



AGENDA ITEM REVIEW

Community Development Department

Staff Report to the City of Somerton
Planning and Zoning Commission

Case #: PLN19-00001
Juan Avila Legal Non-Conforming Expansion

Hearing Date: February 25th, 2019
Project Planner: Saul Albor, Planner I

Project Description: Conditional Use Permit request by Juan Avila, a property owner in the City of Somerton to allow the expansion/alteration of a legal non-conforming residence located at 203 W. Cano Street in the R-3 (Multi-Family Residential) Zoning District as required by Zoning Ordinance Section 2.3.3, Table 2.3-1. The project is located inside the High Noise and Accident Potential Zone as that term is defined in A.R.S. § 28-8461.

I. PROJECT DATA

Project Address Location:	203 W. Cano Street
Parcel Number:	752-08-045
Applicant:	Juan Avila
Land Owner:	Juan Avila
Zoning of the Site:	R-3 (Multi-Family)
Existing Land Use:	Single Family Residential
Surrounding Zoning and Land Uses:	
North:	R-3 (Multi-Family Residential/HDR (High Density Residential))
South:	R1-6 (Single Family Residential)/LDR (Low Density Residential)
East:	R1-6 (Single Family Residential)/LDR (Low Density Residential)
West:	R-3 (Multi-Family Residential/HDR (High Density Residential))
Land Division Status:	Existing Parcel of Record

II. GENERAL PLAN

Land Use Map	HDR (High Density Residential)
Circulation Element: Major Arterial Major Collector Street Minor Collector Street Local Street Traffic Signal	Main Street / US Highway 95 Somerton Avenue Somerton Avenue Cano Street Main Street and Somerton Avenue
Parks and Recreation Element: Nearest Parks: Shared Use Pathway System	Joe Muñoz Park Centennial Park Pathways along Main Street, Avenue E Canal and Somerton Avenue

III. SCHOOLS

School District: Elementary Schools: Middle School: High School:	Somerton School District #11 (SSD) Tierra del Sol Elementary Valle Del Encanto Elementary Desert Sonora Elementary Somerton Middle School Cibola HS/KOFA HS (Yuma Union HSD)
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PUBLIC NOTICES:

Legal Ad Published: February 9th, 2019
300' Vicinity Mailing: February 11th, 2019

STAFF ANALYSIS:

Juan Avila owns a single-family home located at 203 W. Cano Street. His property is zoned R-3 (Multi-Family Residential). As of April 2015, his home is considered legal non-conforming because Single Family Residences are no longer permitted in the R-3 Zoning District under the new Zoning Ordinance.

Legal Non-Conforming status means that although the existing use is no longer allowed on the site where it currently exists, the structure or use (in this case both) is allowed to exist indefinitely so long as the building remains occupied and is not abandoned for a period of one year or longer or is destroyed, this term is colloquially known "Grandfathered". Once legal non-conforming status is lost, it cannot be reinstated.

Mr. Avila wishes to enclose his existing carport and convert it into livable space in the form of two bedrooms. Mr. Avila is proposing to construct a three-car garage to replace the carport. In total Mr. Avila wishes to add two bedrooms and a hallway totaling 320 Square Feet of additional living area and a 952 SF garage to his existing legal non-conforming residence. Currently Mr. Avila's proposal is restricted by the Somerton Zoning Ordinance,

Section 8.4.2 of the Zoning Ordinance states, "*No non-conforming structure may be enlarged or altered in a way that increases its non-conformity, unless expansion of a non-conforming structure*".

- A. *Complies with development standard, including but not limited to, setbacks applicable to the use for new construction, parking regulations and landscaping and screening requirements, or*
- B. *Is approved through a Conditional Use Permit approved under Section 6.7, Conditional Use Permits.*

The applicant is therefore requesting a Conditional Use Permit to allow an addition to his home as required by Somerton Zoning Ordinance Section 8 – Nonconformities.

FINDINGS REQUIRED:

The Planning and Zoning Commission, in order to approve the Conditional Use Permit, must make findings that each question can be answered affirmatively in accordance with Section 6.7.4 of the City of Somerton's Zoning Ordinance. The required findings are listed on Exhibit A of this staff report

CONDITIONS OF APPROVAL:

The Planning and Zoning Commission may approve, approve with conditions or deny the application for a Conditional Use Permit. In permitting a new conditional use or the alteration of an existing conditional use, the Commission can impose, in addition to those standards and requirements expressly specified by the Code, additional conditions which it finds necessary to avoid detrimental environmental impact and to otherwise protect the best interest of the surrounding area or the community. And any other conditions the Planning and Zoning Commission may deem appropriate and necessary to carry out the purpose of the Zoning Ordinance. Staff recommended Conditions of approval for this project are listed on Exhibit A of this staff report.

RESPONSES FROM THE PUBLIC AND OTHER AGENCIES:

Request for comments were sent to several agencies, municipalities and utility companies on this request, staff received comments from MCAS and Yuma County. These comments are included on Exhibit B of the staff report.

STAFF RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission approve the Conditional Use Permit to allow the expansion of a legal non-conforming structure at 203 W. Cano with conditions. The conditions of approval for this conditional use permit are listed in Exhibit A

SUGGESTED MOTION:

I move to approve the Conditional Use Permit to allow the expansion of a legal non-conforming structure at 203 W. Cano subject to the conditions listed in Exhibit A.

ATTACHMENTS:

- A. Findings and Conditions of approval
- B. Request for Comments responses
- C. Location Map/site maps
- D. Documentation provided by Applicant

EXHIBIT A

REQUIRED FINDINGS AND CONDITIONS OF APPROVAL

Conditional Use Permit Case # PLN19-00001

To approve an application for a Conditional Use Permit, the P&Z Commission shall make Findings that each of the following questions can be answered affirmatively. As per Section 3.2.F of the Zoning Ordinance:

A1. Required Findings

1. The proposed use will not be detrimental to the health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general;

Yes, staff considers that the expansion of the non-conforming use at the proposed location will not be detrimental to the health, safety, or welfare of anyone living or working in the vicinity. The neighborhood consists almost entirely of single family homes and the proposed scope of work will not impact the subject property's uniformity with the neighborhood.

2. The proposed use conforms with the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan officially adopted by the City Council;

Yes, staff considers that the proposed expansion conforms to all applicable area plans, neighborhood plans, the zoning ordinance, and general plan.

3. The proposed use conforms with the conditions, requirements, or standards prescribed by the Zoning Code and any other applicable local, State, or Federal requirements;

Yes, staff considers that the proposed expansion conforms to the requirements of the zoning ordinance and will conform to local, state, federal requirements.

4. The proposed conditional use shall conform to the character of the neighborhood, within the same zoning district, in which it is located. In making such a determination, consideration shall be given to the location, type and height of the buildings or structures and the type and extent of landscaping and screening on the site.

Yes, staff considers that the subject property will continue to conform to the character of the neighborhood after the expansion is completed due to the fact the existing land use of the neighborhood is predominantly single family residential. No change of use is occurring. Any expansion will be subject to plan review which will ensure the expansion conforms to all applicable regulations for the neighborhood and zoning district.

