

PLANNING COMMISSION STAFF REPORT



February 26, 2025

ITEM TITLE

Conditional Use Permit & Design Review: New Construction and Establishment of a Women's Alcohol Rehabilitation/Recovery Facility.

Location: 270 C Street

G.C. § 84308: Yes

Environmental Notice: The Project qualifies for an Exemption pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act State Guidelines.

Recommended Action

Conduct a public hearing and adopt a Resolution approving Conditional Use Permit ("CUP") No. 23-0019 and Design Review Permit ("DR") No. 23-0015, allowing new construction for and the establishment of a women's alcohol rehabilitation/recovery facility, based on findings and subject to conditions contained therein.

SUMMARY

This item involves a request by the South Bay Pioneers ("Applicant" and "Property Owner") to construct a two-story residential facility and provide on-site alcohol recovery treatment exclusively to female residents of the facility ("Project"). The proposed facility would be located on a lot with existing residences used specifically to provide alcohol recovery treatment for men.

HOUSING IMPACT STATEMENT

While a residential structure is being constructed as part of this project, the facility is being run as a commercial use, restricted for those receiving care and will not count towards the City's affordable housing requirements.

ENVIRONMENTAL REVIEW

The Director of Development Services has reviewed the Project for compliance with the California Environmental Quality Act ("CEQA") and has determined that the Project qualifies for a Categorical Exemption pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), because the Project would not result in a significant effect on the environment, create a

cumulative impact, damage a scenic highway, or cause a substantial adverse change in the significance of a historical resource. Thus, no further environmental review is required.

DISCUSSION

Project Site Characteristics

The subject property is located along the south side of C Street, between North Third Avenue and North Del Mar Avenue. The site has a zoning designation of R-1 (Single-Family Residence) and General Plan designation of RLM (Residential Low-Medium). The table below identifies the General Plan land use and zoning designations of the Project Site, as well as the surrounding land uses.

Land Use Designations and Existing Land Uses			
	General Plan	Zoning Designation	Existing Land Use(s)
Project Site	Residential Low-Medium	R-1	Existing Men’s Alcohol Recovery Facility
North	Residential Low-Medium, Residential-Medium (RM)	R-1 and R-3	Existing Single-Family and Multi-Family Dwellings
East	Residential Low-Medium	R-1	Existing Single-Family Dwellings
South	Residential Low-Medium, Retail Commercial (CR)	R-1 and R-3	Existing Single-Family and Multi-Family Dwellings
West	Retail Commercial	R-3	Existing Multi-Family Dwellings

Background

On July 7, 2023, the Applicant submitted applications for a DR and CUP to allow for a new women’s alcohol recovery facility to be developed on a parcel with an existing men’s alcohol recovery facility located at 270 C Street. The 2,720 square-foot two-story structure includes five bedrooms and three bathrooms. Client intake will occur on Tuesdays and Wednesdays from 8:00 am-10:00 am, with an evening curfew of 10:00 pm. There will be one on-site, live-in house manager, with the total number of women living at any given time not to exceed eight residents. Length of stay is also projected to be a minimum of six months, up to a maximum of one year.

General Plan Consistency

On October 28, 1986, the City Council adopted a Resolution (Attachment 2) approving a CUP (PCC-87-08), to allow for the construction of a men's alcohol recovery facility, consisting of 18 residential units across five structures, on the subject property. The existing development conforms to City Council's approval from 1986. However, the 1986 action created a non-conforming condition by allowing a multi-family use in a single-family zone.

Since 1986, the CVMC's approval provisions have been amended and now require City Council action on CUPs and DRs in an extremely limited number of circumstances. Instead, the City Council has empowered the Planning Commission and Zoning Administrator to approve discretionary projects on the City's behalf. Because the Project is not amending the General Plan, nor any Specific Plan or Sectional Planning Area Plan, and because CUPs as a matter of routine practice are approved by the Planning Commission or Zoning Administrator, Staff has determined the appropriate reviewing authority for the Project is the Planning Commission.

Site and Building Design

The structure's design mimics a single-family dwelling and can be best described architecturally as modern-contemporary, with white Hardie board siding and a composite shingle roof. The 2,720 square-foot two-story structure will include five bedrooms and three bathrooms. The first floor will include a living room, kitchen/dining area, family room, and a manager's bedroom/bathroom. The second floor will consist of four bedrooms, two bathrooms, a laundry room, and utility/storage room.

Site access is provided off a singular driveway along C Street, with the parking area provided in the middle of the site. Three standard parking spaces are provided and required as part of the Project. The site is over-parked by fourteen spaces based on the existing men's facility use, and pursuant to CVMC Section 19.62.050(34) relating to residential facilities.

The proposed planting palette has low and medium water use, while enhancing the modern architecture of the development. Automatic drip and spray irrigation is proposed to ensure the Project is sustainable and meets current water efficiency guidelines.

CONCLUSION

Because the City Council previously approved a CUP for a non-conforming use by finding that it allows for a needed and desired benefit or service to be provided to the City in the form of alcohol treatment, Staff recommends the Planning Commission adopt a Resolution approving the proposed CUP and DR, and, amending the original CUP to allow an expansion of the use incorporating a women's facility subject to the conditions contained in the resolution.

DECISION-MAKER CONFLICT

Staff has reviewed the property holdings of the Planning Commission members and has found no property holdings within 1,000 feet of the boundaries of the subject property. Consequently, this item does not present a disqualifying real property-related financial conflict of interest under California Code of Regulations Title 2, section 18702.2(a)(7) or (8), for purposes of the Political Reform Act (Cal. Gov't Code § 87100, *et seq.*).

Staff is not independently aware and has not been informed by any Planning Commission member of any other fact that may constitute a basis for a decision-maker conflict of interest in this matter.

FISCAL IMPACT

There are no current or ongoing fiscal impacts to the General Fund or the Development Services Fund resulting from this action. All costs incurred processing this application are borne by the Applicant.

ATTACHMENTS

- 1 – Location Map
- 2 – Original CUP Approval by 1986 City Council
- 3 – Planning Commission Resolution
- 4 – Project Site Plan
- 5 – Disclosure Statement

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