



# CITY OF BUELLTON

## PLANNING COMMISSION AGENDA

Regular Meeting of April 18, 2013 – 6:00 p.m.  
City Council Chambers  
140 West Highway 246, Buellton, California

*Materials related to an item on this agenda, as well as materials submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the office of the Planning Department located at 331 Park Street, during normal business hours.*

### CALL TO ORDER

Chair Mercado

### PLEDGE OF ALLEGIANCE

Commissioner Reif

### ROLL CALL

Commissioners Lisa Figueroa, Jason Fussel, Foster Reif, Vice Chair Craig Adams and Chair Art Mercado

### REORDERING OF AGENDA

### APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of April 4, 2013

### PUBLIC COMMENTS

*Members of the audience wishing to address the Planning Commission on matters not on the agenda may do so at this time. No action will be taken on these items at this meeting. Please state your name and address for the record. Comments should normally be limited to three minutes.*

### CONSENT CALENDAR

None

### CONTINUED PUBLIC HEARINGS

None

### NEW PUBLIC HEARINGS

2. Resolution No. 13-05 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Conditional Use Permit (13-CUP-01) to Allow the Establishment of a Thrift Store (White Stone Treasures) in an Existing Building, located at 225 McMurray Road, Suite E, Assessor’s Parcel Number 137-200-095, and Making Findings in Support Thereof”

**OTHER BUSINESS**

**3. Preliminary Review of the Bach Hotel 13-FDP-01 and 13-LLA-01**

**WRITTEN COMMUNICATIONS**

**PLANNING COMMISSIONER COMMENTS**

**PLANNING DIRECTOR REPORT**

**ADJOURNMENT**

To the next regularly scheduled Planning Commission meeting of Thursday, May 2, 2013, at 6:00 p.m. in the Council Chambers located at 140 West Highway 246.

\* Please note that the date of any Planning Commission decision starts an appeal period. During the appeal period either the applicant or any aggrieved party may appeal the application of a perceived onerous or unreasonable condition or the decision itself to the City Council as governed by the applicable section of the Buellton Municipal Code.

# CITY OF BUELLTON

## PLANNING COMMISSION MEETING MINUTES

Regular Meeting of April 4, 2013 – 6:00 p.m.  
City Council Chambers, 140 West Highway 246  
Buellton, California

### CALL TO ORDER

Chair Mercado called the meeting to order at 6:00 p.m.

### PLEDGE OF ALLEGIANCE

Commissioner Fussel led the Pledge of Allegiance

### ROLL CALL

Present: Commissioners Lisa Figueroa, Jason Fussel, Foster Reif, Vice  
Chair Craig Adams and Chair Art Mercado

Staff: Planning Director Marc Bierdzinski  
Staff Assistant/Planning Technician Clare Barcelona

### REORDERING OF AGENDA

None

### APPROVAL OF MINUTES

#### 1. Minutes of the regular Planning Commission meeting of March 7, 2013

##### MOTION:

Commissioner Fussel moved and Commissioner Reif seconded the motion to approve the Minutes of March 7, 2013.

##### VOTE:

Motion passed by 5-0 voice vote

### PUBLIC COMMENTS

None

**CONSENT CALENDAR**

None

**CONTINUED PUBLIC HEARINGS**

None

**NEW PUBLIC HEARINGS**

None

**OTHER BUSINESS****2. Community Design Guidelines Presentation**

Planning Director Bierdzinski presented a brief overview of the Community Design Guidelines including slides depicting current and possible architectural styles. He asked the Commission to research and take pictures of architectural styles to discuss at a future meeting. This is the first of several meetings to discuss changes to the Community Design Guidelines.

Ron Anderson, President, Buellton Chamber of Commerce stated that a 50's Diner style could be an attraction on Avenue of Flags and would highlight Buellton's history. He also asked the Commission to take into consideration the Vision Plan comments in their discussion.

The Commission had questions regarding the process and provided input on the architectural styles presented.

The Commission will be reviewing architectural styles at the May 2<sup>nd</sup> Planning Commission meeting.

**WRITTEN COMMUNICATIONS**

None

**PLANNING COMMISSIONER COMMENTS**

Vice Chair Adams inquired as to the smart meter towers being installed by Southern California Gas Company.

**PLANNING DIRECTOR REPORT**

Mr. Bierdzinski updated the Commission on upcoming events and recent City Council actions. He also informed the Commission that several big projects will be coming before the Commission for review in the near future.

## ADJOURNMENT

Chair Mercado adjourned the meeting at 6:45 p.m. to the next regular scheduled meeting of the Planning Commission to be held April 18, 2013 at the City Council Chambers, 140 West Highway 246, Buellton.

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Art Mercado, Planning Commission Chair

ATTEST:

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Clare Barcelona, Planning Commission Secretary

**An audio CD of this Planning Commission Meeting is available upon request.**

**CITY OF BUELLTON**  
Planning Commission Agenda Staff Report

Planning Director Review: MPB  
Planning Commission Agenda Item No.: 2

To: The Honorable Chair and Commission Members

From: Angela Perez, Assistant Planner

Date: April 18, 2013

Subject: Resolution No. 13-05 - "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Conditional Use Permit (13-CUP-01) to Allow the Establishment of a Thrift Shop (White Stone Treasures) in an Existing Building, located at 225 McMurray Road, Suite E, Assessor's Parcel Number 137-200-095, and Making Findings in Support Thereof"

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**BACKGROUND/DISCUSSION**

Valerie Stevens, Applicant, has submitted a Conditional Use Permit (13-CUP-01) for the establishment of White Stone Treasures, a thrift shop. The thrift shop will sell new and used merchandise. Ms. Stevens is the Executive Director of New Hope for Troubled Lives, which is the organization that will be operating the thrift shop. The proposed business is located at 225 McMurray Road, Suite E (Vicinity Map – Attachment 1). The project is located within an existing tenant space on property zoned General Commercial (CR). The Municipal Code requires a Conditional Use Permit for "Secondhand Stores". The full project description is included as Attachment 2.

The purpose of White Stone Treasures is to fundraise for a future residential community with transitional housing, White Stone Ranch. Attachment 3 is a business plan for White Stone Ranch.

The parking requirement for the thrift shop is 1 parking space per 300 square feet. This is the same parking ratio for general retail and was the parking required for the prior use of the space. The existing shopping center has the required number of parking spaces to support the proposed use.

The existing building was planned and approved as a retail commercial building. There have been issues with the circulation in the parking lot. However, White Stone Treasures would not make the circulation problem worse since this is still a general retail type of use. This would remain an issue with any type of retail business in this location. In addition, most retail businesses could be established without a Conditional Use Permit.

One potential issue with a secondhand shop can be outdoor locations where donations are dropped off for the store. Outdoor drop off locations can be unsightly. White Stone

Treasures proposes to only accept donations inside the store. This will be included as a condition of approval for the project. In some instances people place items for donation outside of a thrift shop even when this is not permitted. White Stone Treasures proposes to install security cameras in front of the store to monitor and this has been included as a condition of approval. In addition, outdoor display of merchandise can be unsightly. A condition of approval has been included that prohibits the outdoor display of merchandise.

### **ENVIRONMENTAL REVIEW**

The Project is being processed with a Class 1 Categorical Exemption for environmental review in accordance with the California Environmental Quality Act.