5. Adequate utilities, access roads, drainage, fire protection, and other necessary facilities shall be provided.

Yes, staff considers that there are adequate utilities, access roads, and drainage for the proposed conditional use. This project shall as part of the conditions of approval for this permit, be required to meet all applicable city regulations including building and fire code prior to issuing a building permit.

6. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.

Yes, staff considers the project's existing points of ingress and egress are adequate for the size of the project. No additional traffic congestion is expected to be generated by the project.

7. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.

Yes, staff considers that the project will not be noxious, offensive, or produce noise, dust, gas, odors, or smoke. No change of use is occurring.

A2. Conditions of Approval

Approve the requested Conditional Use Permit with the following conditions. Failure to comply with standards conditions will result in immediate revocation of this permit.

1. Meet all local, state, and federal requirements and regulations for the expansion of legal non-conforming single family home.
2. Comply with all applicable building, zoning, safety, building, fire and health codes/policies.
3. Begin construction within 180 of issuance of this Conditional Use Permit or request an extension in writing to the Community Development Department.
4. Comply with all MCAS requirements outlined in Exhibit B including the recordation of an Avigation Easement/Disclosure with the Yuma County Recorder's Office prior before issuance of a building permit, this easement shall recognize that noise, interference, and vibration due to aviation operations at nearby MCAS may occur.

EXHIBIT B

REQUEST FOR COMMENTS RESPONSES
Conditional Use Permit Case # PLN19-00001

1. Mary Ellen Finch, Community Planning Specialist
MCAS Yuma

Enter comments below or use additional sheet if necessary:

The owner shall record an Avigation Easement that acknowledges that the parcel is in the HNAPZ deemed as a 65-70db noise contour of the Marine Corps Air Station, and is subject to overflight of aircraft. A copy of the recorded document shall be sent to the Marine Corps Air Station and the City of Somerton. (see below for additional request)

