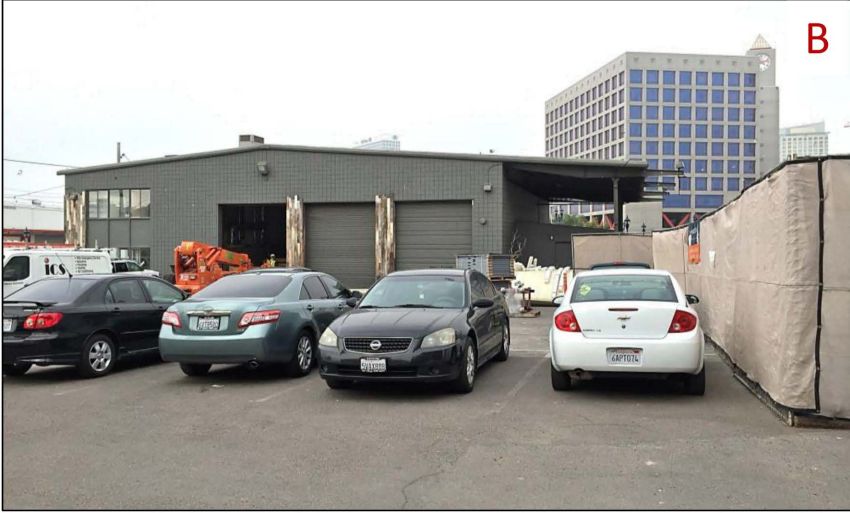
Stamp: _____

Date: 5/4/2016
Project No.: _____

Sheet Titles:
Vicinity Map
+ Access Plan

Neil Good Day Center
CUP Application
Photographic Survey

CUP Permit
Neil Good Day Center
1402 Commercial Street
San Diego, CA



Drawn By: Checked By:

No.	Date	Description
1	5/4/2016	Initial Submittal

Stamp:

