



**STAFF REPORT
CLEARLAKE PLANNING COMMISSION
For the Meeting of October 16, 2018**

Agenda Item No. 1

To: City of Clearlake Planning Commission
From: Gary Price, Contract Planner
Application File: UP 015-18-Residential Care Facility
Subject: Proposed Conversion of an Office Building to a Medical Support Residential Care Facility

Data Summary

Location: 3400 Emerson Street
Assessor's Parcel: 039-495-170
Applicant: Adventist Health-Clearlake
Representative: Shelly Trumbo, Director of Community Wellness
Zoning: C-2, Community Commercial
General Plan: Commercial

I. Recommendation: Adopt Resolution PC 2018-19 which:

1. Determines that the project is exempt from environmental review in accordance with CEQA, and
2. Adopt Resolution PC 2018-19 approving Use Permit UP 15-18 to allow a medical support residential health care facility in an existing building based on findings and subject to conditions.

II. Situation/Project Description: This project consists of conversion of a 6,100 square foot office building to a medical support residential care facility. This housing program, referenced as the Hope Center, would provide medical respite care, intensive case management and support services to persons recovering from a physical illness or injury independently, but who are not ill enough to require hospitalization. The conversion would include construction of 10 dormitory rooms (each housing two residents per room). Details of the operation are explained in more detail in the Applicant's project description (refer to Attachment A).

The project is located in the C-2, Community Commercial Zone. Pursuant to Section 18-2-1403, group quarters and/or transient lodging require a use permit. The proposed medical support

residential health care facility is similar to these uses. Therefore, we would interpret the Zoning Code to require a use permit for this type of use in the C-2 Zone.

III. Environmental Setting: The project site consists of a 0.60 acre property which is generally flat and located at the northeast corner of Emerson Street and Olympic Drive. It is developed with a 6,100 square foot medical/dental office building that was previously used as a medical office. Other improvements include parking, driveways and some landscaping. Surrounding uses consist of medical office buildings to the east, apartments and commercial to the south, vacant land to the west, and a veterinary clinic to the north (refer to attached photos).

IV. Environmental Determination: The project involves a conversion of an existing office building to a residential care facility. Very little of the site would be disturbed for this conversion, other than some building interior constructions and minor improvements to the site. Therefore, the project qualifies as being categorically exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 as Existing Facilities which include use conversions of buildings.

V. General Plan Consistency: As part of this review, the City needs to determine whether or not the project is consistent with the General Plan. The project is designated for commercial use. Although this project consists of residential health care, as long as the combined health care/residential operations are consistent with the Zoning Code, the project could be determined consistent with the General Plan.

VI. Zoning Compliance:

A. Use Considerations: As part of this review, the Commission needs to consider whether or not the proposed medical support residential care facility is compatible with the neighborhood and will not result in negative land use conflicts. Section 18-1.4.445 specifically requires that the Commission make the following findings to grant the use permit:

1. *That the proposed use at the size and intensity contemplated, and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and*
2. *That such use as proposed will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity, or injurious to the property, improvements or potential development in the vicinity with respect to aspects including, but not limited to, the following:*
 - (a) *The nature of the proposed site, including its size and shape, and the proposed size, shape, and arrangement of structures,*
 - (b) *The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading,*
 - (c) *The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor,*
 - (d) *Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking areas, loading areas, service areas, lighting, and signs.*

The project would be a less intensive use than a medical office, which previously occupied the site, since it is anticipated that there would be less daily activity and traffic. As noted below, the

project, as proposed, complies with the design regulations of the Zoning Code and should be compatible with the neighborhood.

B. Design Considerations: The following are project zoning design considerations:

1. Parking Requirements:

Based on Table No. 1, the project needs to provide a minimum of 15 off-street parking spaces to comply with Section 18-5.302 of the Zoning Code (see Table No. 1 below). The proposed site plan shows that 27 spaces would be provided, which exceeds the City’s parking requirements.

Table No. 1
Parking Requirements

Use	Size	Requirements	Required Spaces
Residential Care with support staff	6,100 sq-ft, 10 rooms	Two (2) spaces per facility (same as residential), and one and one and a half (1.5) spaces for each room that provides support services (for administrative staff)	15

2. Trash Enclosure: In accordance with Section 18-5.1101 of the Zoning Code, a trash enclosure needs to be provided. This section indicates that the enclosure shall be screened so that it is not visually obtrusive from any off-site location and that it must be screened by solid fencing with gates of height equal to or greater than the trash receptacle. Two trash bins are stored in the rear parking lot. Since there is off-street parking provided above the City requirements, locating and installing a trash/recycling enclosure in the same location would be appropriate. The off-street parking plan, however, would need to be revised to include provisions of this location and that the enclosure does not block access to any of the parking spaces. Recommended conditions of approval include installation of a trash/recycling enclosure to comply with City Code.

3. Exterior Lighting: Section 18-5.507 of the City Code requires that lighting does not create a public nuisance or hazard. It is expected that the project would introduce additional exterior lighting, going from an office use to an around the clock residential medical care facility. Conditions of approval include requirements for submitting an exterior lighting plan for staff approval.