DATE: Feb. 2nd 2019

AGENCY: MCAS Yuma Community Planning Office

PHONE: (928) 269-2103

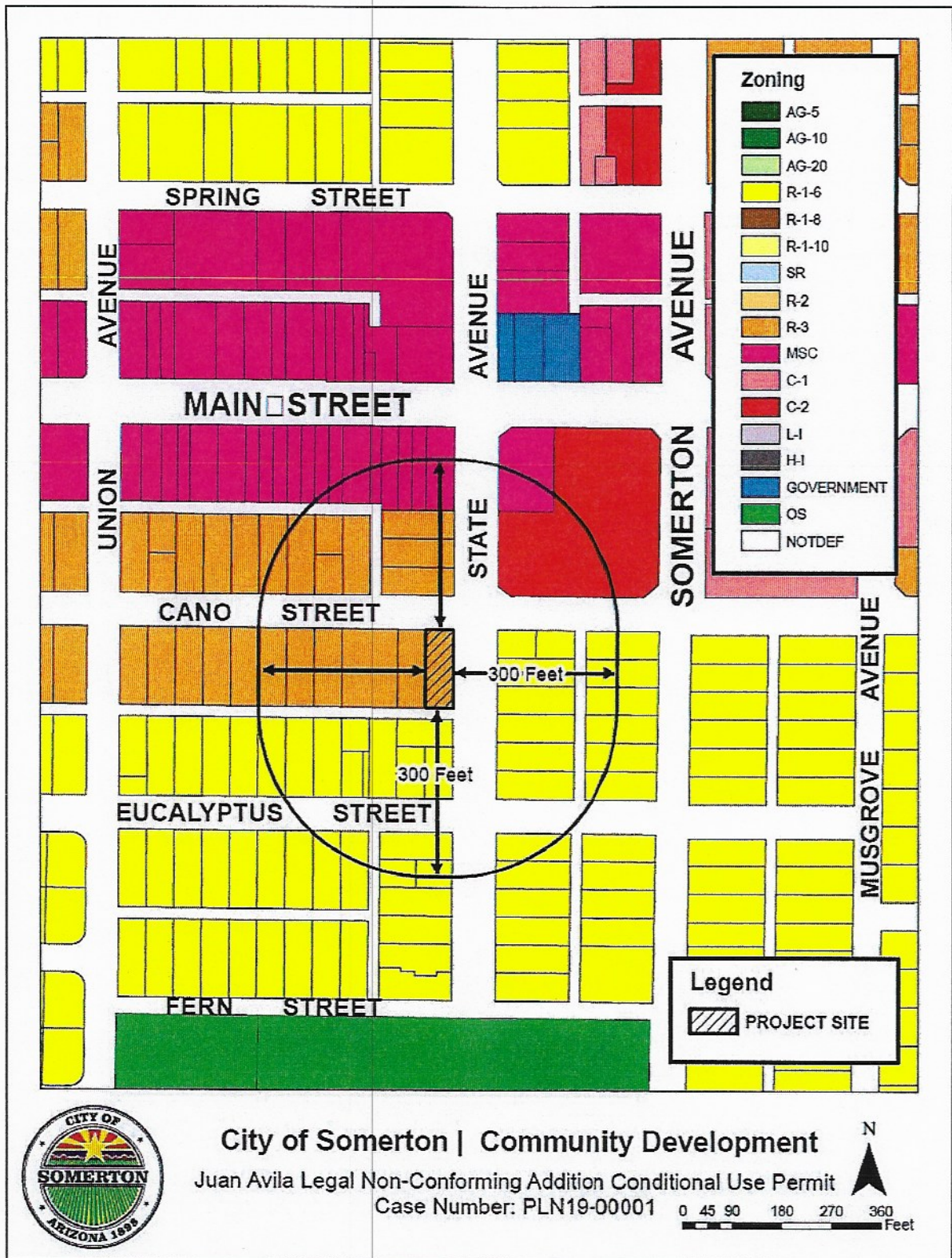
RETURN TO: saulalbor@somertonaz.gov

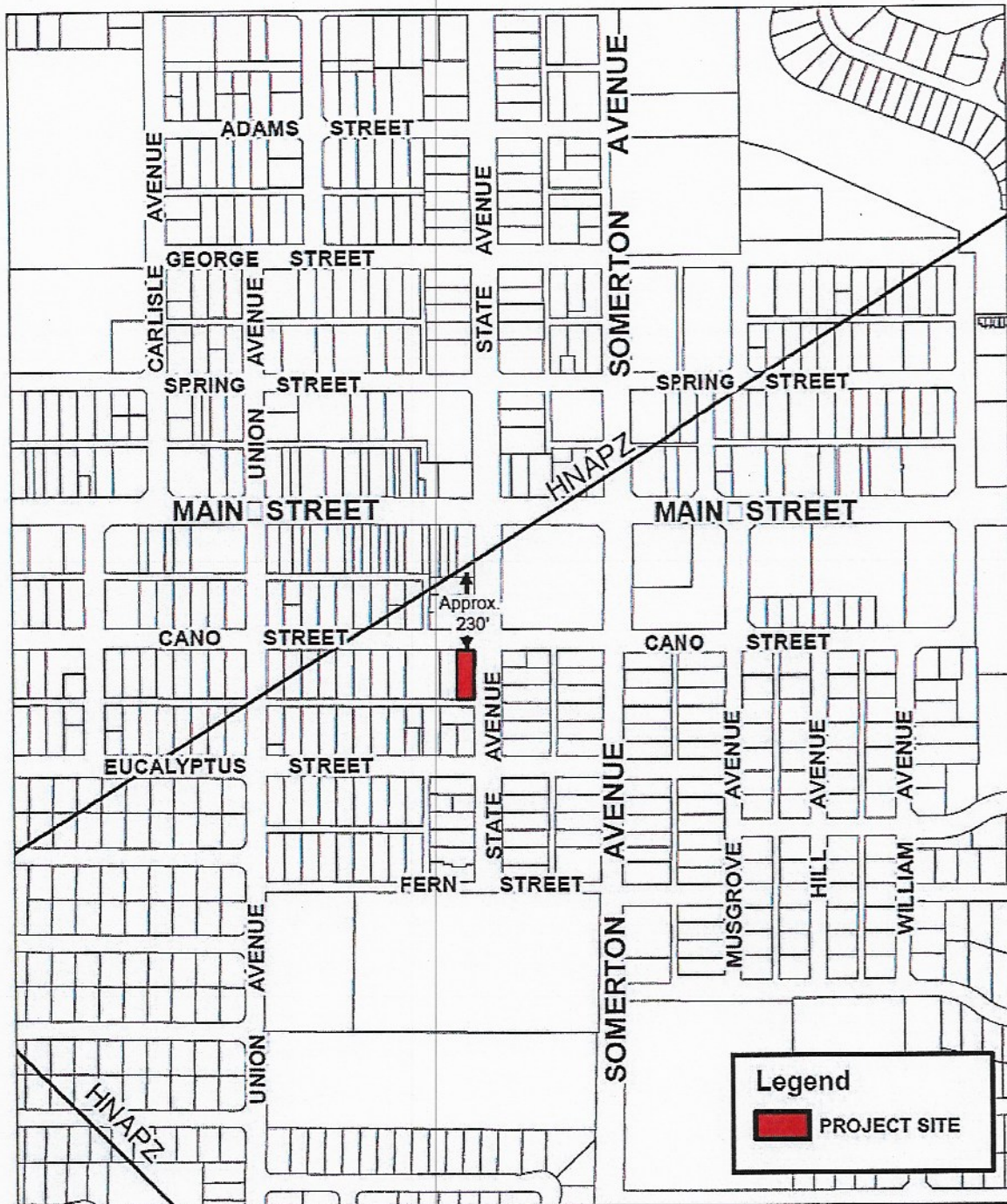
2. An outdoor to indoor noise reduction of no less than 25db must be incorporated into the design and construction of the residence. 3. The buildings, along with any light poles, signage, flag poles or any other materials that project into the air are subject to the height requirements of FAA Circular 70/74602K, which is a limitation of 1' of height for each 100' of distance from the nearest point of the nearest runway.

4. Any changes or additions to the approved site plan will require an additional review of the proposal by the City and MCASY, through the Determination of Compliance process.

EXHIBIT C

ZONING AND LOCATION MAPS Conditional Use Permit Case # PLN19-00001





City of Somerton | Community Development

Juan Avila Legal Non-Conforming Addition Conditional Use Permit

Case Number: PLN19-00001

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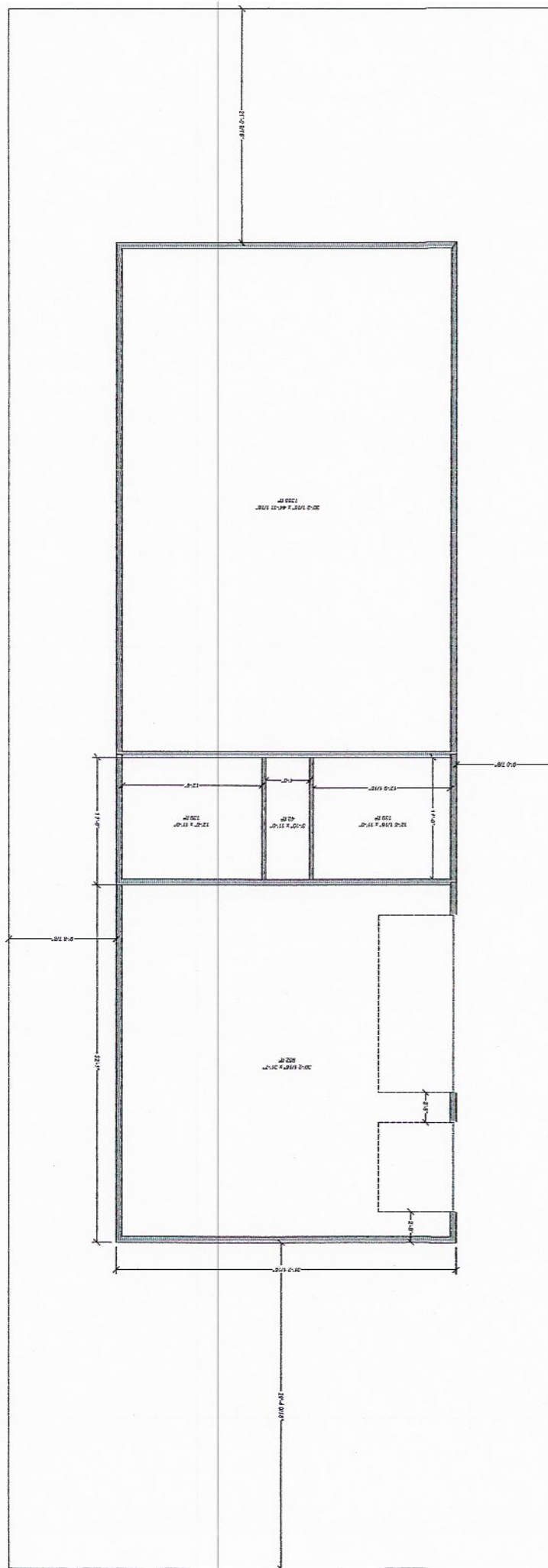
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EXHIBIT D

DOCUMENTATION SUBMITTED BY THE APPLICANT
Conditional Use Permit Case # PLN19-00001

DATE RECEIVED
DATE RECEIVED
~~JAN 22 2019~~
JAN 23 2019
BY: MARIAN Y.
BY: MARIAN Y.





AGENDA ITEM REVIEW

Community Development Department

**Staff Report to the City of Somerton
Planning and Zoning Commission**

**Case #: PLN19-00002
Our Choice Human Services Conditional Use Permit**

Hearing Date: February 25th, 2019
Project Planner: Saul Albor, Planner I

Project Description: Conditional Use Permit request by Brandon Castro and Diana Castro on behalf of Our Choice Human Services to allow the operation of a Day Care Home located at 440 E. Patricia Street in the R1-8 (Single Family Residential) Zoning District as required by Zoning Ordinance Section 2.3.3, Table 2.3-1. The project is located inside the High Noise and Accident Potential Zone as that term is defined in A.R.S. § 28-8461.