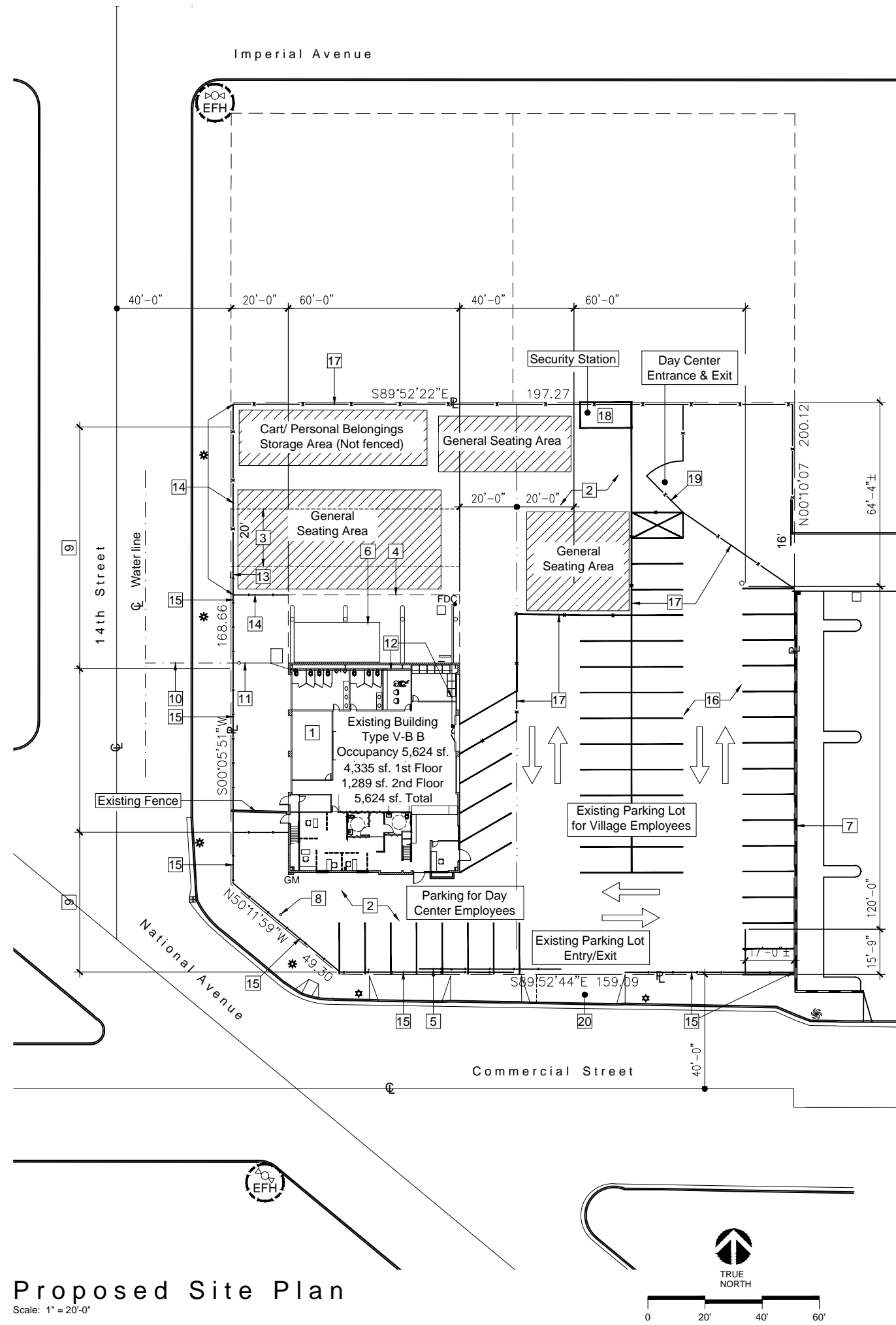
Date: 5/4/2016

Project No.: _____

Sheet Titles:

Photo Survey

Sheet No.: A0.2



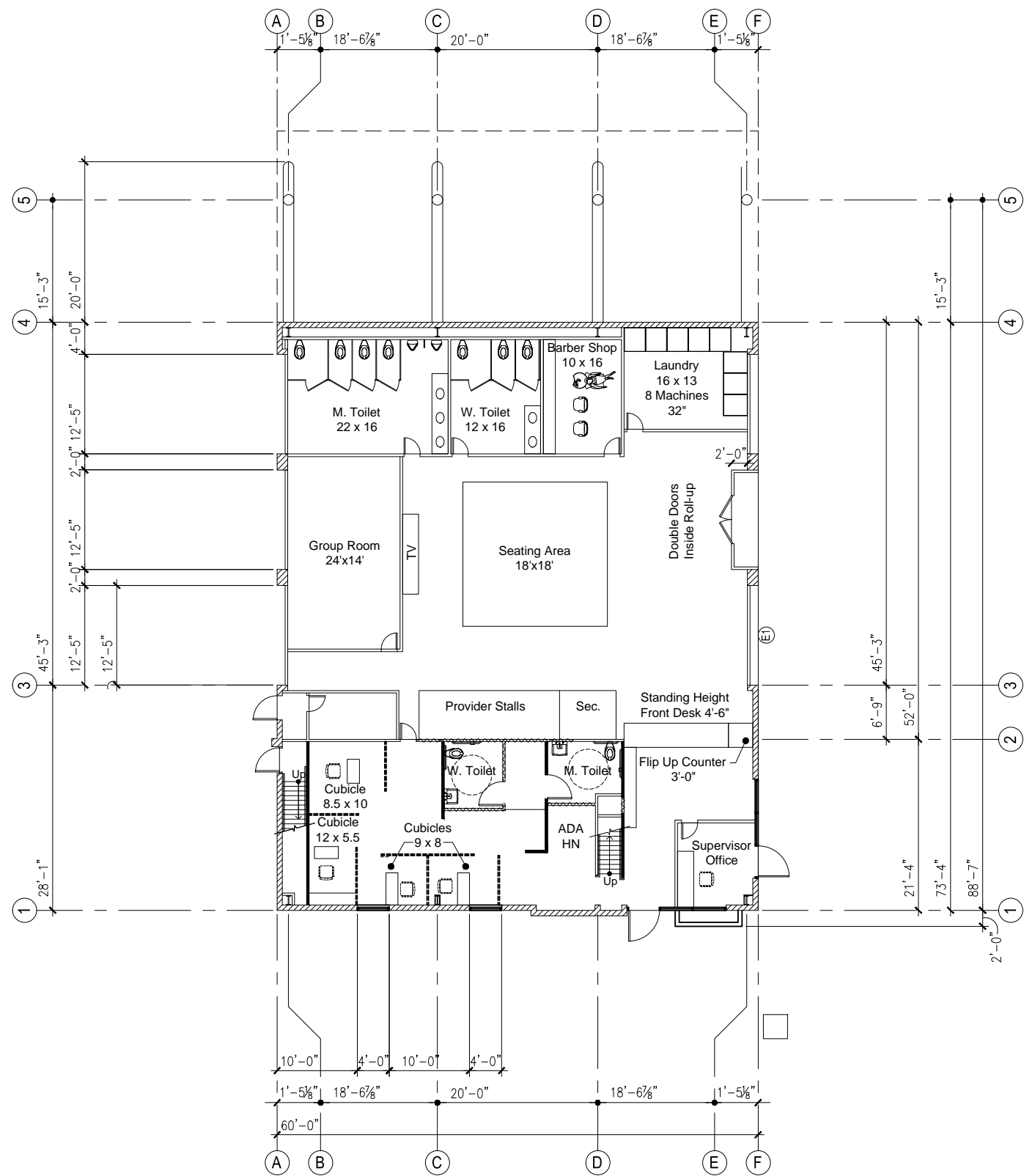
- Site Plan Keynotes:
- 1 Existing two story building. Type III-N construction.
 - 2 Existing asphalt paving to remain.
 - 3 20' wide fire line.
 - 4 Existing canopy to remain.
 - 5 New rolling gate.
 - 6 Storage shed
 - 7 Existing Masonry Wall.
 - 8 Existing pole sign.
 - 9 Fence at property line per CCDC requirements.
 - 10 Underground fire line.
 - 11 High line the fire line.
 - 12 Over head +16' A.F.F. in building
 - 13 Knox Box per Fire Dept. standards.
 - 14 Solid '6' tall solid white privacy fence of durable material with no overlaps or gaps to receive future art work, per CSD
 - 15 A 6' tall picket security fence with posts as required, color TBD as required by CSD - not chain link
 - 16 Existing asphalt and parking striping to remain
 - 17 8' tall galvanized chain link interior fence with posts and hardware as required
 - 18 Security Hut
 - 19 Gate
 - 20 Driveway Entry