4. Signage: It is expected that new exterior signage will be introduced to the project. Details of these signs is not provided in the application. Conditions of approval include requirements for submitting a sign program for staff approval.

VII. Development Review Comments: Project description and plans were circulated to appropriate staff and public agencies for comment. The following summarizes comments received:

Police Chief: Identify a smoking/recreation area outside of building not located near the front entrance (possibly behind the building to the north). Provide security cameras.

Response: The applicant revised the site plan to include a smoking area in the rear parking area. The applicant also indicates they plan to include security cameras throughout.

Building Inspector: Building needs to comply with ADA requirements. Bathroom and kitchen needs to be upgraded to 2016 California Energy Code. All sidewalks must comply with California Disabled Accessibility standards. Provide designated trash pick-up area for removal.

Response: A building inspection and permits will be required to assure compliance with all referenced standards. A trash/recycling enclosure shall be constructed per conditions of approval.

Lake County Fire Protection District: Building shall be equipped with working smoke alarms in each bedroom and living areas. The facility shall have fire extinguishers every 75' of travel throughout the housing area. A fire safety inspection shall be performed prior to occupancy.

Response: A building inspection and permits will be required to assure compliance with all referenced to include collaboration with the Fire District. Conditions of approval also require District clearance prior to building occupancy.

Lake County Special Districts (Sewer): The project will result in increased sewer discharge and will be billed accordingly. No concerns noted regarding sewer access or capacity.

VIII. Action Alternatives: The Planning Commission should open and close the public hearing, consider the applicant's, staff's and public comments and then either approve (based on findings and subject to conditions by adoption of resolution) or continue for with specific direction to staff and the applicant).

Staff recommends that the Planning Commission concurs that the project is exempt from environmental review in accordance with Section 15301 of the California Environmental Quality Act (CEQA) Guidelines as a building/use conversion project and approve the project based on findings and subject to conditions of approval (refer to attached Planning Commission Resolution PC 2018-19).

X. Attachments:

Planning Commission Resolution PC 2018-19

Vicinity Map

Project Site Plans

Project Floor Plan

Trash Recycling Enclosure and

Smoking Area Plan

Project Description

Site Photos

RESOLUTION No. PC 2018-19

**A Resolution of the Planning Commission of the
City of Clearlake Approving a Use Permit UP 015-18 for
Conversion of an Existing Office to a Medical Support Residential Health Care Facility
at 3400 Emerson Street, Clearlake, CA**

WHEREAS, Adventist Health Clearlake applied for approval of a use permit to convert an existing office to a medical support residential health care facility in the C-2, Community Commercial Zoning District at 3400 Emerson Street, Clearlake, CA APN039-495-170; and

WHEREAS, this use permit application has been made in accordance with Section 18-2-1403 of the Zoning Code which requires a use permit for group quarters and/or transient lodging in the C-2, Community Commercial Zoning District and that the proposed medical support residential health care facility is similar to these uses; and

WHEREAS, the project is exempt from environmental review in accordance with Section 15301 of the State CEQA Guidelines under “Existing Facilities”; and

WHEREAS, the use permit application has been processed in accordance with the City’s Environmental Review Guidelines; and

WHEREAS, adequate public noticing was made for the project in accordance with the Municipal Code; and

WHEREAS, the General Plan designates the project site as Commercial and as conditioned, the proposed use would be consistent with the General Plan; and

WHEREAS, in accordance with Section 18-1.4.445 (b) of the Zoning Code the use, as proposed, will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity, or injurious to the property, improvements or potential development in the vicinity with respect to aspects including, but not limited to, the following:

- a) The nature of the proposed site, including its size and shape, and the proposed size, shape, and arrangement of structures,
- b) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic and the adequacy of proposed off-street parking and loading,
- c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor,
- d) Treatment given, as appropriate, to such aspects as landscaping, open spaces, parking areas, loading areas, service areas, lighting, and signs.

WHEREAS, based on certain conditions of approval, the project complies with the Clearlake Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Clearlake that the project is hereby approved, subject to the following conditions being satisfied:

Conditions of Approval:

1. This application for Use Permit UP 015-18 was submitted in accordance with Section 18-2-1403 of the Zoning Code which requires a use permit for group quarters and/or transient lodging in the C-2, Community Commercial Zoning District; that the proposed medical support residential health care facility located at 3400 Emerson Street, Clearlake, CA APN 039-495-170 is similar to these uses; and

2. The applicant shall agree to indemnify, defend, and hold harmless the City or its agents, officers and employees from and against any and all claims, actions, demands or proceeding (including damage, attorney fees, and court cost awards) against the City or its agents, officers, or employees to attach, set aside, void, or annul an approval of the City, advisory agency, appeal board, or legislative body concerning the permit or entitlement when such action is brought within the applicable statute of limitations. In providing any defense under this Paragraph, the applicant shall use counsel reasonably acceptable to the City. The City shall promptly notify the applicant of any claim, action, demands or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold the City harmless as to that action. The City may require that the applicant post a bond, in an amount determined to be sufficient, to satisfy the above indemnification and defense obligation. Applicant understands and acknowledges that City is under no obligation to defend any claim, action, demand or proceeding challenging the City's actions with respect to the permit or entitlement.