I. PROJECT DATA

Project Address Location:	440 E. Patricia Street
Parcel Number:	752-23-058
Applicant:	Brandon Castro, Diana Castro
Land Owner:	Jorge Flores, Blanca Flores
Zoning of the Site:	R1-8 (Single Family Residential)
Existing Land Use:	Single Family Residential
Surrounding Zoning and Land Uses:	
North:	R1-8 (Single Family Residential)/LDR (Low Density Residential)
South:	R1-8 (Single Family Residential)/LDR (Low Density Residential)
East:	R1-8 (Single Family Residential)/LDR (Low Density Residential)
West:	R1-8 (Single Family Residential)/LDR (Low Density Residential)
Land Division Status:	Existing Parcel of Record

II. GENERAL PLAN

Land Use Map		LDR (Low Density Residential)
Circulation Element: Major Arterial Major Collector Street Minor Collector Street Local Street Traffic Signal		Main Street / US Highway 95 Somerton Avenue Bingham Avenue Patricia Street Main Street and Bingham
Parks and Recreation Element: Nearest Parks: Shared Use Pathway System		Joe Muñoz Park Centennial Park Pathways along Main Street, Avenue E Canal and Somerton Avenue

III. SCHOOLS

School District: Elementary Schools: Middle School: High School:	Somerton School District #11 (SSD) Tierra del Sol Elementary Valle Del Encanto Elementary Desert Sonora Elementary Somerton Middle School Cibola HS/KOFA HS (Yuma Union HSD)
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PUBLIC NOTICES:

Legal Ad Published: February 9th, 2019
300' Vicinity Mailing: February 11th, 2019

STAFF ANALYSIS:

Brandon and Diana Castro are the operators of Our Choice Human Services, a company that specializes in day care for adult individuals with mental and physical disabilities. The applicants wish to open an Adult Day Care Home located at 440 E. Patricia Street, the property is zoned R1-8 (Single Family Residential). Although the R1-8 zoning district is primarily intended for residential uses, the Somerton Zoning Ordinance permits other uses which are either permitted by right such as Group Care Homes, Libraries, and Public Safety Facilities or conditionally such as Schools, Assembly Halls, or Assisted Living Center within this type of zoning district.

The Somerton Zoning Ordinance defines a Day Care Home as "A state certified facility, the primary use of which is a residence, in which childcare for not less than five children and not more than ten children through the age of 12 or adult day care for at least five and not more than ten adults is regularly provided for compensation for periods of less than 24 hours per day. The following uses are not a Day Care, Home; an Assisted living Facility, Group Care Home, or Day Care, Home Occupation."

The Day Care Home is a Conditional Use in the R1-8 Zoning District. The applicant is therefore requesting a Conditional Use Permit to allow the operation of a Day Care Home as required by Somerton Zoning Ordinance Section 2.3.3, Table 2.3.1 Table of allowed uses in residential districts.

The applicant has submitted a narrative of proposed use stating the facility is intended for adult day care for disabled individuals. The Day Care Home would operate between the hours of 7AM and 4PM, Monday through Friday. The facility would care for no more than 10 adult individuals supervised by no more than 4 staff members. Activity of the proposed use would entirely limited to the interior of the property and backyard. No structural or cosmetic changes are being proposed to the property. The applicant has verbally disclosed to staff that patrons would be transported to and from the facility daily via shuttle service to minimize traffic impact on the neighborhood. After reviewing the proposal, staff has determined that the proposed use meet all requirements necessary for a Conditional Use Permit for a Day Care Home in the R1-8 Zoning District as identified in Somerton Zoning Ordinance Section 3.1.3 E.

The proposed conditional use however seems to have generated significant concern from adjacent property owners. A petition expressing opposition to the conditional use was circulated and submitted to staff on February 20th, 2019. The petition contains signatures of thirty-three (33) residents of East Patricia Street and South Columbia Avenue. The petition outlines several concerns with the proposed use and has been attached for your review in Exhibit E.

FINDINGS REQUIRED:

The Planning and Zoning Commission, in order to approve the Conditional Use Permit, must make findings that each question can be answered affirmatively in accordance with Section 6.7.4 of the City of Somerton's Zoning Ordinance. The required findings are listed on Exhibit A of this staff report

CONDITIONS OF APPROVAL:

The Planning and Zoning Commission may approve, approve with conditions or deny the application for a Conditional Use Permit. In permitting a new conditional use or the alteration of an existing conditional use, the Commission can impose, in addition to those standards and requirements expressly specified by the Code, additional conditions which it finds necessary to avoid detrimental environmental impact and to otherwise protect the best interest of the surrounding area or the community. And any other conditions the Planning and Zoning Commission may deem appropriate and necessary to carry out the purpose of the Zoning Ordinance. Staff recommended Conditions of approval for this project are listed on Exhibit A of this staff report.

RESPONSES FROM THE PUBLIC AND OTHER AGENCIES:

Request for comments was sent to several agencies, municipalities and utility companies on this request, staff received comments from Yuma County and MCAS. These comments are included on Exhibit B of the staff report. A packet containing signatures from area neighbors was submitted on 2/20 and is also attached for your review on (Exhibit E).

STAFF RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission approve Conditional Use Permit Case Number PLN19-00002 with conditions. Conditions of Approval are included in Exhibit A.

SUGGESTED MOTION:

I move to approve Conditional Use Permit Case Number PLN19-00002 with the Conditions listed in Exhibit A.

EXHIBITS:

- A. Findings and Conditions of approval
- B. Request for Comments responses
- C. Location Map/site maps
- D. Documentation Submitted by Applicant
- E. Documentation Submitted by the Public

EXHIBIT A

REQUIRED FINDINGS AND CONDITIONS OF APPROVAL

Conditional Use Permit Case # PLN19-00002

To approve an application for a Conditional Use Permit, the P&Z Commission shall make Findings that each of the following questions can be answered affirmatively. As per Section 3.2.F of the Zoning Ordinance:

A1. Required Findings

1. The proposed use will not be detrimental to the health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general;

Yes, staff considers that a Day Care Home at the proposed location will not be detrimental to the health, safety, or welfare of anyone living or working in the vicinity. Conditional uses can exist in full compliance with their surrounding areas but are subject to a set of regulations which pertain to that specific use. Staff considers that the proposed use fully complies with all regulations found in section 3.1.3 E of the Somerton zoning ordinance and thus will not be detrimental to the neighborhood.

2. The proposed use conforms with the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan officially adopted by the City Council;

Yes, staff considers that the proposed use conforms to all applicable area plans, neighborhood plans, the zoning ordinance, and general plan.

3. The proposed use conforms with the conditions, requirements, or standards prescribed by the Zoning Code and any other applicable local, State, or Federal requirements;

Yes, staff considers that the proposed use conforms to the requirements of the zoning ordinance and will conform to local, state, federal requirements.

4. The proposed conditional use shall conform to the character of the neighborhood, within the same zoning district, in which it is located. In making such a determination, consideration shall be given to the location, type and height of the buildings or structures and the type and extent of landscaping and screening on the site.

Yes, staff considers that the proposed conditional use will not impact the aesthetic integrity of the subject property which would house the conditional use or its aesthetic relationship with the neighborhood. No cosmetic or structural changes will be made to the house and no visual features which could alter the guise of a single-family home will be allowed in relation to this conditional use. In addition, the Day Care Home would be operated entirely indoors with exception of a vegetable garden which is planned for the backyard.

5. Adequate utilities, access roads, drainage, fire protection, and other necessary facilities shall be provided.

Yes, staff considers that there are adequate utilities, access roads, and drainage for the proposed conditional use. This project shall as part of the conditions of approval for this permit, be required to meet all applicable city regulations including Fire Code prior to issuing a City business license.

6. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.

Yes, staff considers that adequate measures will be taken to provide ingress and egress designed as to minimize traffic hazards on public roads. The proposed conditional use will not require additional parking nor will change the existing means of ingress/egress (Driveway). The Day Care Home will be required to provide daily transportation for patrons to and from the facility to avoid additional traffic congestion on local neighborhood streets. Available Onsite consisting of 2 spaces will be limited to staff only. Street parking directly in front of the residence shall be limited to two parking spaces which may be utilized as needed

7. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.

Yes, staff considers that the project will not be noxious, offensive, or produce noise, dust, gas, odors, or smoke. The operation of this Day Care Home will be conducted almost entirely indoors with limited outdoor activities taking place in the back yard.

8. The proposed use shall not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted, nor substantially diminishes or impair the property values within the neighborhood.

Yes, Staff considers the proposed use shall not negatively impact property values in the neighborhood. Conditional Uses are compatible with their zoning district's primary uses and do not have a negative effect on surrounding property values otherwise they would be prohibited and not conditional. Conditional Uses differ from Permitted Uses because they must meet a certain set of supplemental regulations to be allowed, i.e (No onsite signs allowed, a minimum of 600 SF of open space must be provided, etc.) Staff believes that the proposed use complies with all the specified regulations and thus would not negatively impact the enjoyment of surrounding uses.

9. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

Yes, staff considers that the proposed use will not impede the orderly development and improvement of surrounding property within the zoning district. The neighborhood is fully built out and the proposed use does not include any construction that could impeded the orderly development of the surrounding areas.

A2. Conditions of Approval

Approve the requested Conditional Use Permit with the following conditions. Failure to comply with standards conditions will result in immediate revocation of this permit.

Standard Conditions:

1. Meet all local, state, and federal requirements and regulations for the operation of an adult day care facility.
2. Comply with all applicable building, zoning, safety, fire, and health codes/requirements prior to beginning operation.
3. Submit copy of state business license approving facility at this location along with business license application.
4. Secure a City of Somerton business license to operate a business within city limits prior to beginning operation.
5. Record an Avigation Easement/Disclosure with the Yuma County Recorder's Office prior to beginning operations, this easement shall recognize that noise, interference, and vibration due to aviation operations at nearby MCAS may occur.

Additional Conditions:

6. Begin operation within 180 of the Issuance of the Conditional Use Permit.
7. Onsite parking shall be limited to Day Care Staff only during hours of operation.
8. On Street Parking shall be limited to two spots in front of the house. Any complain related to this issue from the neighborhood shall be given considerable consideration and could be grounds for revocation of this conditional use permit.
9. The property must be illuminated at times when the Day Care is not in operation.
10. The front yard landscaping must be maintained adequately.
11. All patrons of the Day Care Home must be transported to and from the Day Care Home for the duration of the conditional use. Parent/Guardian drop-offs and pick-ups must be limited as much as possible.

EXHIBIT B**REQUEST FOR COMMENTS RESPONSES**
Conditional Use Permit Case # PLN19-00002**1. Javier Barraza, Senior Planner**
Yuma County

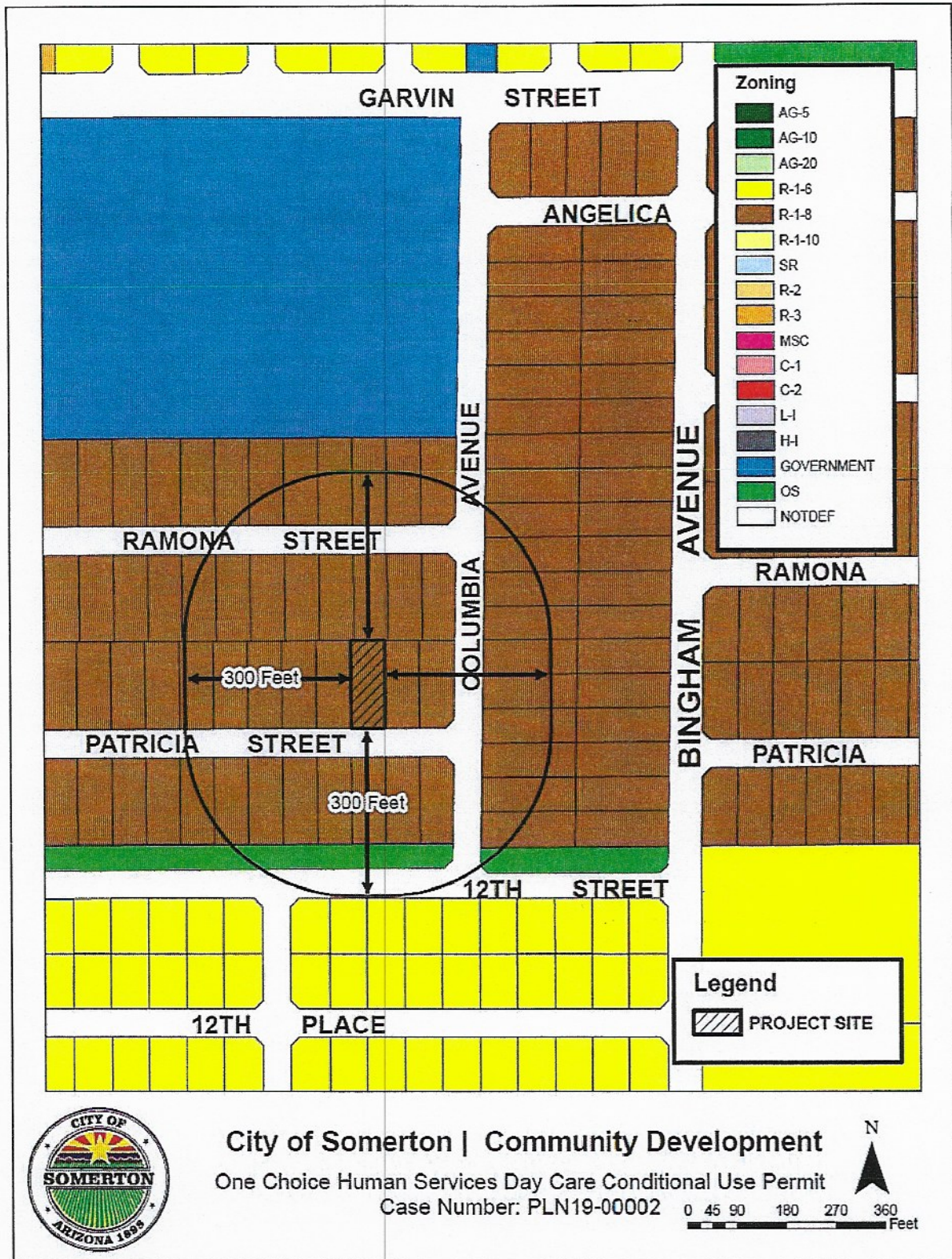
Enter comments below or use additional sheet if necessary:	
If this were to be within the jurisdiction of Yuma County, it could qualify as an "assisted living facility". Only Child Day Care Centers" will require an approved special use permit.	
DATE:	02-11-2019
AGENCY:	Yuma County, Planning & Zoning
PHONE:	(928) 817-5000
RETURN TO:	saulalbor@somertonaz.gov