- Legend:
- Existing fire hydrant
 - GM Gas meter location
 - Fence & Gate (New & Existing)
 - Property line.

3646 CAMINITO CARMEL LNDG.
SAN DIEGO, CA 92130
TEL 858.414.2846

CUP Permit
Neil Good Day Center
1402 Commercial Street
San Diego, CA

Drawn By:	Checked By:
No.	Date Issue Description
1	Initial Submittal 5/4/2016
Stamp:	
Date:	5/4/2016
Project No.:	
Sheet Titles:	Proposed Site Plan
Sheet No.:	A0.3



Building A
Proposed First Floor Plan
Scale: 1/8" = 1'-0"

Floor Plan Keynotes:

- 1 -
- 2 -
- 3 -
- 4 -

Legend:

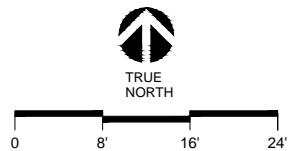
- Existing Bearing wall.
- Existing Concrete Masonry wall.
- Interior wall
- Interior cubicle partition



- HN — Housing Navigator
- Sec. — Security

Floor Plan Notes:

- 1. -



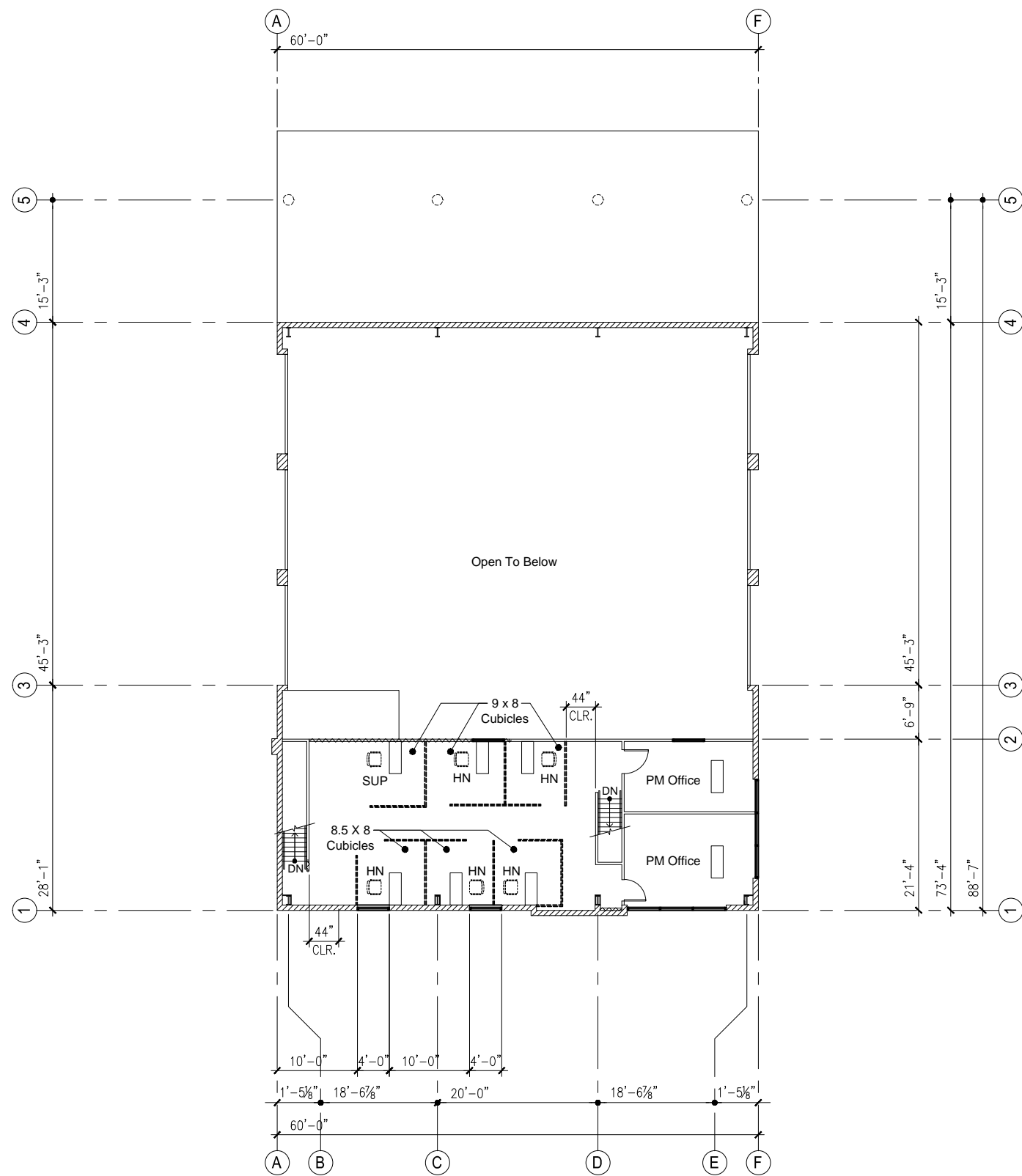
CUP Permit
Neil Good Day Center
1402 Commercial Street
San Diego, CA

Drawn By: Checked By:

No.	Date	Issue	Description
1	5/4/2016	Initial Submittal	

Stamp:

Date: **5/4/2016**
Project No.:
Sheet Titles:



Building A
Proposed Second Floor Plan
Scale: 1/8" = 1'-0"

Floor Plan Keynotes:

1. -

Legend:

- Existing Bearing wall.
- Existing Concrete Masonry wall.
- Interior wall
- Interior cubicle partition



Furniture (N.I.C.)

- SUP — Supervisor
- HN — Housing Navigator
- PM — Program Manager

Floor Plan Notes:

1. -

CUP Permit
Neil Good Day Center
1402 Commercial Street
San Diego, CA

Drawn By: _____ Checked By: _____

No.	Date	Description
1	5/4/2016	Initial Submittal

1 Initial Submittal 5/4/2016

Stamp: _____

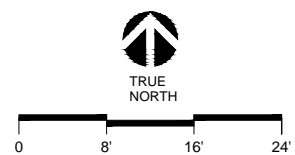
Date: **5/4/2016**

Project No.: _____

Sheet Titles: _____

Proposed
Second Floor Plan

Sheet No.: **A1.2**



CUP Permit
Neil Good Day Center
1402 Commercial Street
San Diego, CA

Drawn By: Checked By:

No. Date
Issue Description

1 Initial Submittal 5/4/2016

Stamp:

Date:

5/4/2016

Project No.:

Sheet Titles:

Exterior Elevations
(for reference only)

