



North Coast Substance Abuse Council, Inc.  
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RE: 309 Harris Conditional Use Permit Supplemental

- a) **A detailed description of the proposed project:** We propose utilizing the site APN 010-251-016 identified as 309/319/325 Harris Street as residential therapy services. We look to provide behavioral health counseling to clients while they receive short term residential. We intend on using 319 Harris (588 SQ FT) as office space to provide individual counseling. It is a one-bedroom bungalow. The bedroom and living room will be used as therapy space. The kitchen and bathroom will be staff lunchrooms and bathroom. 325 Harris (616 SQ FT) is the Fed Ex commercial office and will be used as our group therapy space. Windows will be frosted for privacy and seating furniture will be placed in the open floor plan to treat 12 clients in a group setting where the clients will learn healthy coping skills, engage in mental health services, and rebuild their lives in a healthy setting to reintegrate into society and have a positive impact on our community. These two

dwellings are principally permitted for these uses as office space. We are requesting the conditional use permit for non-medical housing large specifically for the intended use of 309 Harris (2,631 SQ FT). It is a 2 story 4 bedroom 2.5 bath with an internal laundry room with an ADA wheelchair ramp. We plan on providing temporary housing services to no more than 12 clients at a time for 30-day periods while they receive therapy from our agency. The residential portion of our services is a vital function of our well-structured, well-monitored, thoroughly governed business model. Clients reside together on premises as they learn healthy routines and habits while being monitored by a live-in-house manager. These residents are contractually bound to abide by strict program rules that are enforceable and effective. Between the hours of 8:30 am and 5:00pm clients residing in 309 Harris will participate in private confidential groups occurring within the 325 Harris dwelling on the parcel. These are talk therapy groups and will not be a noise or activity nuisance. They are not accessible to the public. They will also participate in individual therapy within the 319 Harris dwelling, also located on the parcel. These are private and quiet sessions. In between these activities clients will be within the 309 Harris living quarters cooking meals, doing chores, doing homework or attending outside appointments with other care providers. We operate a longstanding facility on myrtle. This

project is a sister-site but operates entirely separately from our other facility. Only clients of the 309 Harris Street facility will utilize the Harris Street campus. There will be no co-mingling of services between the two facilities. It will operate independently. Quiet hours are 5pm to 8 am the following day, 7 days a week. Strict adherence to all policies is strongly enforced.

**b) How the proposed use is consistent with the General Plan, Zoning Code, and/or any applicable specific plan or area plan adopted by the City Council:** We believe our project is consistent with the general plan by improving the health services within our community, making services more accessible and meeting the treatment needs of our region. We believe it aligns with the zoning as there is an inherent commercial nature to our services as they are client-based services funded by Medi-Cal dollars and fits well within the health services of Henderson Center.

**c) How the site is suitable for the size, design, and operating characteristics of the proposed use:** The site is suitable because of its unique use of the land lot, having three dwellings and internal parking to handle its use. The 325 Harris building with 616 square footage of space is perfect for group therapy sessions with an entry way that does not conflict with public sidewalk as it is

recessed from public walkways.

319 Harris is ideal for office/individual counseling as it is recessed to the very rear of the property. It being a one-bedroom one-bath with kitchen makes it perfect for the bedroom being a private counseling office, with the living room being therapy/office space with a bathroom and kitchen for staff.

309 Harris is suitable for the residential services of our program as it is a 4-bedroom 2.5 bath dwelling with an ADA ramp that is recessed from public walkways with entry on the lot. Its' two story, spacious design is perfect for the accommodation of residential therapy. 6 sets of bunk beds will be spread out amongst the 4 bedrooms with dressers for short-term storage of client belongings. The kitchen is sufficient for cooking meals, large enough for 12 clients. The 2.5 bathrooms will adequately serve their daily needs. The large family room and living room are large enough to give space for clients to congregate within the dwelling. This lot has internal spacing for 7 parking spaces withing the lot between all three buildings including 1 space dedicated as ADA parking as well as an entry to parking lot and a thru-way exit wrapping through and around 309 Harris providing separate entry and exit for vehicles.