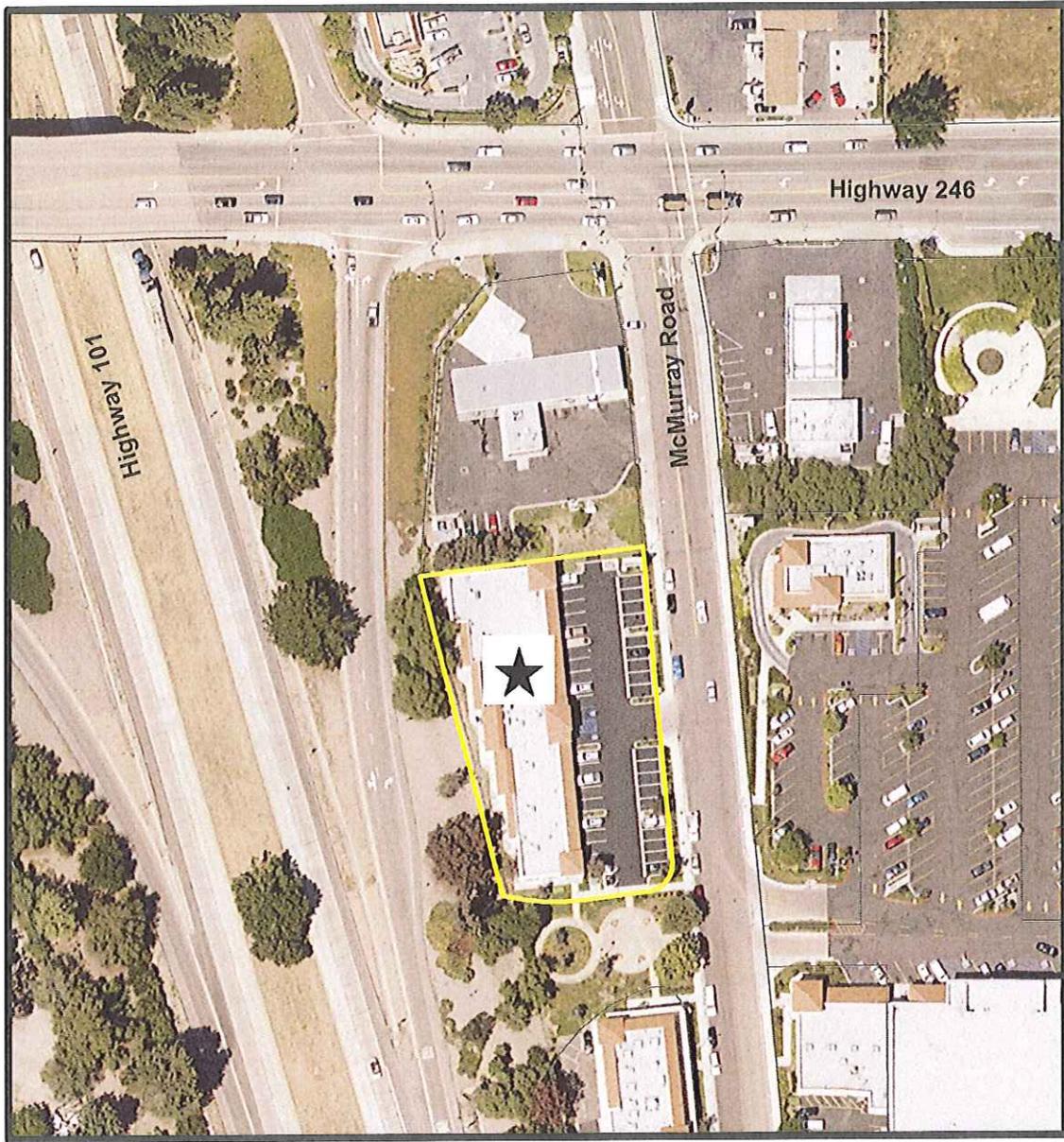
### **RECOMMENDATION**

That the Planning Commission consider the adoption of Resolution No. 13-05 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Conditional Use Permit (13-CUP-01) to Allow the Establishment of a Thrift Shop (White Stone Treasures) in an Existing Building, located at 225 McMurray Road, Suite E, Assessor’s Parcel Number 137-200-095, and Making Findings in Support Thereof” by title only and waive further reading.

### **ATTACHMENTS**

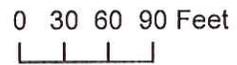
Attachment 1 – Vicinity Map  
Attachment 2 – Project Description for White Stone Treasures  
Attachment 3 – Business Plan for White Stone Ranch  
Resolution No. 13-05

# Attachment 1



**Legend**

-  Parcels
-  Project Site



# Attachment 2

## PROJECT DESCRIPTION FOR

# *White Stone Treasures*



Sponsored by:



New Hope for Troubled Lives  
6 Paseo del Rio  
Solvang, CA 93463  
Tel. 805-688-4683  
e-mail: [Keys2NewHope@verizon.net](mailto:Keys2NewHope@verizon.net)  
[www.whitestoneranch.org](http://www.whitestoneranch.org)

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### II. Attachments

IRS Letter Regarding Non-profit Status	
Two Brochures	
Board Minutes from June 19, 2012	
Fund Raising Committee Minutes from September 5, 2012	
Board Minutes from September 26, 2012, Authorizing the Exploration of Opening a Thrift Shop	
People Helping People Financial Statement for 2012	
Valerie Stevens Statement of Net Worth	
Diagram of 225 McMurray Road, Suite E (approximation)	
Photos of two High-Class Thrift Shops	
White Stone Ranch Business Plan	

## Who We Are

New Hope for Troubled Lives became a non-profit corporation in the state of California in April, 1993, and a tax exempt religious organization under IRS Code 501(c)(3) (see attached) in March, 1994. It is interdenominational and seeks to provide support, encouragement and accountability in a small group setting for those dealing with difficult life situations or for those who wish to "bear each other's burdens" while growing spiritually themselves. (Brochure attached).

The first group began in Santa Barbara, California in 1993. Many Chapters have been developed over the years and weekly support groups continue in the Santa Ynez Valley.

## White Stone Ranch

On June 19, 2012, the Board of Directors voted to begin the development of White Stone Ranch, a residential community for those in transition who are in need of hope, housing, and jobs (Minutes attached).

## White Stone Treasures

At their September 5<sup>th</sup> meeting in 2012, the Fund Raising Committee agreed that a thrift store should be the first option for fund raising efforts for this project (see attached Minutes). At their September 26<sup>th</sup> meeting, the Board of Directors approved exploring this as a fund raising endeavor (see attached Minutes). On February 8<sup>th</sup> an e-mail vote was taken with six affirmative votes in favor of leasing the space at 225-E McMurray Road for \$2,526 per month for one year with a three-year option (two abstentions). Since the vote was by e-mail, no Minutes are available.

On February 25<sup>th</sup>, RPL Management, the management company for the McMurray Road location, was asked to let us know if they would give us a lease contingent upon our obtaining a Conditional Use Permit from the City of Buellton. On March 13<sup>th</sup> they agreed.

## Financial Backing

In the past our services were strictly in the area of support groups and individual prayer counseling which did not require large amounts of funding. The Executive Director worked full time as a volunteer and provided all the services.

With the decision to develop White Stone Ranch, all that has changed. The attached business plan outlines the ROM Budget for the next five years and includes anticipated income from a thrift store of \$100,000 for the first year. This amount is based on estimates quoted by other non-profit thrift store managers from their first year and on People Helping People's income last year of \$250,000 (see attached).

In order to assure the success of this venture, Valerie Stevens has pledged all her time, energy, and financial resources to the work of White Stone Ranch. Her Statement of Net Worth is attached.

## The Building

Rather than selecting a cute little old house for our location (which are often used as thrift stores and end up looking cluttered), we chose the bright, clean, modern space at 225 McMurray Road, Suite E, in Buellton with its large display windows. There are reportedly 1,684 square feet (see attached diagram) with two bathrooms—one regular and one for handicapped which was added in 2008. There are glass entry doors in the front and an exit door in the rear. There are water pipes for a sink on the other side of the south wall of the handicapped bathroom.

## Signs

We plan to have a sign made of three dimensional letters on the fascia of the building, compatible with those on the neighboring shops, and also to have our name, White Stone Treasures, on the pole sign in front. These signs will not use the word "thrift" as part of the name.

## Atmosphere

It is our desire to provide the ambiance of an elegant gift shop as much as possible (see attached photos of similar shops). We believe that clean, attractive merchandise presented with an artistic flair is the essential key, and that good window displays, adequate lighting, appropriate background music, and a fresh fragrance can help achieve this. We intend to be diligent about cleaning and dusting to achieve an inviting atmosphere.

## Merchandise

We currently have six large storage units at Buellton Self-Storage filled with merchandise that has been donated since December 19, 2012 (two of these units must be emptied by April 1). This merchandise comes from a variety of sources: Santa Barbara Consignment Co.; “Blossoms” dress and gift shop formerly in Solvang (new items); unclaimed items left in storage at Buellton Self-Storage; and numerous individual donors. One forthcoming donation is a houseful of furniture, much of which would normally be found in a high-end consignment shop. A baby grand piano has been donated that we hope will add to the aura of elegance—especially when played occasionally by pianist Dave Retz.