3. Prior to issuance of a building permit for the proposed conversion the following shall be submitted for review and approval by the City:

- a. Trash/recycling enclosure plan (Clearlake Waste Solutions, Planning and Building Departments approval).
- b. Exterior lighting plan (Planning and Building Departments approval).
- c. Separate outdoor smoking/recreation area (Planning and Police Departments approval).

All improvements associated with these items shall be completed in accordance with the approved plans prior to building occupancy for the medical support residential health care facility.

4. Use Permit UP 015-18 may be transferred to new owners at the same location upon notifying the City Planning Department of said ownership transfer and upon the new owner's written agreement to maintain all conditions of approval.

5. Use Permit UP 015-18 shall be subject to revocation or modification by the Planning Commission if the Commission finds that there has been: a) noncompliance with any of the foregoing conditions, or b) the Commission finds that the use for which this permit is hereby granted is so exercised as to be substantially detrimental to persons or property in the neighborhood of the use. Any such revocation shall be preceded by a public hearing notice and heard pursuant to the City of Clearlake Municipal Code.

6 All conditions of Use Permit UP 015-18 are necessary to protect the general health, safety and welfare of the public. If any condition of this entitlement is held to be invalid by a court, then the whole entitlement shall be invalid. The Planning Commission specifically declares that it would not have approved this entitlement unless all of the conditions herein are held as valid.

PASSED AND ADOPTED on this 16st day of October, 2018 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairman, Planning Commission