- d) **How the proposed use is compatible with existing and planned land uses in the vicinity of the property:** This project is consistent with the current and intended land uses of the vicinity for multiple reasons. First, we are commercial services that provide therapy to customers (clients) It is compatible with the Dr. Stokes Medical Health Center that was just approved right across the street from our proposed project. Within a three-block radius there are 12 therapy offices and facilities including The Hope Center, Humboldt County Behavioral Health, Semper Virens, Healthy Moms and other physical and mental health therapists. Making this particular zone of Henderson Center district one that is rich in health services that we can add to. It is also suitable for this specific location as it sits on the edge of a residential zone which melds well with the residential function of our 309 dwelling. Blending the two districts with functionality and service.
- e) **How the proposed use will not be detrimental to the public health, safety, and welfare:** We provide services that are well-governed and monitored. We employ certified and educated staff. We admit well-vetted and assessed clients who are monitored at all times by counselors, therapists, and an on-site house manager. All participants are stabilized before entering. Background checks are performed prior to entering (sex offenders and arsonists are NOT

accepted to our programs) We monitor sobriety adherence by laboratory urine tests and those who violate policy are immediately exited from program. We will install multiple security cameras on campus. We do not allow public interaction; any visitors will be directed to office staff and directing them to communicate with the directors if they have an interest in our services. We pride ourselves on being safe, respectful neighbors. We adhere to the safety guidelines set forth by our licensing bodies. We are audited for these guidelines annually by Partnership Health Plan of California and the Department of Health Care Services. We also conduct annual fire inspections and operate within code for our type of services. Several upgrades to the 309 Harris dwelling to aid with safety will be new heating system, fire sprinkler system, multiple fire extinguishers, first aid kits, and a live in-house manager trained in emergency response. Our services improve the welfare of our community by helping our community members heal and become productive. Our participants and staff pride themselves on a well-maintained campus, tending to the yards and cleaning the surrounding areas.