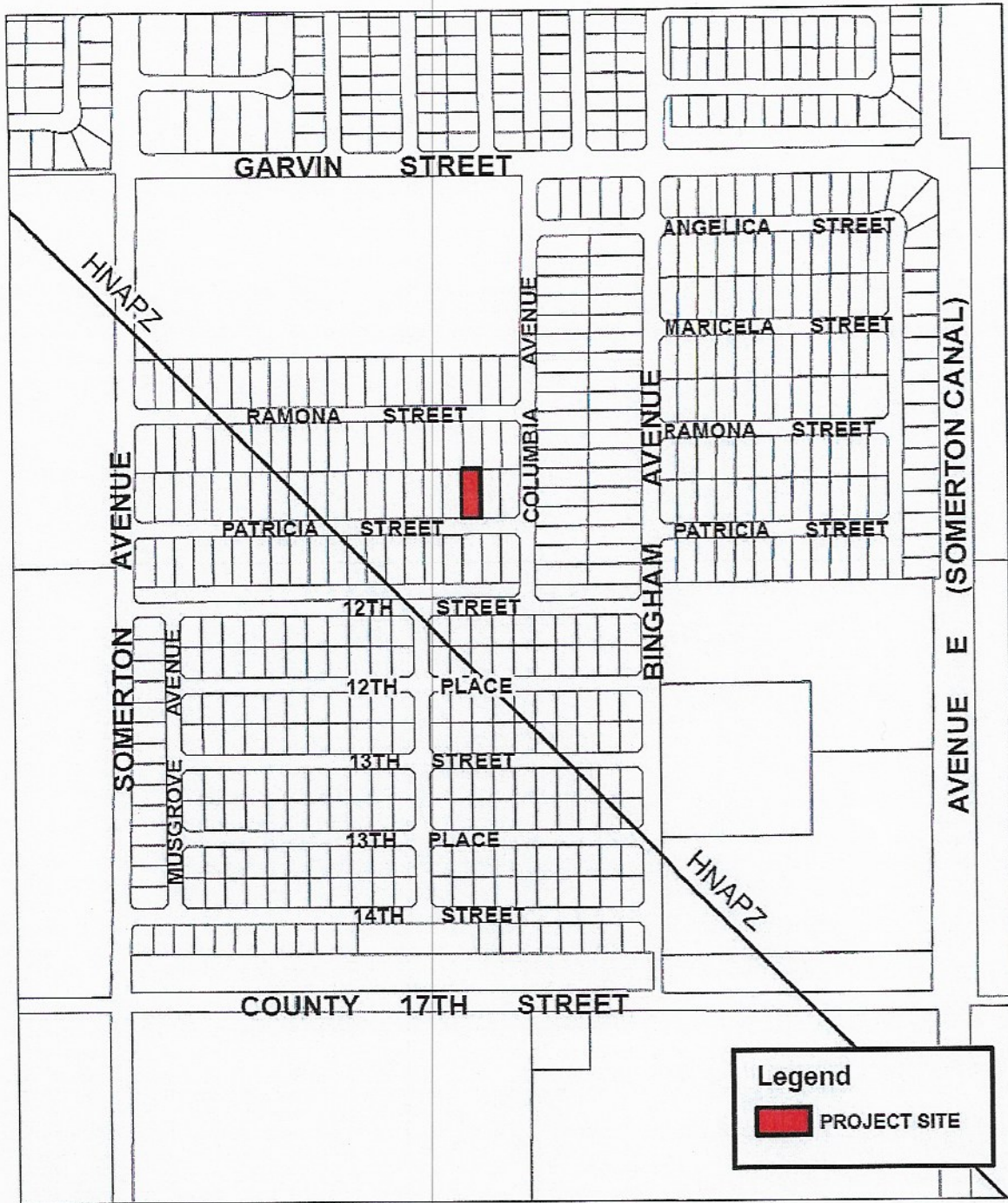
2. Mary Ellen Finch, Community Liaison Specialist
MCAS Yuma

Enter comments below or use additional sheet if necessary:	
MCAS Yuma has reviewed the case and as long as the facility is not used as a Child care center nor for overnight care this use is not incompatible. We recommend measures to achieve a Noise Level Reduction of 25 be incorporated into the portion of the residence used as the adult care facility as this site most closely relates to a group camp per Marine Corps Order 11010.16. Also request an Avigation Disclosure recognizing that noise and vibrations from MCAS Yuma operations may be present.	
DATE:	22 February 2019
AGENCY:	MCAS Yuma, Mary Ellen Finch, Community Liaison Specialist
PHONE:	928-269-2103
RETURN TO:	saulalbor@somertonaz.gov

EXHIBIT C

ZONING AND LOCATION MAPS Conditional Use Permit Case # PLN19-00002





City of Somerton | Community Development

One Choice Human Services Day Care Conditional Use Permit

Case Number: PLN19-00002

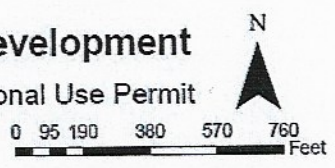
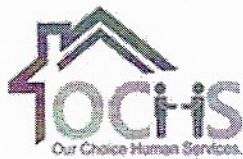


EXHIBIT D

DOCUMENTATION SUBMITTED BY THE APPLICANT
Conditional Use Permit Case # PLN19-00002



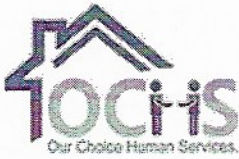
Our Choice Human Services (OCHS) is a new company to Yuma County, but our staff have over two decades of experience providing these services in Yuma County. The owners of (OCHS) are residents of the Somerton area. (OCHS) adult day program will support individuals with developmental disabilities that are no longer attending school or working by offering opportunities for personal growth, community and vocational experiences, and building relationships. Our facility will provide a clean, safe environment where individuals are treated with respect and dignity in an atmosphere that builds self-worth and encourages learning and friendships. This adult day service will provide adult care to individuals with intellectual and developmental disabilities in a safe and caring environment. Our day program provides both facility-based and community-based opportunities. Communication and socialization are encouraged through community referenced instruction and on-site training. Our program will offer a variety of staff-to-consumer ratios based on the needs of the individual served. Our adult day care program is designed to meet the needs of each individual by providing a variety of activities designed to encourage the development of communication, gross and fine motor skills, independence in daily living, functional academics, leisure skills, and social and emotional functioning. Our services are individually tailored to support each individual's needs and interests, ranging from learning daily living skills to managing benefits when embarking on a career. Our goal is to enable individuals to achieve their highest level of independence and lead meaningful lives. By offering a variety of creative and educational experiences, we support the individuals in the right to responsibly exercise their choices and preferences, and in the right to lead meaningful productive lives. Our qualified staff is to provide gentle hands-on assistance with self-care and personal hygiene. Additionally, the program provides services and peace of mind for family members and caregivers who need assurances that their loved ones are being cared for in a safe, respectful, and comforting environment.