The majority of items to be sold will be second-hand; however, we plan to “clean and polish” as necessary to make the merchandise as appealing as possible so it will sell. To avoid the unfavorable appearance of utilitarian, low-cost items that could make a shop look “cluttered,” we plan to have them in the back room, saving the nicer merchandise for up front. An organization called “Pink” purchases items that are usable but not sellable. Broken and unusable items will be discarded (there are trash and re-cycle containers at the site).

## Parking

Except for the limitation of a single ingress/egress, there seems to be ample parking in this lot. I have frequently patronized businesses in this complex, and have seldom encountered more than two or three cars at any given time. Since any tenant would face the same situation, we do not see this as a hindrance to our request.

## After-hours Drop-offs

Another concern is people leaving things in front after hours. People Helping People has a problem with this since their intake area is in the parking lot in front of the store. The space in front of their receiving door appears as an open invitation for drop-offs. In speaking about this issue with Patti Rogers (Hospital Auxiliary Thrift), she said they had this problem in the past (they too, have a drop-off area in the alley), but they put out a sign and patrolled the area on Saturday afternoons (after garage sales ended). Now they seldom have a problem.

I also spoke with Karen Brown (Atterdag Serendipity) since she has a high-class resale shop with a setting similar to our site with a sidewalk in front. She says she practically *never* has a problem. So it appears that high-quality merchandise and the absence of an inviting "drop-off location" are the key to prevention. In addition to these potential solutions, we have already purchased security cameras, one of which could face the sidewalk. Letting people know that littering is not allowed and violators would be prosecuted should eliminate this problem.

## Community Benefits

In these days of economic uncertainty, it is more important than ever to make affordable products available to the financially deprived. And "Going Green" means we must preserve our planet by recycling items that are still in good condition. Some people simply enjoy the "thrill of the hunt," hoping for an unrecognized treasure at a bargain price.

But whatever the reasons, good thrift shops are a welcome opportunity for people everywhere. And attractive ones with higher class merchandise are becoming ever more popular.

### Clientele

Since the City of Buellton cares about its citizens and does not discriminate, we anticipate clients from all socio-economic backgrounds. We will treat them with dignity and respect and anticipate reciprocal behavior. If a problem should arise, law-enforcement is always available.

### Hours of Operation

We plan to be open from 10:00 A.M. to 5:00 P.M. In consideration of our volunteers and their families, we will be closed on Sunday.

### Staff

#### *Project Manager (Executive Director)*

Valerie Stevens is a graduate of St. Scholastica Academy, Evanston, Illinois; former Executive Assistant and Interim Administrator of Hospice of Santa Barbara; member of Christian Leaders, Authors and Speakers Services (CLASS); founder and President of New Hope for Troubled Lives, Inc.; founder and prayer counselor for The Healing Place; author of *12 Keys to Freedom in Christ*; *New Hope Facilitators Training Manual*; *The Mystery of Prayer: How to Get Every Prayer Answered*; *God and Mr. Marshmallow*; and numerous gift books.

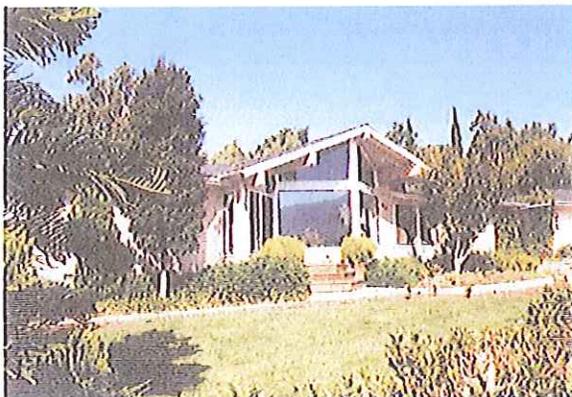
She is the former owner and founder of Valli's View Bed & Breakfast, is a member of Old Mission Santa Ines Church, and attends Sunday School at Church at the Crossroads. Valerie had the vision for New Hope for Troubled Lives in October, 1989 and founded the Board in 1993.

Valerie continues to lead weekly support groups and to provide inner healing, prayer counseling and deliverance ministry to those in need.

She and the New Hope Board are currently working to develop a residential community called White Stone Ranch for people in transition who are in need of jobs, housing and hope. She has been chosen as one of five speakers at the 2<sup>nd</sup> Annual SYV Community Prayer Breakfast on May 2, 2013, at the Marriott Hotel in Buellton.

She just sold her mobile home in Solvang and is now in the process of buying another place—this time in Buellton. She shops at Albertson's in Buellton; takes her dog, Lady, to the Buellton Veterinary Clinic; frequently borrows books from the Buellton library; has many friends who are involved with the Buellton Senior Center, including Pam Gnekow, who is on the New Hope Board of Directors, and Ron Huber, former Treasurer of New Hope.

Valerie is dedicated to completing projects she starts with great care and quality including raising four children as a single parent, designing and building her dream home after losing her house in the Sycamore Canyon fire in 1977 (see photo), and at age 70, completing her second sculpture which was then cast in bronze (see photo). She is passionate about serving the less fortunate members of our community and has devoted her life, time and resources to developing White Stone Ranch.



### *Administrative Assistant*

Anne Lautensack, married to Dave, the General Manager of The Alisal Guest Ranch, is the administrative assistant. They have lived in the Santa Ynez Valley for 20 years and have three children, now grown. For the past four years, Anne served as a mentor at MOPS (Mothers of Preschoolers), which meets at the Presbyterian Church. She has a real heart for the struggles of young moms as they raise their families.

Anne's strengths, as they apply to her work with New Hope for Troubled Lives, are her strong computer skills, attention to detail and organization. Before this position she worked at Coldwell Banker in Los Olivos, where she became very familiar with legal contracts and the importance of insuring all documents are completed correctly and in a timely manner. She is a valuable asset to New Hope as they embark on their efforts to develop White Stone Ranch.

### *Store Manager*

Laurel Adams is under contract to work as our manager to set up the store, choose and price the merchandise, and solicit and train the volunteers. She has been trained and worked over twenty years as an interior designer, which qualifies her to stage, make the space look attractive, and create beauty out of chaos. In addition to being an A.I.S.D. Designer, she also has a business of Estate Liquidation and Antique Appraising.

### *Volunteers*

Because we are a non-profit, we will depend on volunteers to run the store after it has been set up. We already have several volunteers, some of whom currently work in other re-sale shops. After our location is secured, we will begin seeking additional volunteers who will be trained by me and the Manager.

## Closing Comments

It is our hope that this information will provide you with what you need to know in order to grant us a Conditional Use Permit. If you have any other questions, please feel free to call us.

Thank you for your gracious help in the preparation of this application.

Sincerely,

A handwritten signature in cursive script that reads "Valerie Stevens".

Valerie Stevens  
Executive Director  
New Hope for Troubled Lives

INTERNAL REVENUE SERVICE  
DISTRICT DIRECTOR  
2 CUPANIA CIRCLE  
MONTEREY PARK, CA 91755-7406

DEPARTMENT OF THE TREASURY

Date:

MAR 31 1994

NEW HOPE FOR TROUBLED LIVES  
C/O V STEVENS  
340 SIERRA VISTA RD  
SANTA BARBARA, CA 93108

Employer Identification Number:

77-0369837

Case Number:

954008017

Contact Person:

RANDY HOWARD

Contact Telephone Number:

(213) 725-7002

Accounting Period Ending:

Dec. 31

Foundation Status Classification:

509(a)(2)

Advance Ruling Period Begins:

April 19, 1993

Advance Ruling Period Ends:

Dec. 31, 1997

Dear Applicant:

Based on information you supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3).

Because you are a newly created organization, we are not now making a final determination of your foundation status under section 509(a) of the Code. However, we have determined that you can reasonably expect to be a publicly supported organization described in section 509(a)(2).

Accordingly, during an advance ruling period you will be treated as a publicly supported organization, and not as a private foundation. This advance ruling period begins and ends on the dates shown above.

Within 90 days after the end of your advance ruling period, you must send us the information needed to determine whether you have met the requirements of the applicable support test during the advance ruling period. If you establish that you have been a publicly supported organization, we will classify you as a section 509(a)(1) or 509(a)(2) organization as long as you continue to meet the requirements of the applicable support test. If you do not meet the public support requirements during the advance ruling period, we will classify you as a private foundation for future periods. Also, if we classify you as a private foundation, we will treat you as a private foundation from your beginning date for purposes of section 507(d) and 4940.