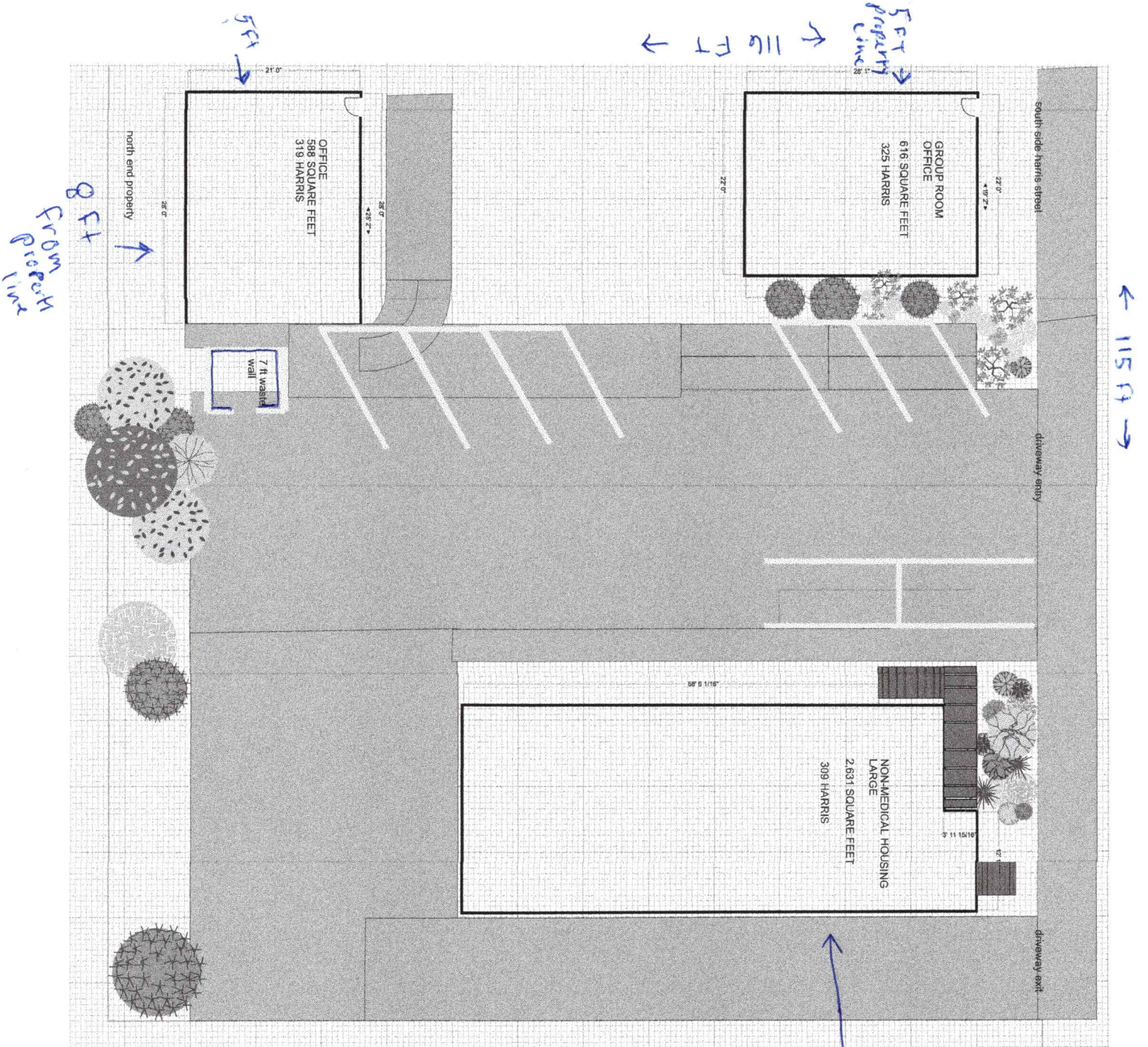
**f) How the proposed use is properly located within the city and adequately served by existing or planned services and**

**infrastructure:** The proposed use is properly located within city

limits within the Henderson Center district and is well served by bus routes, bike lanes, and ease of access roadways. It is close to Rite Aid grocery and pharmacy and county services. It is within waste services routes for waste disposal and utilities are already set up on all dwellings.