ATTEST: _____
Deputy City Clerk, Planning Commission

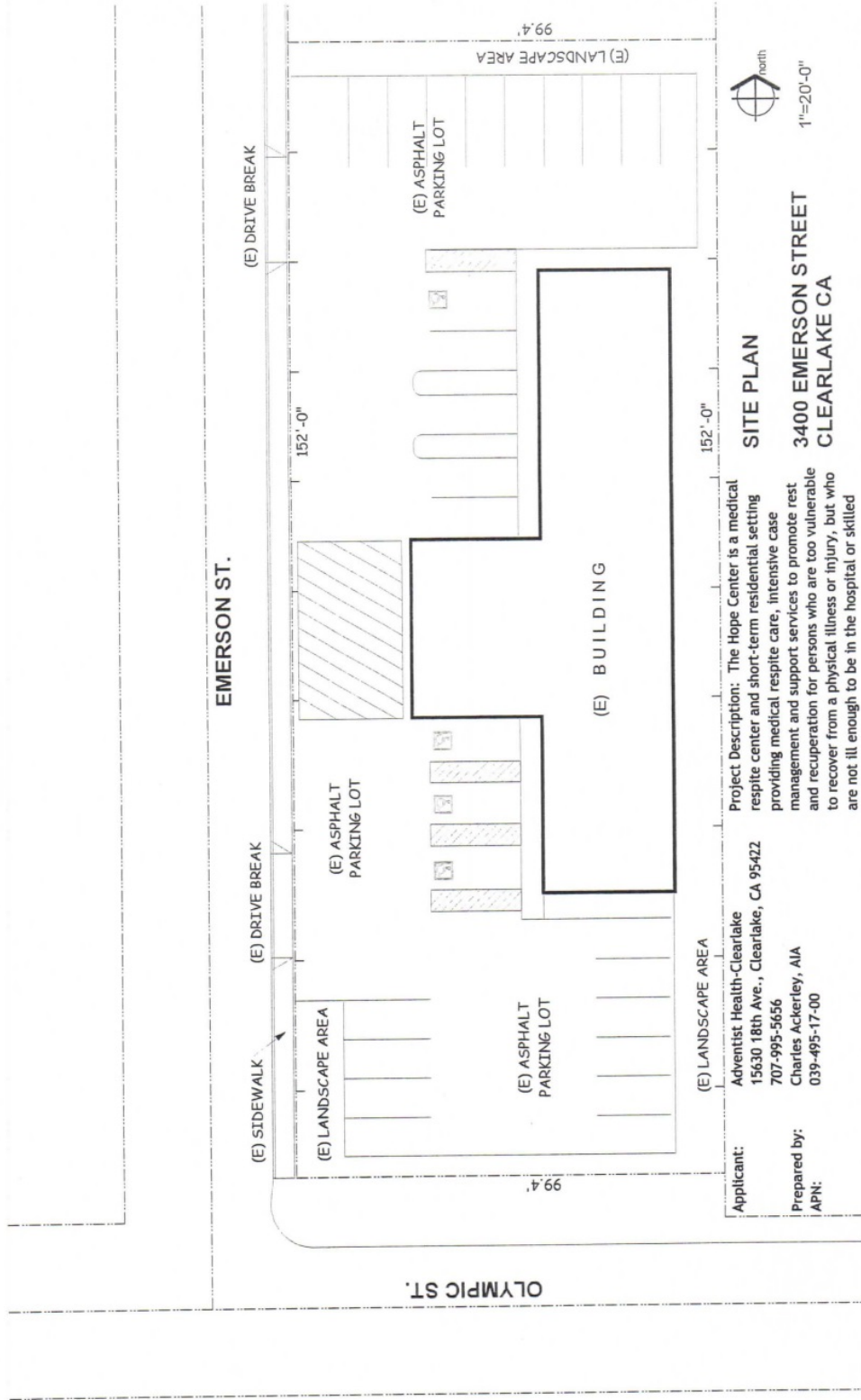
Project Vicinity Map



Lake County JT Dept, Lake County JT Dept, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

All parcel boundaries are approximate. Discrepancies in acreage, shape and location are common. This map is not the legal survey document to be used in single site determinations. Consult your deed for a legal parcel description.

Project Site Plan



Applicant: Adventist Health-Clearlake
 15630 18th Ave., Clearlake, CA 95422
 707-995-5656
 Charles Ackertley, AIA
 APN: 039-495-17-00

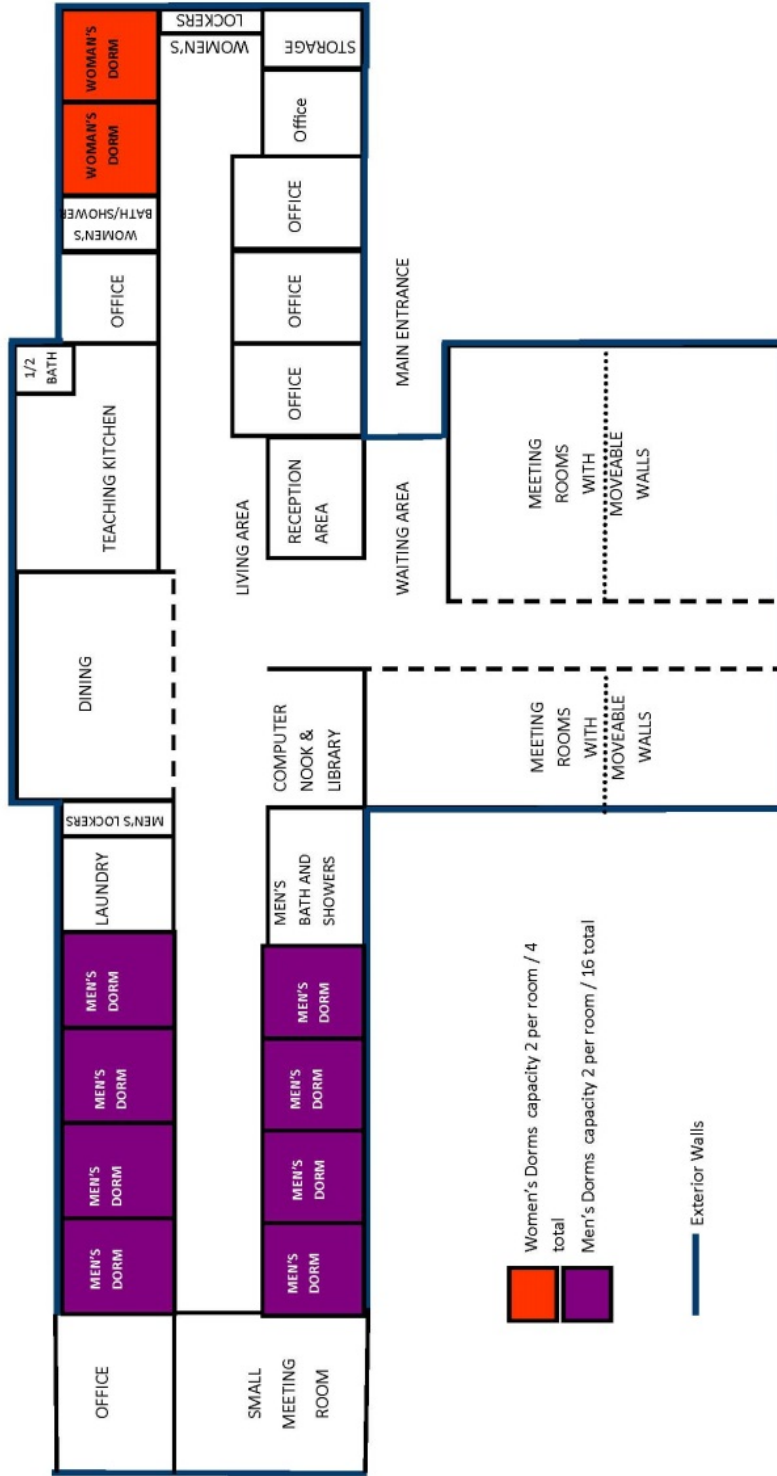
Prepared by: Charles Ackertley, AIA
APN: 039-495-17-00

Project Description: The Hope Center is a medical respite center and short-term residential setting providing medical respite care, intensive case management and support services to promote rest and recuperation for persons who are too vulnerable to recover from a physical illness or injury, but who are not ill enough to be in the hospital or skilled nursing facility.