Sheet No.:

A2.0



Privacy Fence

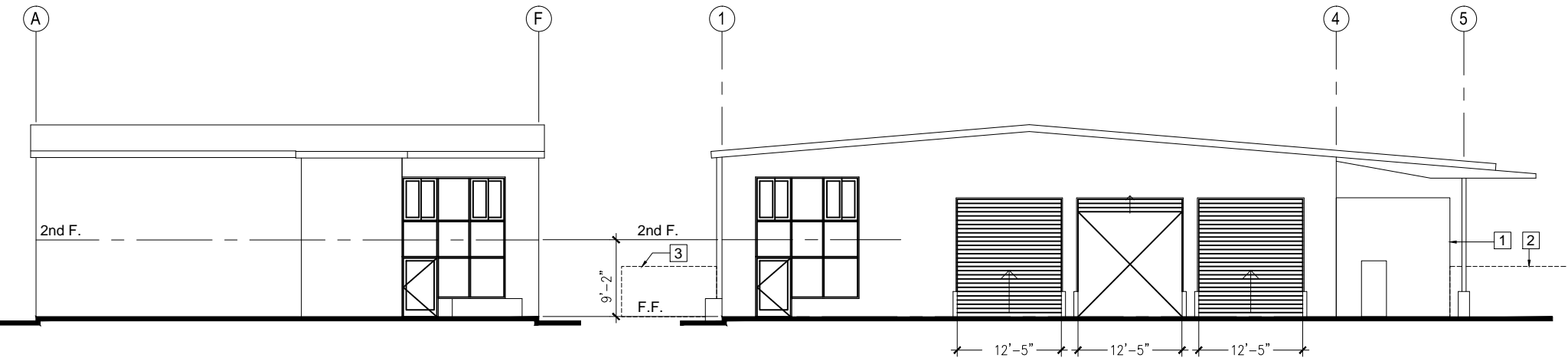
2

Security Fence

3

Note:

No modifications proposed to exterior elevations.



South Elevation

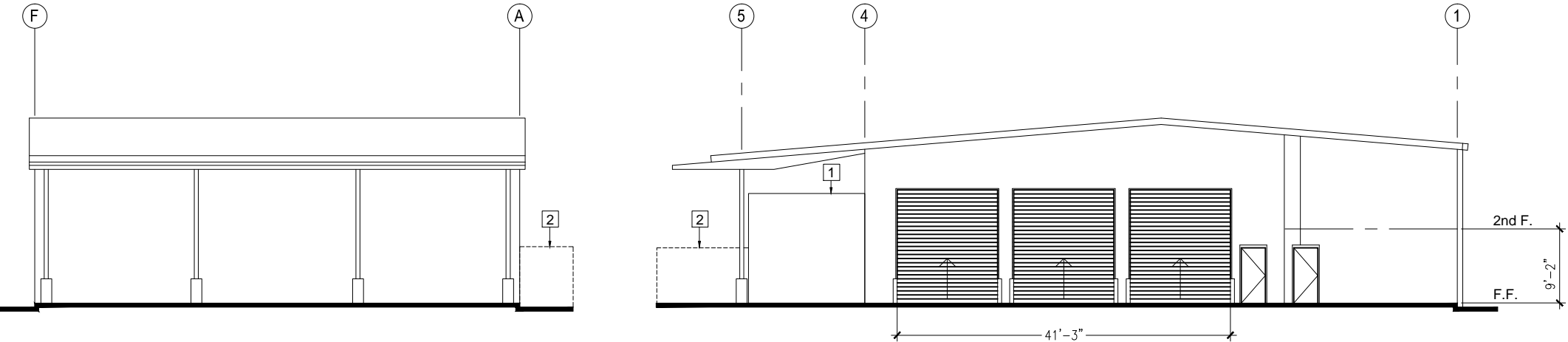
East Elevation

Exterior Elevations Keynotes:

- 1 Existing Storage Shed
- 2 Solid 6' tall vinyl privacy fence with posts and hardware as required, color TBD, per CSD
- 3 A 6' tall picket security fence with posts as required, color TBD as required by CSD

Exterior Elevations Notes:

1. -

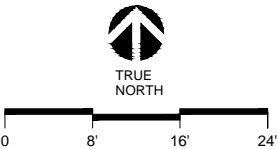


North Elevation

West Elevation

Exterior Elevations (For Reference Only)