Grantors and contributors may rely on our determination that you are not a private foundation until 90 days after the end of your advance ruling period. If you send us the required information within the 90 days, grantors and contributors may continue to rely on the advance determination until we make a final determination of your foundation status.

If we publish a notice in the Internal Revenue Bulletin stating that we will no longer treat you as a publicly supported organization, grantors and contributors may not rely on this determination after the date we publish the

Letter 1045 (DO/CG)



# White Stone Ranch

A Residential Community



## Proposal

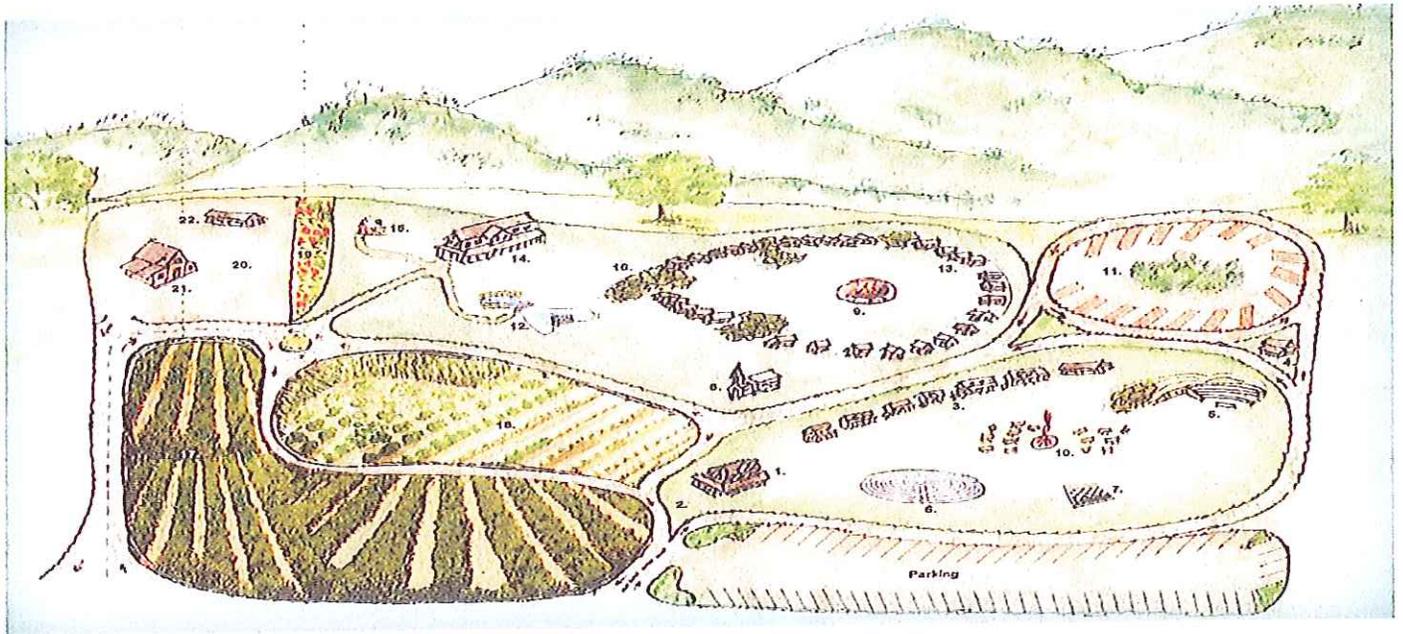
To establish a Residential Community for people in transition who need:

- ☞ safe, available housing
- ☞ job opportunities, potentials, and training
- ☞ a loving, caring, supportive community
- ☞ a Biblical foundation for a successful life

Sponsored by

**New Hope for Troubled Lives**  
 6 Pasco del Rio  
 Solvang, CA 93463  
 805-688-4683

Keys@NewHope@verizon.net  
 www.whitestoneranch.org



### Community Areas for Public

1. Community Center
2. Gazebo, Outdoor Café, and Landscaping
3. Various Shops
  - a. Book Shop
  - b. Tea House and Bakery
  - c. Restaurant
  - d. Art Gallery
  - e. Gift Shop
  - f. Thrift Shop
  - g. Ice Cream Parlor
4. Information and Registration
5. Outdoor Stage
6. Prayer Labyrinth
7. Outdoor Chess Game
8. Chapel
9. Fire Pit
10. Picnic Area and BBQ
11. RV Camping

### Private Areas for Residents

12. Swimming Pond
13. Private Cabins
14. Retreat Center and Main House
15. Common House with Bed & Breakfast
16. Meditation Grotto
17. Fruit Orchard
18. Vegetable Garden
19. Herb and Flower Garden

### Utility Area

20. Car wash, Utility Area
21. Barn and Ranch Land
22. Workshop

*To the one who is victorious,  
 I will give some of the hidden manna.  
 I will also give that person a white stone with a new  
 name written on it, known only to the one who receives it.*  
 Revelation 2:17



*"Where there is no vision, the people perish."*  
 Proverbs 29:18



White Stone Ranch is sponsored by New Hope for Troubled Lives, a non-profit 501(c)(3) corporation, run by CEO/President, Valerie Stevens. It will be held accountable by the New Hope Board of Directors.

Details are speculative and subject to change upon development of the project.

## Categories of Participants

### Consecrated Laypersons

Mature, healthy men and women who find themselves alone due to circumstances and who desire to follow the Lord by serving others, may join the Community on a full-time basis by taking vows of poverty, chastity (if single), and obedience to God's Word for a two-year exploratory period. Following that, they then take permanent vows, dedicating their time, energy and resources to God's work.

### Residents

Able-bodied men or women who find themselves temporarily in need of jobs, homes, and hope—but have a great desire to improve their situation by hard work—are eligible. There is no charge for participation but if they have income from public assistance, they are asked to donate it to cover expenses. Since we do not provide counseling, addicts, sex offenders, or people on psychiatric medication are not accepted (there may be exceptions).

### Retreats

Space permitting, people seeking a private retreat may attend for a daily fee.

### New Hope Trainees

People from nationwide Christian churches may participate in a four-day Training Program in order to establish a New Hope support group in their local congregation. Call regarding fees.

### Volunteers

Local community Volunteers will be warmly welcomed.

### Fees

No entrance fee for full-time residents. Donations are gratefully received and tax-deductible.

## General Considerations

### Overview

There is no paid staff. Full-time residents work within the Community to provide all our needs. They receive no salary, but will receive housing, clothing, education, entertainment, and all services at no cost. Three to six months prior to graduation, residents get jobs outside the Community. We set aside 50% of each paycheck to help with the cost of returning to the community at large, and 50% goes to White Stone Ranch Community to cover their living expenses.

The Community will consider referrals from the criminal justice system provided there is evidence of sincere repentance and no likelihood of drugs, violence, or manipulative behavior.

### Intake Procedure

If you are interested in joining the White Stone Ranch Community (hopefully available in early 2015), please write to us or call and schedule an appointment. Since we receive no government funds and charge no fees, our primary interest is to find dedicated, sincere people of integrity who are eager to cooperate to the utmost extent to reap the benefits of the program to change their lives. Evidence of lies, alcohol/drugs, or insincerity will be grounds to deny entrance.

If you are accepted, you will be asked to bring nothing but the clothes you are wearing and any prescription drugs you take. Do not bring any other personal possessions (including jewelry, computers, cell phones, etc.) Everything you need will be provided.

### Other

Due to limited space, we will have to turn some applicants away. If you are accepted, we know change will be hard, but with God's grace and the support of the Community, we believe you can do it, and will be blessed in the process.

*"It is for freedom that Christ has set us free."*

## Principal Activities

### Concept

White Stone Ranch offers academic and vocational skills; interpersonal, social-survival skills; study of Biblical principles; as well as the attitudes, values, sense of responsibility, self-reliance and discipline needed to live in this world drug free, crime free—successfully and legitimately as God's beloved child.

### Education

We operate on an "each one teach one" principle, where older residents help newer ones. Everyone learns. Everyone works. Everyone benefits. The Community functions as an extended family in which everyone is a giver as well as a receiver in the process of changing lives. We are completely self-governed in dealing with issues such as job training, rule violations, academics, and the like. Our goal is to have each resident learn three marketable skills by working in various Community situations. These include manual labor, clerical/computer tasks, and interpersonal/sales skills. The vocational training classes are managed and taught by residents themselves or, when needed, local academic offerings are utilized.