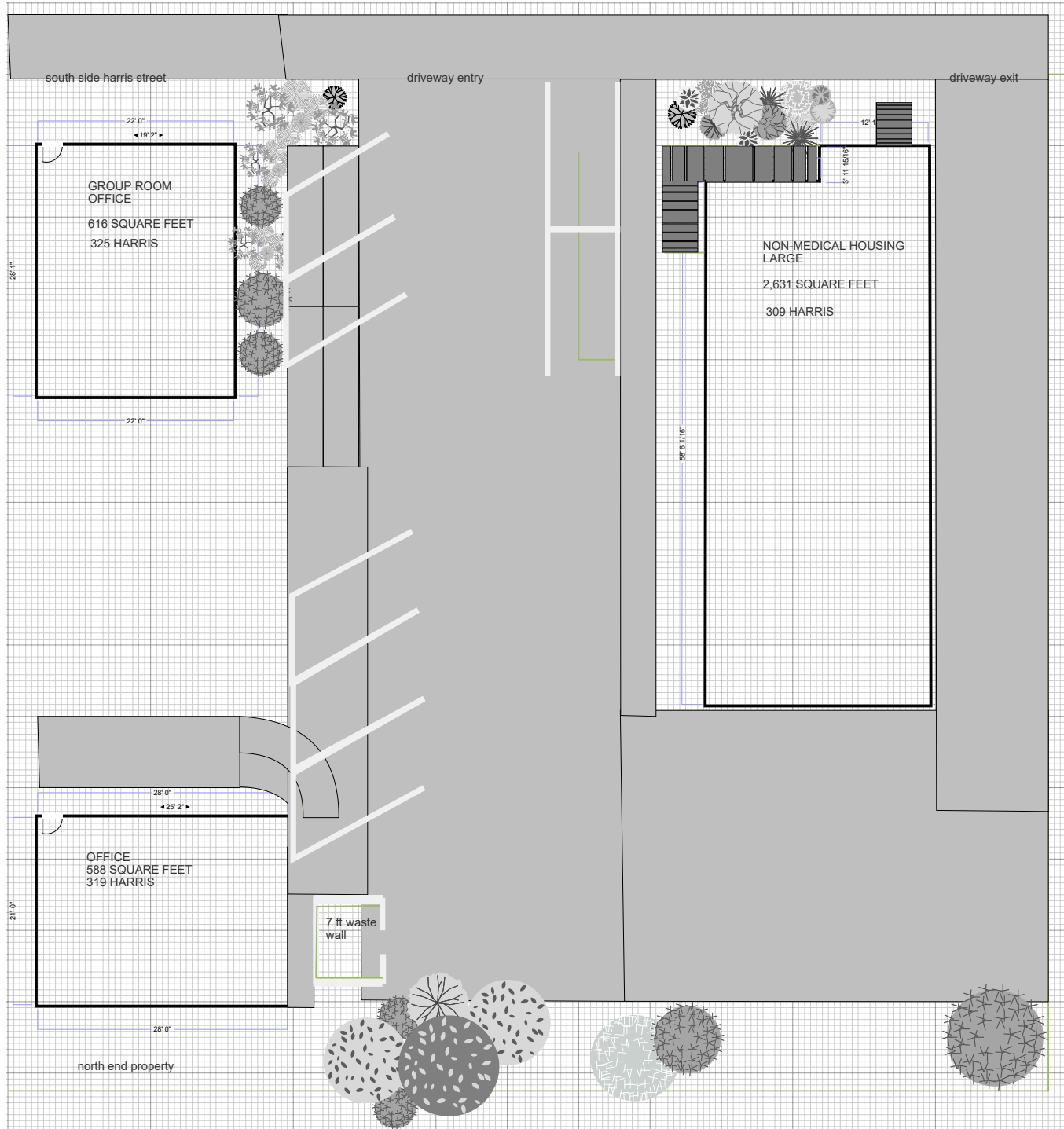
- g) **The days and hours of operation:** Days and hours of operation: 7 days a week 8:30 am to 5 pm (quiet times 5pm to 8:30am following days)
  
- h) **The number of employees anticipated at start-up and complete operation:** (2 counselors and 1 case manager) a nurse will drop in weekly, the directors will drop in for supervision, and there be a full time live-in house manager supervising the campus 24 hours a day.
  
- i) **Additional information:** There is no external construction planned for project, all current landscaping and trees will be maintained. **Sidewalks will not be impeded by our activities.** No changes to the façade of buildings proposed at this time. Included in this application is a site plan showing building uses, square footage of each building and a floor plan of the only building needing a condition use permit for its mixed use.