Scale: 1/8" = 1'-0"



S.V.D.P. Management, Inc.
Communications/Litter and Loiter Control Plan
Per San Diego Municipal Code Section 141.0412(d)(6)

EXHIBIT 1
NEIL GOOD DAY CENTER
REGULATIONS AND RULES OF CONDUCT FOR PATRONS

1. Anyone engaging in behavior that is disruptive, threatening, violent or illegal will be asked to leave the premises.
2. No Weapons
3. No loitering or queuing around the outside of the Facility shall be permitted at any time.
4. No illegal drugs allowed in the Facility.
5. No alcohol allowed in the Facility.
6. No smoking inside the Facility, except in designated smoking areas.
7. No children, under 18 years old, are allowed in the Day Center.
8. Belongings may be searched and checked into the storage area should security deem it necessary.

S.V.D.P. Management, Inc.
Communications/Litter and Loiter Control Plan
Per San Diego Municipal Code Section 141.0412(d)(6)

EXHIBIT 2
NEIL GOOD DAY CENTER
COMMUNICATIONS/LITTER AND LOITER CONTROL PLAN

1. The Neil Good Day Center shall establish and strictly enforce Regulations and Rules of Conduct applicable to all persons using the Facility (Exhibit 1).
2. Personnel shall be provided 24 hours a day for the enforcement of the hours of operations, to maintain order and to prevent vandalism and loitering both on and off-site.
3. Neil Good Day Center shall install a video surveillance system to monitor and record activity in and around the Facility 24/7.
4. Patrons of the Neil Good Day Center shall be prohibited from queuing outside the Facility.
5. There shall be no loitering outside the Facility entrance. The Neil Good Day Center shall post anti-loitering signs near all entrances to the Facility. At least twice each day a day center employee or sub-contractor shall inspect the site and discourage loitering along the patron access route.
6. Neil Good Day Center shall sign a letter of agency giving the City of San Diego Police Department permission to enter the property as necessary to enforce laws.
7. Neil Good Day Center shall provide private security licensed and in good standing with the State of California Bureau of Security and Investigative Services. The day center will provide a minimum of one security guard at the Facility during business hours. In addition, there will be 24-hour monitoring of the site via video surveillance and regular rounds by security personnel.
8. Neil Good Day Center shall, at its own cost and expense, be responsible for trash abatement on the site and within 100 feet of the Facility patron entrance, and shall keep the area within 100 feet of the Facility patron entrance free of litter, trash, and other related nuisances.
9. At least twice each day a Neil Good Day Center Employee, sub-contractor, or volunteer shall inspect the site. At its own expense, the day center shall provide sweeping and litter control for the site and Facility patron entrance.
10. Any hypodermic needles shall be disposed of in accordance with County Health Development standards.
11. A street outreach response team (minimum of two people) shall be established. The street outreach team is to be staffed during normal business hours. Responsibilities of the street outreach team include: direct engagement with homeless persons on the streets including

S.V.D.P. Management, Inc.
Communications/Litter and Loiter Control Plan
Per San Diego Municipal Code Section 141.0412(d)(6)

encouraging the homeless to utilize services offered at the day center, and regular assessment of homeless population in the area.

12. A Neil Good Day Center Employee or sub-contractor shall attend monthly community meetings as requested by interested parties to answer questions or listen to community feedback to address concerns of the community.

RECORDING REQUESTED BY:

Civic San Diego
Planning Department
401 B Street, Suite 400
San Diego, CA 92101

AND WHEN RECORDED MAIL TO:

Civic San Diego
Planning Department
401 B Street, Suite 400
San Diego, CA 92101

THIS SPACE FOR RECORDER'S USE ONLY

*NOTE: COUNTY RECORDER, PLEASE RECORD AS
RESTRICTION ON USE OR DEVELOPMENT OF
REAL PROPERTY AFFECTING THE TITLE TO OR
POSSESSION THEREOF*