SITE PLAN
3400 EMERSON STREET
CLEARLAKE CA

Project Floor Plan

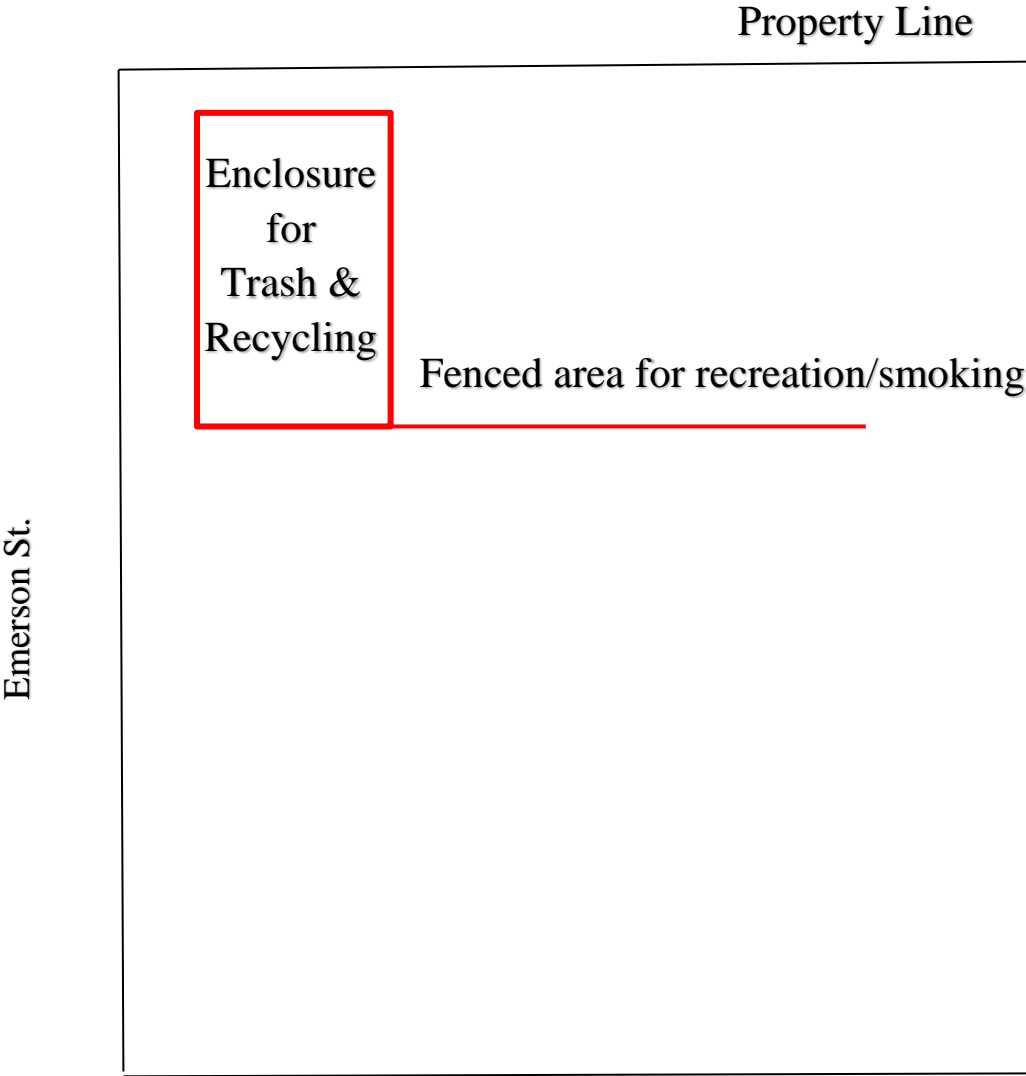
HOPE RISING CENTER FOR TRANSFORMATION—CONCEPTUAL DRAWING*



*NOT TO SCALE

**Trash Recycling Enclosure and
Smoking Area Plan:**

Drawing Not to Scale



Project Description:

The Hope Center is a medical respite center and short-term residential setting that provides medical respite care, intensive case management and support services to promote healing in a safe and supportive environment. Its services improve functionality for vulnerable individuals within the community and reduce hospital, healthcare, and public service costs to Lake County.

The Hope Center is a shared, partnership-based project of Hope Rising, the Accountable Community for Health Collaborative (Appendix A). The group is comprised of many stakeholders who collaborate to identify issues, develop innovative solutions, and implement agreed-upon actions with accountability, measurable outcomes, and sustainable funding concepts. The Hope Center has the commitment of all partners for its short-term and long-term success.

The Property

The property located at 3400 Emerson St., Clearlake consists of a 6,100 square-foot building, parking, and grounds. Formerly a medical office, the building will be renovated for use as short-term medical respite care, intensive case management, and support services. The building will be renovated and maintained in a clean, safe, and code-compliant manner. A conceptual drawing of the proposed renovation is included (Appendix B). The outside grounds and parking area will be maintained as well.