### Financial

Since we do not accept government funding, we pool all our resources. Economic stability and creative projects are key to self-sufficiency. They also assist our residents to develop talents and strengths rather than focus on problems. This encourages creativity, self-reliance, and a strong sense of pride and dignity in achievements.

### Spiritual

The integration of contemplative Christian practices into the Community helps provide transformation and community building, the effects of which are key in changing lives God's way with satisfying and eternal results.

## About the Author

The author, Valerie Stevens, is founder and Executive Director of New Hope for Troubled Lives, Inc. a non-profit corporation in Santa Barbara, CA. Her extraordinary story (which is documented in the book *12 Keys to Freedom in Christ*), reveals her personal journey as a single-parent of four young children after an unwanted divorce, loss of their home in the Sycamore Canyon fire, and other traumas which led to 23 years of clinical depression. Her discovery of God's infinite love and healing grace led to the development of this program.

## What Others Say

*"A gold mine of resources for rebuilding broken lives. These keys do not lock you up to practice self-help; they set you free to walk in new ways with God's help."*

G. Walter Hansen, M.Div., Th.D.

*"New Hope awakens me to become more fully myself... I feel accepted, supported, encouraged."*

Joan E.

*"As a Pastor, I have been able to observe the impact this program has had on people... with broken lives and relationships. ...I recommend this program... without any reservations."*

Dr. Harold Bussell

*"This program has been instrumental in growth of my spiritual life... This is what has restored the joy of living once again."*

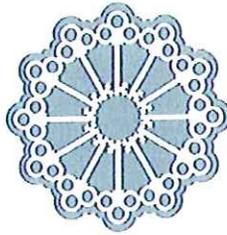
Thomas B.

*"(Keys to New Hope has) given me a solid hope in life beyond depression."*

Nan C.

*"New Hope... has helped me to realize that the work that God wants to do in my life must start with changes that I need to make.... the reward is seeing significant spiritual growth and maturity in my own life."*

Robert C.



## KEYS TO NEW HOPE

*\* We rejoice in our sufferings because we know that suffering produces perseverance; perseverance, character; and hope. And hope does not disappoint us.\**

*Romans 5:3-5*



---

---

12 Keys  
to Freedom  
in Christ

## What is New Hope?

### PROGRAM

New Hope is an interdenominational ministry that provides support, encouragement and accountability in a small group setting for those dealing with difficult life situations or for those who wish to "bear each others burdens" while growing spiritually themselves.

Although primarily designed for use in Christian churches, the program can also be used in retreat centers, Sunday School classes, prisons, colleges, home groups or individually. Groups meet weekly to share their personal concerns, study God's Word as it applies to their issues, and pray for one another. The only cost is for materials and a one-time registration fee.

New Hope does not offer therapy, counseling or medical advice, although the results are often therapeutic. It is not a substitute for professional therapy, but can be used in conjunction with treatment.

The Bible, considered the inspired Word of God, is used as the basis for the program. There is no other authority in the groups.

Although not designed for teens, the program is suitable for non-believers, new or mature Christians, or those desiring to grow spiritually, regardless of age. The only requirements for participation are an openness to faith in God, a sincere desire to grow and willingness to make changes.

### PHILOSOPHY

People who are experiencing difficulties in their lives should be able to find spiritual healing, encouragement and support in the church setting without fear of judgmentalism, rigid moralism, or added shame often associated with these problems.

## Program Details

### FIVE BASIC CATEGORIES

In addition to the 12 Keys to Freedom in Christ, New Hope addresses more than 75 other topics:

- Relationship Problems
- Addictive/Compulsive Behavior
- Crisis or Transition Issues
- Physical, Emotional, Psychological Problems
- Spiritual Concerns

This is accomplished in a single group setting through the use of a unique program format.

### PURPOSE

The purpose of Keys to New Hope is to facilitate spiritual growth and healing through acceptance of the healing power of Jesus Christ, and to provide the opportunity for continued physical, emotional and spiritual growth on an individual basis or in a group setting.

### GOALS

- To provide a safe place where people can learn to apply God's Word to their lives through the power of the Holy Spirit;
- To provide a supportive group in which we can process changing ourselves with God's help while growing in grace.
- To trust God rather than ourselves and rather than being co-dependent;
- To find the joy and peace promised in God's Word.

## Freedom in Christ

### TWELVE KEYS

- THE KEY TO HOPE**—Freedom to Hope that there is a solution to our suffering. Understanding how God uses our suffering to bring peace and joy.
- THE KEY TO FAITH**—Freedom from the fears of life and death: learning to know and trust God through study of His Word.
- THE KEY TO SALVATION**—Freedom from the bondage to sin: accepting Jesus as "Savior;" facing our denial; admitting our sin.
- THE KEY TO FREEDOM**—Freedom from consequences of self-centered decisions: having Jesus as "Lord"; trusting God; dealing with co-dependency.
- THE KEY TO RELATIONSHIP**—Freedom from a lonely, empty, purposeless life: developing a relationship with Christ through prayer.
- THE KEY TO PEACE**—Freedom from anxiety, depression, fear, discouragement: developing new thinking patterns.
- THE KEY TO FEELING FREE**—Freedom to replace our destructive feelings with love, joy and the peace that passes understanding.
- THE KEY TO NEW LIFE**—Freedom from the pain and shame of the past: letting go of the past; living in the present; looking forward to the future.
- THE KEY TO SELF-WORTH**—Freedom from poor self-image: loving our self as God intended; developing self-worth as a child of God.
- THE KEY TO WHOLENESS**—Freedom from unnecessary disease in body, soul and spirit; caring for our body as the Temple of the Holy Spirit.
- THE KEY TO STABILITY**—We develop responsibility and a singleness of purpose when our "Yes" is "Yes" and our "No," "No."
- THE KEY TO LOVE**—Freedom from our self-centered desire to be in control through loving God, others and self. Forgiveness; making amends.

## Contact Us

6 Paseo del Rio  
Solvang, CA 93465  
805-688-4685

[Keys2NewHope@newhope.net](mailto:Keys2NewHope@newhope.net)

[www.newhope.org](http://www.newhope.org)

**New Hope for Troubled Lives**  
**Special Board of Directors Meeting**

June 19, 2012

*Present:* Tony Anderson, Hi Edell, Ron Huber, Chiloni Huffman, Valerie Stevens, Annette Sutton, Debbie Ulrick

- I. Meeting was called to order at 8:15 AM by Valerie Stevens and opened with prayer by Chiloni.
- II. The Agenda was accepted as presented.
- III. In order to finish meetings on time, Ron requested that comments be kept short and relevant.
- IV. The minutes from May 10, 2012 were unanimously approved.
- V. Treasurer's Report
  - A. Financial Report for April, 2012, was accepted as presented.
- VI. New Business
  - A. Chiloni reported that she felt the Community Building Workshop she and Valerie attended would be helpful in our Board meetings as well as in King's Ranch.
  - B. Debbie reported that she and Valerie attended the Board of Supervisors' Budget Hearings last week and met with Suzanne Riordan, Executive Director of Family ACTS. They are trying to establish a residential facility for the mentally ill and have many great, enthusiastic supporters but no plan as yet.
  - C. Annette Sutton was unanimously elected to serve as Secretary.
- VII. Old Business
  - A. Valerie reported that the thrift store run by People Helping People brought in \$271,000 for fiscal year ending June 30, 2011.
  - B. Valerie reported that the property on Highway 246 is in the flood plane and not buildable, and the property on Dove Meadow Rd. has sold. Tony reported that he will attempt to contact the owner of the Zaca Creek Restaurant property to see if he would be interested in donating it in memory of his recently deceased son.
  - C. Valerie reported that Bishop Curry has offered to write an endorsement for the Consecrated Singles program.
  - D. Valerie distributed an Organizational Chart and Time Lines for Phase I ("Epiphany House" residence for Consecrated Singles) and Phase II (King's Ranch) to shed more light on the development process.
  - E. Members shared their responses to the past month of prayer.
  - F. Motion was made by Tony to form a pro-tem Committee of all Board members who wish to participate in order to begin developing the Organising Council (Carried).

