



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department Staff Report

AGENDA ITEM:

Case No: CUP 19-01
Proposal: Quasi-Institutional Group Housing
Applicant: Sitkans Against Family Violence
Owner: David Levesque
Location: 1421 Halibut Point Road
Legal: Lot 1-B, of a Minor Subdivision of Lot 1 of Hager Subdivision
Zone: R-1
Size: 6574 square feet
Parcel ID: 1-5764-000
Existing Use: Residential
Adjacent Use: Residential
Utilities: Existing
Access: Halibut Point Road and Access Easement

KEY POINTS AND CONCERNS:

- Located in a Residential (R-1) zone on private property
- Temporary occupancies while permanent shelter undergoes renovations.
- Adjacent properties (1419 and 1421 Halibut Point Road) have common ownership

RECOMMENDATION:

Staff recommends that the Planning Commission approve the conditional use permit request for a quasi-institutional group housing for SAFV at 1421 Halibut Point Road.

BACKGROUND/PROJECT DESCRIPTION

The request is for a conditional use permit for temporary, quasi-institutional group residence at 1421 Halibut Point Road to be utilized by Sitkans Against Family Violence (SAFV). The dwelling on this property is a single family home owned by David Levesque.

A quasi-institutional home means a residential facility located in a residence or living unit, the principal use being to serve as a place for no more than six persons in an R-1 zone and twenty persons in an R-2 or larger zone seeking rehabilitation, counseling, self-help and family environment.¹ Quasi-institutional homes are a conditional use in an R-1 zone.

SAFV provides temporary shelter and comprehensive, trauma-informed services for women, and their children, who are survivors of domestic violence and/or sexual assault. Their permanent shelter location is being renovated and expanded, necessitating a temporary shelter. This location, if approved, will be used as SAFV's temporary shelter from February – December of 2019.

The shelter will be operational 24 hours a day, 7 days a week. There will be staff present at the property 24 hours a day to monitor any disturbances such as noise or traffic. The property is accessed via an access easement through 1419 Halibut Point Road; 1419 and 1421 Halibut Point Road are both owned by David Levesque.

ANALYSIS

1. CRITERIA TO BE USED IN DETERMINING IMPACTS OF CONDITIONAL USES

a. Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:

There will be one staff vehicle and three to four resident vehicles. The impact on nearby homes will be similar to the existing residential use of the property.

b. Amount of noise to be generated and its impacts on surrounding land uses: Noise will be similar to existing residential use of the property. Presence of staff 24 hours a day will ensure quiet operations.

c. Odors to be generated by the use and their impacts: No substantial differences than current, residential use.

d. Hours of operation: 24 hours a day.

e. Location along a major or collector street: Access via Halibut Point Road and an access easement through 1419 Halibut Point Road. The latter property is also owned by David Levesque.

¹ SGC 22.08.710 – Quasi-institutional home

f. Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: None, property can only be accessed from Halibut Point Road and access easement through 1419 Halibut Point Road.

g. Effects on vehicular and pedestrian safety: No difference from the current effects of residential use.

h. Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: Easy access from Halibut Point Road.

i. Logic of the internal traffic layout: Sufficient room for vehicles to park and then turn around before exiting the property.

j. Effects of signage on nearby uses: There will be no signage.

k. Presence of existing or proposed buffers on the site or immediately adjacent the site: There are hedges on the North side of the property and ocean front on the West side of the property. There are no plans to change, modify, or add to buffers.

l. Relationship if the proposed conditional use is in a specific location to the goals, policies, and objectives of the comprehensive plan: Consistent with Housing Action 1.2i to create housing for the homeless through public-private partnerships because the proposal will provide temporary housing for victims of domestic abuse who may otherwise be homeless.

m. Other criteria that surface through public comments or planning commission assembly review

RECOMMENDATION

Staff recommends that the Planning Commission approve the conditional use permit request for a quasi-institutional group housing for SAFV at 1421 Halibut Point Road.

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Motions in favor of approval:

1) I move to find that:²

1. ...The granting of the proposed conditional use permit will not:
 - a. Be detrimental to the public health, safety, and general welfare
 - b. Adversely affect the established character of the surrounding vicinity; nor
 - c. Be injurious to the uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located.
2. The granting of the proposed conditional use permit is consistent and compatible with the intent of the goals, objectives, and policies of the comprehensive plan and any implementing regulation
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.

2) I move to approve the conditional use permit application for a quasi-institutional group housing at 1421 Halibut Point Road subject to the attached conditions of approval. The property is also known as Lot 1-B, of a Minor Subdivision of Lot 1 of Hager Subdivision. The request is filed by Sitkans Against Family Violence. The owner of record is David Levesque.

Conditions of Approval:

1. This permit expires one year after activation, but may be extended upon Planning Commission approval.
2. The facility shall be operated consistent with the application, narrative, and plans that were submitted with the request.
3. The Planning Commission, at its discretion and upon receipt of meritorious complaint, may schedule a public hearing at any time for the purpose of resolving issues with the request and mitigating adverse impacts on nearby properties.
4. The applicant will complete a satisfactory fire/life/safety inspection prior to operation and provide documentation to the Planning Department.

ATTACHMENTS:

Attachment A: Aerial Map

Attachment B: Site Photos

Attachment C: Plat

Attachment D: Administrative Back-Up

Attachment E: Public Comment

² § 22.30.160.C – Required Findings for Conditional Use Permits