Resident housing will be “dormitory-style” with 10 rooms housing 2 residents per room for a capacity of 20 at a time. Renovations will include men’s and women’s separate baths and showers, lockers, laundry, dining and living room, and a commercial/teaching kitchen.

There is a separate reception/intake area and waiting room, computer lab and library, 6 shared office spaces, and flexible meeting space. There is a telemedicine suite equipped to provide virtual medical visits and behavioral health services.

A dormitory and bathroom are provided for the 24-hour on-site staff responsible for supervising residents.

Medical Respite Program

Medical respite programs provide medical respite care, intensive case management, and support services to persons who are too vulnerable to recover from a physical illness or injury independently, but who are not ill enough to be hospitalized and are in need of services to improve their functionality within the community. Respite programs promote a safe, stable, and healing environment, and provide case management and support services to individuals in their transition to home and improved health. By meeting the recuperative and aftercare needs of residents, medical respite programs reduce hospital, health-care-system, and public costs by

reducing the utilization of hospital services, emergency room visits, and EMS (Emergency Medical Services) calls.

The Hope Center program is modeled after the successful COTS program, a medical respite program located in Petaluma, as well as the successful Lake County program, Restoration House, located in Lower Lake. The Lower Lake Community Action Group has provided a Letter of Support attesting to the benefits to the community and individuals of Restoration House (See Appendix C). Similar programs have been in operation throughout various counties in California, such as Mendocino, Napa, Sonoma, Marin, Yolo, and San Francisco. These programs result in significant costs savings to the hospital, health care, and public systems as well as an improvement in the overall health and well-being of individuals in the community.

Cost savings are measurable in dollars and cents due to:

- Decrease in the length of stay in the hospital due to appropriate discharge placement
- Decrease in avoidable readmission to the hospital due to correct, timely aftercare
- Decrease in ER visits due to appropriate utilization of outpatient services
- Decrease in EMS calls and transport due to timely access to services
- Decrease in police encounters due to improved functionality within the community

Restoration House demonstrated within the first 6 months of opening its doors the following outcomes resulting in measurable cost savings:

- 92% decrease in 911 responses
- 78% reduction in Emergency Room utilization
- 66% reduction in length of stay in the hospital
- 67% increase in appropriate outpatient utilization

Services

Upon discharge from area hospitals and emergency rooms, clients are referred to Hope Center for a thorough assessment of their medical, aftercare, and social needs. Residents must be ambulatory, able to dress independently, able to take care of their personal hygiene needs, able to report for meals, and able and willing to participate in self care.

In addition to a safe, clean, and stable healing and living environment, residents receive medical respite care, intensive case management, and individual assessment for aftercare, social needs, and support services for optimum recovery and recuperation.

Services include:

IOPCM (Intensive Outpatient Case Management)

Nutritious Meals

Transportation
Counseling and Behavioral Therapy
Employment Services
Spiritual Services
Coordination of Community Services

Management and Operations

The Hope Center's management and operations are modeled after the successful functioning and accomplishments of Restoration House in Lower Lake, Lake County's first medical respite program, and after the COTS program in Petaluma, California. Management, operational, and clinical policies and procedures are based on the national-level Standards of Medical Respite Programs.

Adventist Health Clear Lake, as the fiscal agent for Hope Rising's Hope Center, will manage and operate Hope Center and ensure that best practices are followed throughout the renovation and development of operations, management, security policies, program development, staffing, partnership development, occupancy, program services, and day-to-day operations. Adventist Health Clearlake has entered into a 15-year agreement with Partnership HealthPlan of California, the renovation project funder, to maintain and sustain operations during this period (See Appendix D).

Additionally, Hope Center will receive year-long consulting and design support from The National Center for Complex Health and Social Needs/Camden Coalition. This nationally-recognized leader in supporting complex and vulnerable patients will ensure that Lake County has access to expert guidance and coaching, and that it is designed using national best practices.

The Center is staffed on-site 24 hours a day for supervision and assurance of timely referrals from Lake County hospitals and emergency rooms.

Safety and Security

The safety and security of the community, neighborhood, clients, residents, staff, and visitors are a priority for the Hope Center. All policies, procedures, and client and resident guidelines are designed to promote safety and security, and to eliminate loitering, uninvited visitors, noise, and parking issues. Safety and security policies and procedures are monitored and evaluated on an ongoing basis. The safety and security policies are modeled after Restoration House, in Lower Lake, the COTS program in Petaluma, and other national best practices. In its first year of operation, law enforcement was never summoned to Restoration House and there were no complaints by neighbors.

Upon site acquisition, Shelly Trumbo, Director of Community Wellness for Adventist Health Clearlake and Executive Director for Hope Rising, will be designated as the primary contact for the Hope Center project. Ms. Trumbo is available to the neighbors and community for voicing suggestions, concerns, and needs at present and on an ongoing basis.