It was unanimously decided that, unless there is an urgent need, the Board will not meet again until the Annual Meeting in September. The pro tem Committee will decide their meeting schedule.
- VIII. The meeting was adjourned at 9:51 A.M.

Respectfully Submitted,

*Valerie Stevens*

Valerie Stevens

Approved by

*Annette Sutton*

Annette Sutton, Secretary



# White Stone Ranch

## Fund Raising Committee

Minutes September 5, 2012

**Present:** Tony Anderson, Kit Mulholland, David Retz, Valerie Stevens

**Absent:** Carol Jensen, Annette Sutton

**Goal:** To determine the most likely Fund Raising methods to raise \$900,000 for Epiphany House

### Action Items:

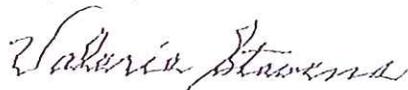
1. **All**—Try to find one more member for the committee
2. **Tony**—talk with Eric about pawn shop; go with Dave and talk to Jeff Cotter about grant writers; ask Nancy about being on committee; review ideas from the Small Institute Report; research the potential of a tennis tournament
3. **Dave**—take Finder's Fee Agreement to Joe Look; check on Matching Funds gifts; go with Tony and talk with Jeff Cotter—will he give us some guidance? Does he know a grant writer? talk with Greg Meeks; talk with Niimi re: distribution of unclaimed goods in storage;
4. **Kit**—check with Jake about tennis; consider options for Thrift Store
5. **Valerie**—see if Karen Brown will meet with Kit, Carol, Annette and Valerie; find testimonials for use by P.R. Committee; check out about Capital Campaign being divided into thirds (see Attached):

After reviewing potential Fund Raising options, the following were considered in order of priorities:

1. Thrift store
2. Tennis Tournament (Jay Marshall and John Harmon are avid tennis players)
3. Grant applications
4. Finders' Fee
5. Matching Funds for \$200,000 gift
6. Capital Campaign (Board)
7. Social networking

The next meeting was scheduled for October 3 at 7:00 P.M. at Valerie's house.

Respectfully submitted,



Valerie Stevens

September 8, 2012

**New Hope for Troubled Lives**  
**Annual Board of Directors Meeting Minutes**

September 26, 2012

*Present:* Tony Anderson, Hi Edell, Ron Huber, Dave Retz, Valerie Stevens, Annette Sutton, Debbie Ulrick

*Absent:* Chiloni Huffman

*Guests:* Leslie Ooms, Anne Lautensack

*Action Items are marked in bold.*

- I. Meeting was called to order at 8:15 AM by Valerie and opened with prayer by Dave.
- II. The Agenda was accepted as presented.
- III. The minutes from June 19, 2012 were unanimously accepted.
- IV. The Annual Report and Executive Director's Report were distributed and accepted.
- V. Treasurer's Report
  - A. Financial Report for End of Fiscal Year was accepted as presented.
- VI. Committee Reports
  - A. Pro-tem Committee: Valerie reported this committee met in July. Nine people attended and developed the start of three committees to get White Stone Ranch underway: Fundraising, Public Relations, and Business.
  - B. Fundraising Committee: Dave reported that a thrift store, a capital campaign, and grant applications would be the initial focus. Tony shared his idea for an annual Valley Tennis Tournament. Possibly a 2-day tournament with a dinner/auction fundraiser party on the last day. **He requested that if anyone had ideas that they contact him.** He is also reviewing a "Small Institute Report" done years ago for New Hope that has many Fund Raising ideas. Valerie stated there is a possibility of using online "Crowd Funding" such as "KickStart," FundRaising.com, CauseVox.com, and Fundly.com. The Board approved exploration of these Fund Raising endeavors.
  - C. Public Relations Committee: Anne reported on an information meeting tentatively planned for Oct. 13 and then a larger event on Valentine's weekend for a fundraiser. Valerie passed out sample invitations. Leslie suggested we invite people via "Evite" online. Everyone who receives an invitation sees not only who else is invited but also who is attending. She suggested we get some key people to RSVP positively right away to encourage others to attend. **Anne will check into this and Dave is going to contact two women he knows who may be available as speakers.** The Board voted unanimously to change the name from King's Ranch to White Stone Ranch.
  - D. Business Committee: No meeting as yet since we are still seeking members for the committee.
- VII. New Business
  - A. Valerie nominated Dave Retz to be on the Board of Directors. The motion was seconded and carried.
  - B. Valerie confirmed that Anne Lautensack is her new Administrative Assistant and is at the meeting to help, to take notes, and to stay informed of New Hope business.
  - C. Valerie called attention to a list of the Responsibilities of the Board of Directors and asked **everyone to read these and let her know if they are willing to continue on the board.** The board members said they liked meeting in the morning.
  - D. The role of Advisory Board Members was discussed. Valerie found some on-line information that needs to be revised to suit New Hope. **She will send this information to the Board Members seeking feedback about the content and its application to New Hope.** It was felt that our Advisory Board might benefit from having an attorney (**Hi will speak to Joe Look**); a businessman (**Dave will talk to Alfred Holzheu**); and a real estate agent (**Debbie will talk to Judy Battaglia about her son, Steve Battaglia**).

- E. Valerie asked for authorization to attend a non-profit leadership retreat for \$500 at "Courage to Lead." The board decided to table this decision until the next meeting since they didn't have enough information. **Debbie suggested that Valerie see what Suzanne Riordan knows about this program. It was suggested that information that needs to be discussed at a board meeting be sent out ahead of time, along with the agenda.** Dave recommended the board attend a simulcast by Willow Creek Church called "Leadership Summit." It only costs \$80. **Dave will check into this for their next event.**
- F. Since Santa Barbara Bank & Trust is closing and New Hope has to change banks, Valerie suggested we open an account at a different bank and put CD's into another in order to support any grant requests we may submit. **Pacific Western (formerly Los Padres Bank) and Coast Hills Credit Union were suggested. Valerie will check with Pacific Western and Hi will check with Coast Hills.**
- G. The question of whether White Stone Ranch should be separately incorporated as a community development corporation is a question for the Business Committee. **Dave will talk to Joe Look about being on this committee.**
- H. 404 E. Hwy 246 is a potential property for a Thrift Store, a Farmer's Market, and housing for Consecrated Singles. Hi expressed concerns for not only the poor condition of the property but also for the problems with the owner/lessee. **Ron will call Jim Mowry (lessee) to find out some information. Valerie asked the board to pray about this and another property that might be donated.**
- I. The board agreed to meet quarterly in the future.

VIII. Old Business

- A. Valerie read a portion of a letter of endorsement from Bishop Curry which has been added to the Epiphany House brochure. Dave suggested using both WhiteStoneRanch.org and WhiteStoneRanch.com. for our website. **Anne will take care of this.**
- B. We still need to visit local shelters. **Anne will e-mail the list of SB County shelters for each board member to choose one to visit with Valerie.** To get additional information, **Leslie will set up a meeting for us with the director of the Santa Barbara Housing Authority.**
  - 1. Valerie read the differences she sees between White Stone Ranch and Recovery Ranch. After much discussion, Ron suggested we need to decide specifically "What" services we want to offer and "How." In order to adequately raise funds, we need to be clear on our target population. **All were asked to pray about this, and send Valerie a paragraph right away about who should or should not be included as residents, and why.**

- IX. A. The next meeting will be on December 5, 2012, at 7:50 A.M.
- B. The meeting was adjourned at 9:50 A.M. and Ron closed in prayer.