Operating a day program in a residence makes learning experiences more efficient and enjoyable for the individuals attending the program. The environment that you are teaching in makes a big difference when teaching someone a daily living skill. The residence is divided up into the following different sections that will allow different activities:

There is an area that will be used for an entertainment room which will have a television to enjoy movie time. This room will also be equipped with electronic video games which are documented to boost your memory, reduce stress and depression, improve hand-eye coordination, help with your cognitive health and sharpen your decision-making skills.

The kitchen and dining area won't just be used for the individuals to consume their meals/snacks, but it will also be used for teaching cooking skills.

One room will be an exercise room. This room will be used to encourage everyone to add exercise to their daily routine to promote a healthy lifestyle.

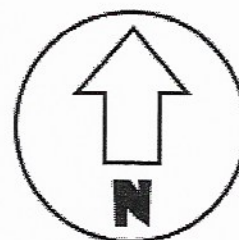
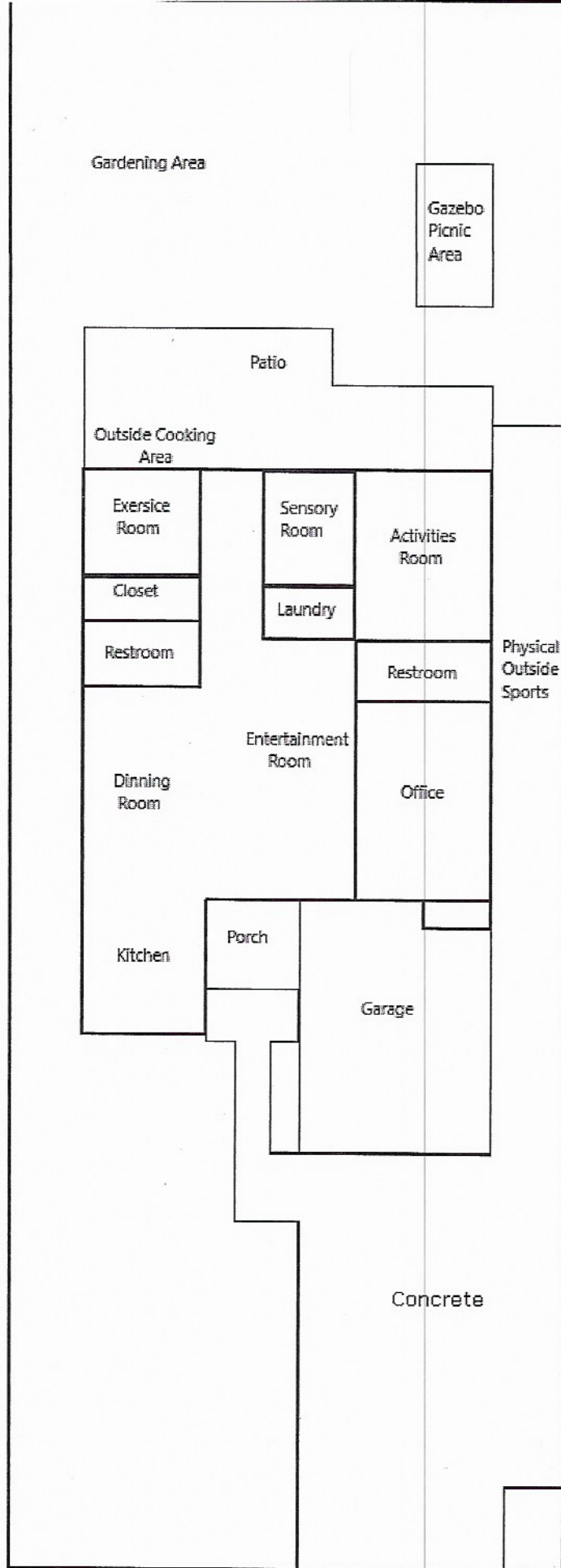


There will be a sensory room which will be a designed environment that will be created in order to provide a calming sensory experience that will help individuals with Autism (and other disorders) to de-escalate.

The laundry room is equipped with functioning washer and dryer, which will afford the ability to teach those individuals that are interested how to do laundry.

There is an activities room that will be equipped with a series of well-coordinated activities, educational games and services that offer individuals companionship and enjoyment in a stress-free environment.

There is a spacious backyard with many trees and plants with room to plant a vegetable garden. Gardening offers many different benefits, such as teaching responsibility, enhances fine motor skills, allows the ability to plan and organize, and encourage healthy eating. The backyard also has picnic tables and a gazebo to allow individuals to sit to relax and enjoy the outdoors. Cemented areas are also in the backyard that will allow outdoor sports and games.



440 E Patricia Street
Somerton, AZ 85350



**Our Choice Human
Services**
Choosing to enhance
quality of life



DIANA M. CASTRO

Accounts/Billing

Diana.Castro@OCHSLife.com

370 E 24th Street
Yuma, AZ 85364
(928) 294-1093

www.OCHSLife.com



**Our Choice Human
Services**
Choosing to enhance
quality of life



BRANDON CASTRO

CEO

Brandon.Castro@OCHSLife.com

370 E 24th Street
Yuma, AZ 85364
(928) 294-1093

www.OCHSLife.com

Our Choice Human Services CHOOSING TO ENHANCE QUALITY OF LIFE

OCHS is built
in a solid foundation with over 20 years
of experience serving the developmentally
disabled population in Yuma County.

OUR CHOICE SERVICES

- ADULT GROUP HOMES
- ADULT DAY PROGRAMS
- HCBS & RESPITE CARE
- ADULT & CHILD DEVELOPMENT HOMES
- INDIVIDUAL DESIGNED LIVING ARRANGEMENTS (IDLA)

OCHS is committed to providing the best in its class care, whether it is in their homes, our group homes, day programs or in the community.

services that suit
your needs



GROUP HOMES

Our Choice Human Services seeks to have the best possible living conditions for our members. Our homes count with areas for socializing activities, and entertainment. In order to encourage staff and member interactions our residential settings accommodate three to four members per home in Yuma County to provide a more personalized care for our members.

DAY PROGRAMS

Our Choice Human Services offers members residing in our group homes, and members in the community, an opportunity to socialize and develop daily living skills. We give our members a chance to improve their lives and teach them skills through our activities and programs. The programs we offer will aspire to make our members as independent as possible.



IDLA

IDLA Services are intended for members that have the desire to live independently in their own homes. OCHS provides that independent environment with necessary supervision that enhances our member's full potential in their physical, emotional and mental wellbeing.

HCBS & RESPITE CARE

Our Choice Human Services offers HCBS services for members with disabilities that live at home with their families. We cooperate closely with the members and their team in order to offer the necessary skills for daily living. We strive to promote the personal, physical, and social welfare of the members we serve. With Respite Care we at OCHS give families and caretakers some time for themselves from their day to day schedules.



Adult & Child Development Home

Our members will have the opportunity to live in a family setting, and be involved in the family activities. These homes are supervised by OCHS Licensing Coordinator to assure homes are safe for our members.



Let Our Choice be your first choice. HOW CAN WE HELP YOU?





Our Mission

With trust and integrity Our Choice Human Services will strive to empower our members by providing quality services, encouraging our member's right to make their own choices, and aide in creating meaningful community relationships.

Our Members

Our goal and mission statement serve as our commitment to our members. Our expectations for our members are understood and converted into OCHS requirements. Working closely with our members and their objectives are our primary method of determining and understanding our member's needs. The quality management system ensures that member's objectives are tailored to our member's needs for success and growth.