All residents referred to Hope Center receive a complete assessment for eligibility, appropriateness for services offered, and their commitment to successfully participate in services. Each resident signs a “Community Agreement” that includes a code of conduct agreeing to abide by all policies and participate in their own self-care, as well as a notification of policies for discharge from the program (Appendix E).

For example, policies are adopted to maintain a safe, quiet, and clean property and neighborhood:

- A daily curfew and designated quiet time schedule
- Limited and scheduled visiting hours
- A smoke free policy for building and provision of a designated smoking area
- Prohibition on possession or use of alcohol or other substances or paraphernalia
- Prohibition on possession of weapons of any type

Parking

The majority of residents do not own vehicles. The on-site staff is small, visitors are limited, services provided by community partners are scheduled on an as-needed basis, and hours are limited to assure that parking is not an issue and traffic is minimal.

Sustainability and Ongoing Operations

Adventist Health Clear Lake (AHCL), acting as the fiscal agent for Hope Rising, received a capital grant for the purchase and renovation of the property from Partnership HealthPlan of California (PHC), the Medi-CAL Managed Care provider in Lake County. AHCL has provided a letter of agreement to PHC to sustain the property and programming in good condition for a period of 15 years assuring that it will not become a public nuisance (See Appendix C). AHCL has the capacity and track record of sustaining similar projects and buildings

The cost savings to the local hospitals created by the timely discharge of patients and the reduced length of hospital stay, which prevent avoidable re-admissions and the appropriate use of the Emergency Room, provides funding for the ongoing operational expenses of the program.

Benefit to the Community/Summary

The Hope Center's medical respite program and support services will promote the recovery and recuperation of community members who are too vulnerable to recover from a physical illness or injury independently and are in need of intensive case management services to improve their functionality within the community. The Hope Center's programs will result in significant cost savings to the local hospital, healthcare system, and public services, promote a higher quality of life for vulnerable community members and improve overall community wellness.

Appendices:

- Appendix A: Hope Rising Membership Roster
- Appendix B: Conceptual Drawing of Floor Plan
- Appendix C: Lower Lake Community Action Group Letter of Support
- Appendix D: Adventist Health Clearlake Letter of 15 Year Management Commitment
- Appendix E: Resident Community Agreement



HOPE CENTER



Governing Board Members:

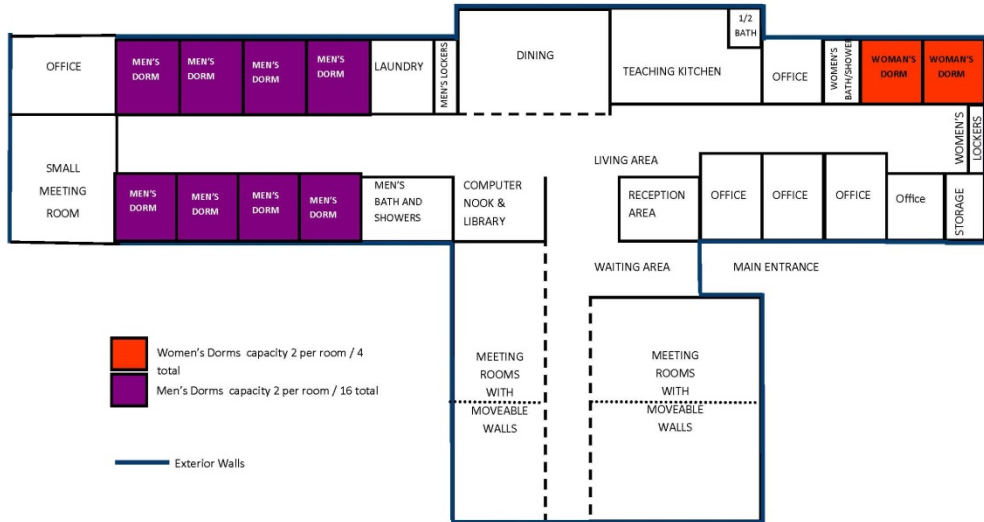
- Tawny Bailey, Redwood Community Services
- Patty Bruder, North Coast Opportunities
- Dr. Marshall Kubota, Partnership Health Plan
- Steve Wylie, Woodland Community College
- Crystal Markytan, Department of Social Services
- Todd Metcalf, County of Lake, Behavioral Health
- Dan Peterson, Sutter Lakeside Hospital
- Denise Pomeroy, County of Lake, Public Health
- Carole Press, Mendocino County Health Clinic
- David Santos, Adventist Health Clear Lake
- Tina Scott, County of Lake, Board of Supervisors

Ex Officio Members:

- Marvin Avilez, Way to Wellville
- Mike McGuire, State Senator

Appendix B

HOPE RISING CENTER FOR TRANSFORMATION—CONCEPTUAL DRAWING*



*NOT TO SCALE

Lower Lake Community Action Group

P.O. Box 614 • Lower Lake, CA 95457

APPENDIX C



TO: City of Clearlake
FROM: Lower Lake Community Action Group
DATE: July 1, 2018

This letter is in support of the proposed Adventist Health use of the facility located at Emerson Street. We have maintained close contact and collaboration with their existing facility, Restoration House, which is located on Main Street in Lower Lake. Adventist Health Clear Lake staff have attended our meetings requesting feedback and providing updates whenever invited. We have experienced the residents and staff as being good neighbors and contributing to our community.