Respectfully Submitted,

*Anne Lautensack*

*Valerie Stevens*

Anne Lautensack/Valerie Stevens

Approved by

*Annette Sutton*

Annette Sutton, Secretary

# Finances

## STATEMENT OF ACTIVITIES FOR THE YEAR ENDED JUNE 30, 2012 (Audited)

	Unrestricted	Temporarily Restricted	Total	%
<b>Support</b>				
Contributions, Grants, Contracts & Events	\$ 684,743	\$ 120,250	\$ 804,993	47%
In Kind Contributions	\$ 438,267		\$ 438,267	26%
Specialty Items net of expense	\$ 188,676		\$ 188,676	11%
Total Support	\$1,311,686	\$ 120,250	\$1,431,936	84%
<b>Revenues</b>				
Gift Store Sales	\$ 250,335		\$ 250,335	15%
Other Revenues	\$ 20,319		\$ 20,319	1%
Total Revenue	\$ 270,654		\$ 270,654	16%
Net Assets Released from Restriction	\$ 205,133	\$ (205,133)		0%
Total Support and Revenue	\$1,787,473	\$ (84,833)	\$1,702,590	100%
<b>Expenses</b>				
Program Expenses	\$1,565,776		\$1,565,776	89%
Supporting Services				
Fundraising	\$ 133,292		\$ 133,292	8%
Administrative	\$ 59,934		\$ 59,934	3%
Total Supporting Services	\$ 193,226		\$ 193,226	11%
Total Expenses	\$1,759,002		\$1,759,002	100%
Change in Net Assets	\$ 28,471	\$ (84,833)	\$ (56,412)	
Net Assets at Beginning of Year	\$ 411,640	\$ 204,600	\$ 616,240	
Net Assets at End of Year	\$ 440,111	\$ 119,717	\$ 559,828	

"PHP ended the year with a small (3%) deficit. However, the deficit was caused by accounting rules which placed revenue in the prior year (2010-11) that was designated to be used in the 2011-12 fiscal year. On the basis of our operating budget, PHP had a small (2%) net operating income. PHP remains on a firm financial footing."

**Elizabeth Breen, PHP Treasurer**

## STATEMENT OF FINANCIAL POSITION FOR THE YEAR ENDED JUNE 30, 2012 (Audited)

ASSETS		LIABILITIES AND NET ASSETS	
<b>Current Assets</b>		<b>Current Liabilities</b>	
Cash & Cash Equivalents	\$ 353,174	Accounts Payable and Accrued Expenses	\$ 111,769
Contract Receivable	\$ 80,322	Accrued Payroll and Related Expenses	\$ 69,412
Prepaid Receivable	\$ 5,000	Deferred Revenue	\$ 402
Grants Receivable	\$ 3,467	Current Portion of Note Payable	\$ 13,200
Other Receivables	\$ 12,768	Current Portion of Mortgage	\$117,919
Inventory	\$ 21,485	Total Current Liabilities	\$101,367
Other Assets	\$ 16,446	<b>Long Term Liabilities</b>	
Total Current Assets	\$ 492,662	Note Payable	\$ 32,647
Equipment and Equipment	\$ 381,410	Mortgage Loan	\$180,230
Total Assets	\$ 874,072	Total Long Term Liabilities	\$212,877
		Total Liabilities	\$314,244
		<b>Net Assets</b>	
		Unrestricted	\$440,111
		Temporarily Restricted	\$119,717
		Total Net Assets	\$559,828
		Total Liabilities and Net Assets	\$874,072

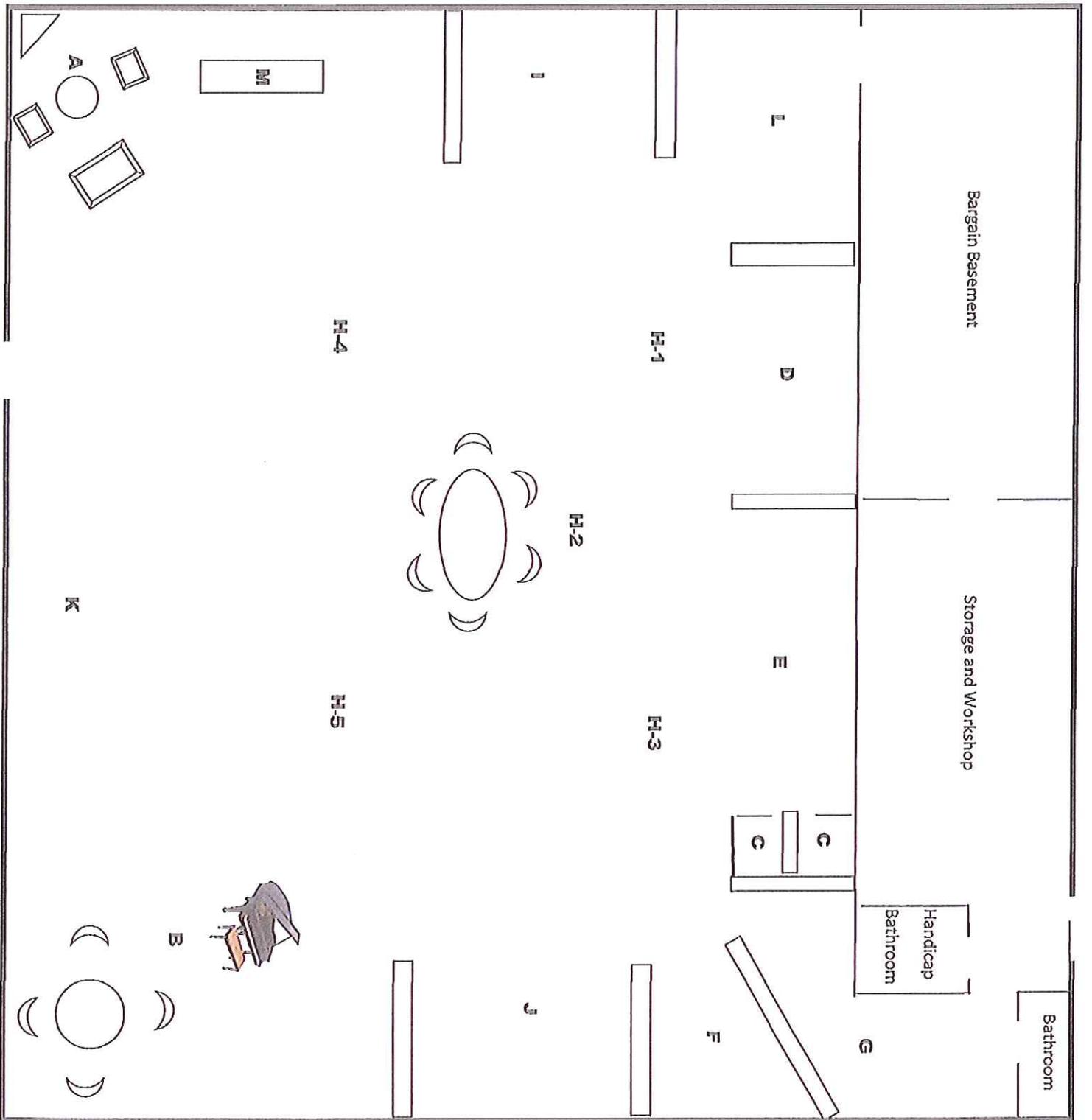
APPLICANT Valerie Stevens

DATE 2-12-13

### NET WORTH STATEMENT

ASSETS		IN DOLLARS	LIABILITIES		AMOUNT
	Bank Office Name & No.	(Omit Cents)	NOTES PAYABLE TO BANKS	Bank Office Name & No.	(Omit Cents)
CASH	5015 ST Mountain Bank	4,000			0
	Union Bank	1,000			
	First " "	6,000			
		1,000			
Annulity	Greenwood Nat'l Bk	72,000	OTHER NOTES & ACCOUNTS PAYABLE	Mobilehome Loans	0
C.D.'s	S.B. Bank's Fund	87,000		Sales Contracts	
				Loans of Life Ins. Policies	
NOTES RECEIVABLE (COLLECTIBLE)	Relatives & Friends	6,500	TAXES PAYABLE	Current Yr's Income Taxes Unpaid	
	Trust Deeds & Mortgages			Prior Yr's Income Taxes Unpaid	0
	Other			Property Taxes Unpaid	
REAL ESTATE	Improved	84,900	OTHER LIABILITIES	Unpaid Interest	
	Unimproved			VISA	107
	Leasehold Interest Owned			Total Liabilities	
LIFE INSURANCE	Cash Surrender Value		NET WORTH CALCULATION	TOTAL ASSETS	272,400
OTHER PERSONAL PROPERTY	Vehicles	10,000		TOTAL LIABILITIES	- 107
	Toyota Camry			NET WORTH	272,293
	Other				
	TOTAL ASSETS	272,400			