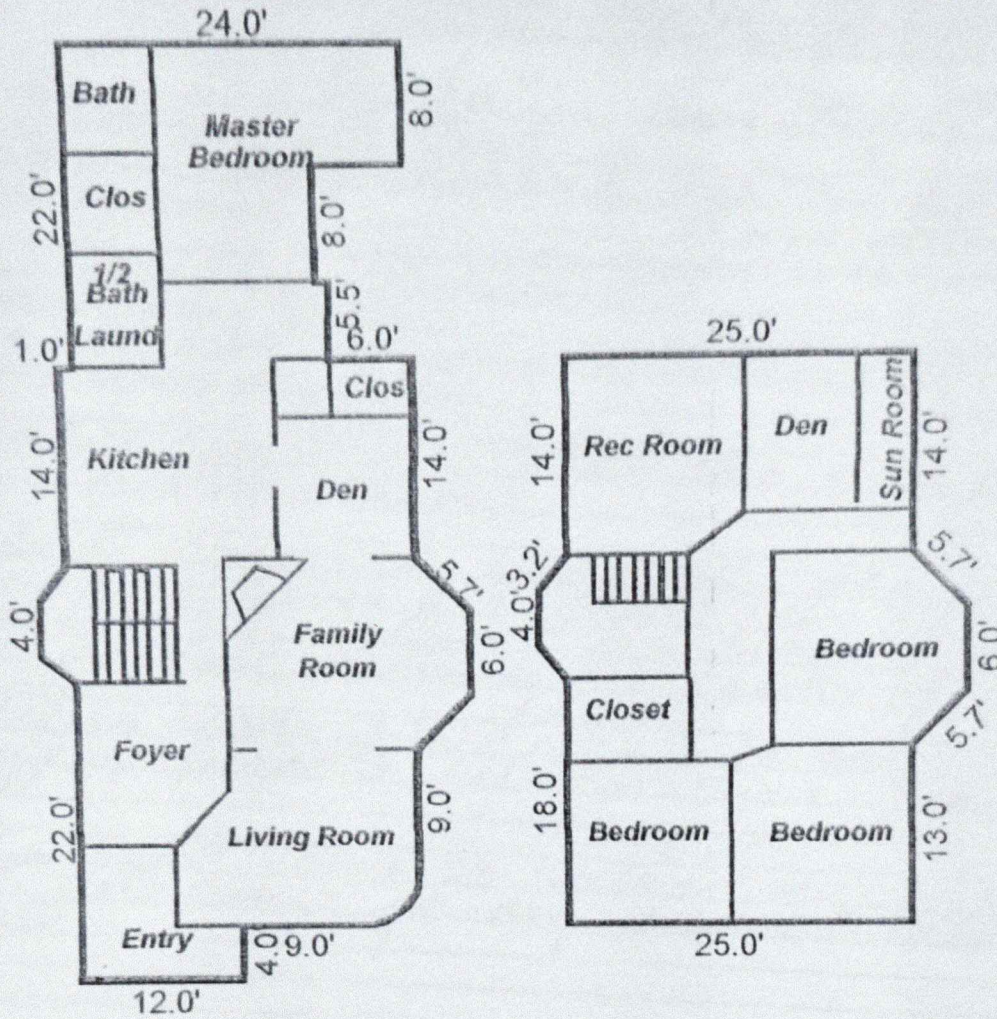
**j) Points of Interest: Parking:** spaces are 7 in total on site. No street parking will be utilized We are within distance of public transit to not need further parking plans submitted. **Lighting plans:** no new lighting is proposed. **Waste screening plan:** 7 foot tall enclosure will be built in the rear of property next to office (identified on drawings and aerial photo) which is where the construction cost will be depending on materials or enclosure type.



8 feet Side walk Curb to Property Line

12 FT from Neighboring building





Sketch by Apex IV Windows™

Comments:

AREA CALCULATIONS SUMMARY			
Area	Name of Area	Size	Totals
GLA1	First Floor	1566.32	1566.32
GLA2	Second Floor	1078.00	1078.00

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
	4.0 x	6.0	24.00
	0.5 x	4.0 x 4.0	8.00
	0.5 x	4.0 x 4.0	8.00
	0.5 x	4.0 x 4.0	8.00
		4.0 x 21.0	84.00
		4.0 x 12.0	48.00
	0.5 x	2.0 x 2.5	2.50
	0.5 x	2.5 x 2.0	2.50
		2.0 x 4.0	8.00
		0.5 x 6.5	3.25
		22.5 x 25.0	562.50
		14.0 x 25.5	357.00
		17.5 x 22.0	385.00
		1.0 x 6.0	6.00