Brandon Castro
Owner
Brandon.Castro@OCHSLife.com

Diana M. Castro
Owner
Diana.Castro@OCHSLife.com

Kristin Parker
Licensing Coordinator
Kristin.Parker@OCHSLife.com

Evelyn Santana
Quality Care Coordinator
Evelyn.Santana@OCHSLife.com

Jesse Cerda
Direct Care Coordinator
Jesse.Cerda@OCHSLife.com



Choosing to
enhance quality
of life

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contactus@ochslife.com



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contactus@ochslife.com

EXHIBIT E

DOCUMENTATION SUBMITTED BY THE PUBLIC
Conditional Use Permit Case # PLN19-00002

Planning and Zoning Commission members
143 N. State Ave
Somerton, AZ 85350

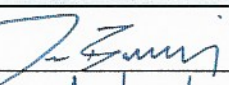
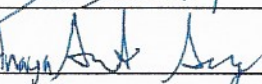
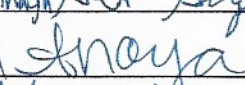
Re: Request of Conditional Use Permit to allow the operation of the Day Care Home at 440 E. Patricia Street

Dear Planning and Zoning Commission members,

We, as residents living near or adjacent to the vicinity of 440 E. Patricia Street are opposed to the issuance of a Conditional Use Permit to allow the operation of a Day Care Home at 440 E. Patricia Street for the following reasons:

1. As residents of Somerton, we purchased homes in a neighborhood that did not have businesses, i.e. Day Care Home. Whether we have lived in the close proximity of the proposed Day Care Home site for one year or 18 years, we purposely chose to invest in a neighborhood without businesses. The opening of any business in the neighborhood will negatively affect the property values of homes in the neighborhood. As residents of Somerton, we believe it is our right to protect our investments.
2. The infrastructure of Patricia Street does not afford itself to increase traffic and/or parking. 440 E. Patricia Street is not a corner lot and any increase in street parking poses potential problems for the residents. The surrounding area is not built to accommodate an increase of cars from clients and employees.
3. Safety and security of the residents will be negatively affected. As residents, we appreciate reminders by the Somerton Police Department to keep a close eye on our property and neighbors when there are increases of criminal activity in Somerton. By allowing a business, i.e Day Care Home, in the already existing neighborhood increases the amount of unknown vehicles and people that are "unfamiliar" to residents.

We oppose operation of a Day Care Home at 440 E. Patricia Street and have confidence in the Planning and Zoning Commission in understanding and supporting our concerns as residents of Somerton.

Name	Address	Phone Number
Tim 	428 E Patricia St.	(928) 581-8981
Arturo 	464 E. Patricia St.	928 446-2643
Helen 	464 E. Patricia St.	(928) 261-8636
Manny Valenzuela	1150 S Columbia Ave	(928) 941-1773
ALFONSO SANTOS JR	421 PATRICIA ST.	928-246-5476
Sergio G. Molina	416 E. Patricia St	928-246-8030
Gloria Molina	416 E Patricia St	928-446-6672
Veronica Vasquez	409 E. Patricia St.	(928) 304-2961
Joe Curry	452 E Patricia St	928 627 4148
Patricia Brienza	428 E Patricia St.	(928) 581-8983

Planning and Zoning Commission members
143 N. State Ave
Somerton, AZ 85350

2/25/2014 6 PM

Re: Request of Conditional Use Permit to allow the operation of the Day Care Home at 440 E. Patricia Street

Dear Planning and Zoning Commission members,

We, as residents living near or adjacent to the vicinity of 440 E. Patricia Street are opposed to the issuance of a Conditional Use Permit to allow the operation of a Day Care Home at 440 E. Patricia Street for the following reasons:

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2. The infrastructure of Patricia Street does not afford itself to increase traffic and/or parking. 440 E. Patricia Street is not a corner lot and any increase in street parking poses potential problems for the residents. The surrounding area is not built to accommodate an increase of cars from clients and employees.
3. Safety and security of the residents will be negatively affected. As residents, we appreciate reminders by the Somerton Police Department to keep a close eye on our property and neighbors when there are increases of criminal activity in Somerton. By allowing a business, i.e Day Care Home, in the already existing neighborhood increases the amount of unknown vehicles and people that are "unfamiliar" to residents.

We oppose operation of a Day Care Home at 440 E. Patricia Street and have confidence in the Planning and Zoning Commission in understanding and supporting our concerns as residents of Somerton.

Name	Address	Phone Number
Esteban Duran	155 E. Patricia Street	928-580-7690
Santiago Sotelo	144 E Patricia St	928-261-8994
Juan F. Castillo	120 E. Patricia St.	928-373-7057
Diane C. Castillo	120 E. Patricia Street	(928)334-8799
Maria E. Aguilar	143 E Patricia St	(928)210-0392
Martín Sanchez	211 E Patricia St	928-920-2330
Maria L. Sanchez	211 E Patricia St	928-920-2335
Heureto Gomez	212 E Patricia St.	928-580-4559
Dolores López	212 E. Patricia St.	928-580-2013
Maria T. Lopez	224 E. Patricia St.	928-722-5207

Planning and Zoning Commission members
143 N. State Ave
Somerton, AZ 85350

Re: Request of Conditional Use Permit to allow the operation of the Day Care Home at 440 E. Patricia Street

Dear Planning and Zoning Commission members,

We, as residents living near or adjacent to the vicinity of 440 E. Patricia Street are opposed to the issuance of a Conditional Use Permit to allow the operation of a Day Care Home at 440 E. Patricia Street for the following reasons:

1. As residents of Somerton, we purchased homes in a neighborhood that did not have businesses, i.e. Day Care Home. Whether we have lived in the close proximity of the proposed Day Care Home site for one year or 18 years, we purposely chose to invest in a neighborhood without businesses. The opening of any business in the neighborhood will negatively affect the property values of homes in the neighborhood. As residents of Somerton, we believe it is our right to protect our investments.
2. The infrastructure of Patricia Street does not afford itself to increase traffic and/or parking. 440 E. Patricia Street is not a corner lot and any increase in street parking poses potential problems for the residents. The surrounding area is not built to accommodate an increase of cars from clients and employees.
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We oppose operation of a Day Care Home at 440 E. Patricia Street and have confidence in the Planning and Zoning Commission in understanding and supporting our concerns as residents of Somerton.

Name	Address	Phone Number
Marcel Ortiz	235 E Patricia st	(928) 488-79-76
Norma Quirarte	243 rd Patricia	(528) 581-7590
Angie Garcia	338 E. Patricia St.	(928) 581-3173
Maria E Garcia-Avila	445 E Patricia St	(928) 920-6218
GUSTAVO GARCIA	1138 S. COLUMBIA AVE	928 ~~285~~ 3655
Alanna W. Garcia	1138 S. Columbia Ave	928 285-3656
Martin Porchas	457 E. Patricia St	928-315-5117
Keila Lunn	155 E. Patricia St.	928- ~~580~~ -3955
Doreen Soqui	108. E Patricia St	928. 239. 4997
Gonzalo Alvarado	107 E Patricia	928 9414038

[illegible]