**CENTRE CITY PLANNED DISTRICT
CONDITIONAL USE PERMIT
NO. 2016-13**

**NEIL GOOD DAY CENTER
HOMELESS DAY CENTER
1402 COMMERCIAL STREET
APN 535-614-11**

**CENTRE CITY PLANNED DISTRICT
CONDITIONAL USE PERMIT
NO. 2016-13**

**NEIL GOOD DAY CENTER
HOMELESS DAY CENTER
1402 COMMERCIAL STREET
APN 535-614-11**

This Conditional Use Permit (CUP) No. 2016-13 is granted by the City of San Diego Planning Commission to S.V.D.P. Management, Inc., Permittee, pursuant to San Diego Municipal Code (SDMC) Sections 126.0304, 126.0305, and 142.0412. The site is located at 1402 Commercial Street in the Centre City Planned District of the Downtown Community Plan (DCP) area; legally described as Lots C, D, E, F G, H, I and J, of Block 169 of Horton's Addition, according to map thereof filed in the Office of the County Recorder of San Diego County, excepting therefrom that portion of Lot F lying in National Avenue deeded to the City of San Diego by deed dated July 20 1904 and recorded March 2, 1905, in book 361, page 298 of deeds.

Subject to the terms and conditions set forth in this Permit, CUP No. 2016-13 is GRANTED to the Owner/Permittee to operate a day center for the homeless, described and identified by size, dimension, quantity, type and location on the approved exhibits on file in the offices of the Civic San Diego Planning Department.

Homeless Day Center

1. The permittee shall operate a day center which provides restrooms, laundry facilities, mail services, personal belongings storage, and counseling offices for the adult homeless population. No one under the age of 18 shall be permitted in the Center.
2. The Center shall consist of the following:
 - a. 5,624 square-foot structure for the Center including offices, restrooms, and laundry facilities;
 - b. Outdoor, fenced-in courtyard area; and,
 - c. Off-street parking.
3. No meals shall be provided to the homeless, or others, at this location.
4. There shall be no overnight accommodations provided.
5. There shall be no loitering or queuing outside of the facility.
6. The Center may be open from 6:00 a.m. to 6:00 p.m. seven days a week.

7. The permittee shall provide at least one security person on site 24 hours a day and two security persons during hours of operation. The security persons shall wear a uniform (consisting of a shirt and/or jacket at a minimum) which clearly identifies the person as security personnel for the Center. There shall be a security person posted at the front gate during all hours of operation.
8. The Permittee shall provide litter removal on the site and within 100 feet of the facility and shall keep the area free of litter, trash, and other related nuisances.
9. The Permittee shall operate the Center in accordance with the Communications, Litter and Loitering Control Plan and Rules of Conduct included in Exhibit A.
10. The Permittee shall sign a letter of agency giving the City of San Diego Police Department permission to enter the property as necessary to enforce laws.
11. The Center shall provide off-street parking at a rate of at least 1 space per full-time-equivalent employee.
12. A sign shall be posted at the project entrance identifying the Center, listing the services offered and hours of operation, rules for persons entering the Center, and contact numbers for the Center and Neighborhood Code Compliance for filing of any complaints.
13. The privacy fence along 14th Street shall be of a durable material and designed with closed gaps and no overlapping of boards to allow for the application of a mural or other artwork. The mural or other artwork shall be completely installed on the fence within 6 months of issuance of the CUP.
14. All fencing, structures, and open spaces shall be kept free of graffiti and in good condition at all times. All storage shall be within the building, within storage containers, or otherwise screened from views of the neighborhood.
15. Patrons of the Center shall be advised by the Center staff of all rules of the Center and be discouraged from loitering in the area before, during, or after the hours of operation.
16. The Permittee shall provide adequate security lighting for the Center and open areas.
17. If at any time the City or Civic San Diego receive complaints that are validated as violations of the terms of the Permit or the activities permitted under the Permit constitute a “public nuisance” as defined by the City of San Diego Municipal Code, then a public hearing shall be scheduled to review the Permit. If after holding a duly noticed public hearing, it is determined that violations of the Permit exist or that any or all aspects of the activities permitted by this Permit constitute a public nuisance, then the conditions of the Permit may be modified or extended, or the Permit revoked.
18. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.