Since opening their doors approximately one year ago, there have been zero incidences requiring any outside assistance of any law enforcement or emergency personnel. Restoration House is quiet and self-contained. Several of us have toured the facility and it is warm, comfortable environment for respite and healing.

We have complete faith that, through their leadership, this proposed facility will be operated with the same skill we have observed at Restoration House and will be an asset to the Clearlake community.

Sincerely,

A handwritten signature in cursive script that reads "Mike Dean".

Mike Dean

President





APPENDIX D

Administration Department

15322 Lakeshore Drive, Suite 201
Clearlake, CA 95422
707-995-5656
AdventistHealthClearLake.org

March 12, 2018

Dear Partnership Health Plan Representatives,

Adventist Health Clear Lake (AHCL) is honored to be the lead fiscal entity for the Hope Rising Center for Transformation (Hope House). This transitional housing facility will fulfill the great need for housing and shelter that has been a huge gap in services in Lake County for decades. On behalf of the Hope Rising leadership, AHCL board of directors, staff, and our community partners, I want to THANK YOU for this opportunity to provide life changing services to the most in need.

Alongside our partner organizations in Hope Rising, this year we made a bold statement – that **Housing is Health**. Hope House is more than a housing facility, it's the first push in a movement for a better quality of life for those we serve.

At AHCL, our mission is to live God's love by inspiring health, wholeness and hope. This is truly a point where mission work, meets fiscal responsibility, meets quality, meets outcomes – true mission integration. Our organization is committed to managing this transitional housing project and its sustainability for the long haul. We will see it through and ensure that this facility continues to serve this identified population through the 15 years committed through this grant.

Thank you for helping to make this investment at ground level – to be that hand that makes the initial push. You have given our community the ability to initiate our vision for a safe place for these individuals to lay their heads – free of guilt or shame – where they will be supported physically, mentally and spiritually without judgment. Good things are coming, and we look forward to sharing the outcomes with you. Thank you!

Respectfully,

David Santos
Chief Executive Officer

PROJECT RESTORATION COMMUNITY AGREEMENT

Restoration House is a transitional living environment that provides a safe and secure place to heal for clients of Project Restoration seeking to achieve health, wholeness and hope. It is community centered living that is based on three primary rules: 1) to choose health 2) to live into your best self and 3) to participate in community. Participation in Project Restoration is voluntary. By entering into Project Restoration you agree to these values and to support this agreement by your behavior.

I will choose health.

- I understand that the primary purpose of my participation in Project Restoration is to work towards health. I will incorporate goals and behaviors into my daily life that show health is my priority. I am in control of my health decisions, and to make informed decisions I will work with my health team as partners, prioritize medical appointments, and take medications only as prescribed.
- Restoration House is a sober living community. I will not use alcohol, in our out of the house, while I live here. I will not possess or use illegal drugs. I will keep no paraphernalia for their use at the house. I will not "hang out" with the people or frequent the places that led to this behavior in my past. I will not bring known drug users to the house or property at any time.
- I will honor curfew/quiet hours from 10PM to 7AM so that I and others have the best environment for rest and health.

I will live into my best self.

- I will be impeccable with my word. I will use my words to empower myself and others, refraining from gossip. I will not talk about people who live in the house with others but will communicate directly with my housemates and staff.
- I will work the program to obtain the fullest benefit for my future; this includes attending the weekly House meetings, Support Groups, Monday-Friday nightly resident meetings, and a one on one (1:1) with the Program Staff each week unless I have a preapproved reason for absence.

I will participate in community.

- I will not disrespect others based on ethnicity, religion, gender, sexual orientation, handicap, lifestyle choices, or economic status. We all have the right to expect dignity and opportunity.
- For my own safety as well as the safety of others, I will not carry a weapon or act violently toward others or myself. I will not keep a weapon at the house.
- I will respect other people's property and community property. I will not steal from others or from the resources of the house.
- I agree to complete my assigned chores; this may include helping with kitchen duties, community garden, maintenance and clean-up crews, helping plan activities and other jobs that need to be shared by community members.
- I understand my room and locker may be searched by the Project Coordinator, with one other witness present, without warning, if it appears I am violating this agreement.
- I understand this is a summary only and will read the entire House Manual.

Resident Signature & Date: _____

Project Restoration Staff: _____

Site Photos:



Photo No. 1: Northeasterly view project building and site from the intersection of Emerson and Olympic



Photo No. 2: Southeasterly view of project building and site from across Emerson.



Photo No. 3: Northwesterly view from project site. House and vacant property.



Photo No. 4: Southwesterly view from project site. Vacant property.



Photo No. 5: Easterly view of project site. Note residential uses to west of Project site.



Photo No 6: Northeasterly view. See veterinary clinic to north of Project site.