- ATTEST:

Steven Bossi
Associate Planner

S:\Planning\APPLICATIONS\Land Use Permits\CUP\2016-13 CUP (Neil Good Day Center)\Permit\2016-13_CUP_Permit.docx

PLANNING COMMISSION RESOLUTION NO. PC-__
CONDITIONAL USE PERMIT NO. 2016-13

WHEREAS, S.V.D.P. Management, Inc., Owner/Permittee, filed an application with Civic San Diego (“CivicSD”) for Conditional Use Permit (CUP) No. 2016-13 to allow a homeless day center;

WHEREAS, the Project site is located at the northeast corner of the intersection of Commercial and 14th streets in the in the East Village neighborhood of the Downtown Community Plan area and within the Centre City Planned District (CCPD);

WHEREAS, the site is legally described as shown in Attachment A;

WHEREAS, on June 23, 2016, the City of San Diego Planning Commission considered CUP No. 2016-13, including a staff report and recommendation, and public testimony, pursuant to the Centre City Planned District Ordinance (CCPDO) and the Land Development Code (LDC) of the City of San Diego;

WHEAREAS, Development within the DCP area is covered under the Final Environmental Impact Report (FEIR) for the San Diego DCP, CCPDO, and 10th Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency (“Former Agency”) and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively) and subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolution R-04510), and August 3, 2010 (Former Agency Resolution R-04544), and certified by the City Council on February 12, 2014 (City Council Resolution R-308724) and July 14, 2014 (City Council Resolution R-309115). The FEIR is a “Program EIR” prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The project is within the scope of the development program described in the FEIR; therefore, no further environmental documentation is required under CEQA.

BE IT RESOLVED, by the Planning Commission of the City of San Diego as follows:

The Planning Commission adopts the following written findings dated June 23, 2016.

FINDINGS

CONDITIONAL USE PERMIT FINDINGS

1. *The proposed use or development will not adversely affect the applicable land use plan;*

The proposed homeless day center use will not adversely affect the applicable land use plan, as the proposed use adheres to the CCPDO, SDMC, and the DCP. The proposed use is in a land use district with the goal to foster the redevelopment of an urban mix while preserving the light industrial and commercial services that serve Downtown, which applies to the uses south of the proposed site. The proposed use would be compatible with the nearby social service facilities

and would minimize impacts to surrounding land uses and the community by co-locating and providing contiguous access to homeless services on the SVDP campus, which is consistent with the goals for Human Services in the DCP.

2. *The proposed use or development will not be detrimental to the public health, safety, and welfare;*

The proposed homeless day center use will not be detrimental to the public health, safety, and welfare of the community when operated with the recommended conditions of approval and mitigation measures. These include limiting the hours of operation, controlling littering and loitering, community outreach and community impact assessments, two security guards being made available during all hours of operation, and on-site supervision being provided 24 hours per day.

3. *The proposed use or development will comply to the maximum extent feasible with the regulations of the LDC; and,*

The proposed homeless day center use will operate in compliance with all requirements in the LDC for homeless day centers and homeless facilities. The Applicant is applying for a CUP for a homeless day center as required in the LDC and is being processed accordingly. Upon approval of the CUP, the Project will be subject to the conditions set forth by the permit.

4. *The proposed use is appropriate at the proposed location.*

The proposed homeless day center use would be located on the SVDP campus and the day center would be discretely accessed within the campus through an alley. The day center is located near compatible uses and would be screened behind a privacy fence and within a building. This would be a complementary use that maximizes the effectiveness of social services offered and minimizes the impact on the community.

BE IT FURTHER RESOLVED that, based on the findings, hereinbefore adopted by the Planning Commission, CUP No. 2016-13 is hereby **GRANTED** by the Planning Commission to the referenced Owner and Permittee, in the form, exhibits, terms and conditions set forth in the CUP No. 2016-13, a copy of which is attached hereto and made part hereof.

Steven Bossi
Associate Planner
Civic San Diego

Date

Adopted on: June 23, 2016



East Village Business Improvement District

June 10, 2016

Reese Jarrett, President
Civic San Diego
401 B St. 4th Floor – sent electronically
San Diego, CA 92101

Re: EVA support for the Neil Good Day Center

Dear Reese:

On June 2, 2016 the East Village Association (EVA) Board approved providing general support for the conditional use permit (CUP) application for the Neil Good Day Center with the proviso that the CUP have a time limit of five years and that Father Joe will provide updates to the East Village community on operations.

If you have questions, please contact Lisa Lem, EVA Executive Director via email at board@eastvillagesandiego.com or call 619.546.5636.

Sincerely,

A handwritten signature in cursive script that reads 'David Hazan'.

David Hazan, President
East Village Association, Inc.

cc: Brad Richter, Assistant Vice President, Planning, Civic San Diego
Steven Bossi, Associate Planner, Civic San Diego
Bill Bolstad, Father Joe's