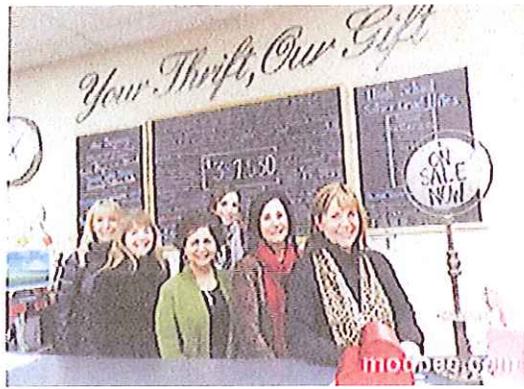


10'

All Dimensions  
are Approximate

**Legend**

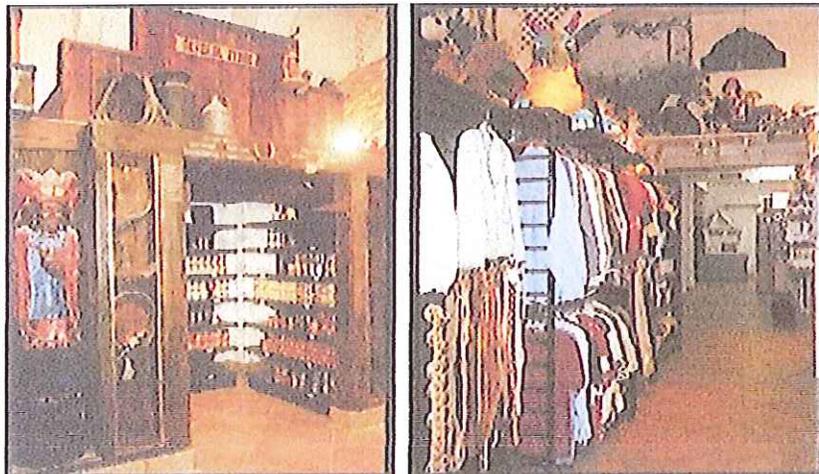
- A Seasonal Window Display
- B Picnic Area
- C Dressing Room
- D Men's Dept.
- E Women's
- F Teens
- G Children
- H-1 Living Room
- H-2 Dining Room
- H-3 Den
- H-4 Treasure Chest
- H-5 Bed & Bath
- I Collectibles, Gifts
- J Electronics, Sm Appliances
- K Window Displays
- L Kitchen
- M Check-Out



Turlock—Off Center Thrift and Gift



Santa Barbara Unity Shoppe



# Attachment 3

## A BUSINESS PLAN FOR

# *White Stone Ranch*

RECEIVED

MAR 13 2013

CITY OF BUELLTON  
Planning Department



Sponsored by:

New Hope for Troubled Lives  
6 Paseo del Rio  
Solvang, CA 93463  
Tel. 805-688-4683  
e-mail: [Keys2NewHope@verizon.net](mailto:Keys2NewHope@verizon.net)  
[www.whitestoneranch.org](http://www.whitestoneranch.org)

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# White Stone Ranch

*"I was hungry and you gave Me something to eat, I was thirsty and you gave Me something to drink, I was a stranger and you invited me in, I needed clothes and you clothed Me, I was sick and you looked after Me. . . Whatever you did for one of the least of these brothers of mine, you did for Me."*

Matthew 25:35-36, 40

*Jesus' Way: "Recovery and Love are free!"*

**Our Goal:** In an attempt to follow Christ's mandate of caring for the poor and needy, New Hope for Troubled Lives seeks to establish a residential community for people in transition who need:

- Safe housing
- Job opportunities, training, and potentials
- Appropriate behavioral skills leading to being a contributing member of society
- A loving, caring, supportive, family-style community
- A personal relationship with Jesus Christ

We who profess faith in Jesus Christ as Lord and Savior discover it is not enough to simply believe, memorize verses, and attend church functions. Jesus admonishes us to feed the hungry, give drink to the thirsty, welcome strangers, clothe the naked, care for the sick. Thus we seek a way of providing these things for the disenfranchised in our own community.

There are those who will argue that it is too costly, too fraught with bureaucratic nightmares, and too labor-intensive to reap worthwhile results.

But a brief look at a 40-year-old program in San Francisco that boasts more than 18,000 "graduates" shows not only the potential, but also a workable plan of development. "Delancey Street Foundation" was established by Mimi Silbert, a friend, and four ex-cons in a house in the heart of San Francisco. They now house 500 residents (mostly former convicts) in a four-story, 370,000 square foot building built *by the residents* twenty-three years ago (plus five other facilities across the nation).

They take no federal funding. There is no paid staff. There is no entrance fee. They provide all residents' needs including food, clothing, shelter, medical and dental care, education, and interpersonal skills.

How is this accomplished? In a family-style setting of "each one teach one," residents work their way up the pyramid from "immigration" to minions to tribes to resident councils to old-timers and ultimately to "Mimi's Tribe," learning at least three marketable skills in the process. Their training prepares them to work in numerous Delancey Street businesses including Delancey Street Moving and Trucking, Restaurant, Bakery, Café, Christmas Decorating Services, catering, and numerous other enterprises.

Others will say, "That's all fine and good, but Mimi Silbert was 30 when she began the program—young, extroverted, full of energy, with a Ph.D. in criminology. She was outgoing, had connections with important people, and was a pro at 'networking.' Valerie is 77 and has none of those qualities."

That is a vital point and one that needed to be addressed. Realizing it would not be *our* program but the Lord's, He showed us the solution: using "Consecrated Laypersons" for Phase I (see page 4).

On the following pages you will find our plan for establishing a similar—but faith-based program—here in the Santa Ynez Valley.

Revised 2/26/2013

## Introduction

*"The Lord has anointed me to preach good news to the poor.  
He has sent me to bind up the brokenhearted,  
to proclaim freedom for the captives and  
release from darkness for the prisoners,  
to proclaim the year of the Lord's favor...  
to comfort all who mourn, and provide for those who grieve...  
to bestow on them a crown of beauty instead of ashes,  
the oil of gladness instead of mourning,  
and a garment of praise instead of a spirit of despair."  
Isaiah 61:1-3*

### *Founding History of New Hope for Troubled Lives*

New Hope for Troubled Lives was originally conceived by Valerie Stevens on October 13, 1989. It became a non-profit corporation in the state of California in April, 1993, and a tax exempt religious organization under IRS Code 501(c)(3) in March, 1994. Over a dozen support groups were founded between 1993 and 1999.

### *Mission Statement*

The Mission Statement of New Hope for Troubled Lives is to glorify God by facilitating the healing and growth promised in God's Word through helping people discover the Power of the Holy Spirit, the love of God the Father, and a personal relationship with Jesus, His Son. This will be available in a support group setting, through private study, or in a retreat setting. Five categories are addressed:

- relationship problems
- addictive/compulsive behavior
- crisis or transitions issues
- physical, emotional, psychological problems
- spiritual concerns

As described in the Articles of Incorporation, the specific purposes for which this corporation was formed are:

- (1) The specific and primary purpose is to plan, design, establish, maintain and operate a program that will assist persons struggling with problems in their lives to find solutions as provided in God's word, with special emphasis on education and sharing in small groups.
- (2) The general purposes and powers are to have, and exercise all rights and powers conferred on nonprofit corporations under the laws of California, or which may hereafter be conferred, including the power to contract, rent, buy, or sell personal or real property; provided, however, that this corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary purpose of this corporation.

Section 2.01(c) of the Bylaws describes the purpose as: "To establish a retreat center where people can learn how to apply God's Word to the problems of their lives."

### ***Religious Affiliation***

New Hope for Troubled Lives, Inc., is not sponsored by any church or denomination nor does it espouse the teachings of any church or denomination. Based solely on the Word of God, New Hope embraces all biblical teaching and considers Holy Scripture to be the inspired Word of God, totally without error in the original writing.

### ***Executive Summary***

New Hope for Troubled Lives is dedicated to helping people who are experiencing difficult life situations to find the hope and healing promised in God's Word.

The support group, Keys to New Hope, addresses most areas of healing in the body, soul and spirit. Unfortunately, one of the most difficult and most common problems for those who attend is financial difficulties. In this time of economic crisis it is particularly hard. People are without jobs, losing their homes, faced with astronomical medical bills or overwhelming credit card debt.

Joblessness makes transitional housing especially difficult—no job means they cannot come up with first and last months rent plus the required security deposit. And for former convicts there is the added stigma of a record making it nearly impossible to get the most menial job. Most former inmates end up being transients, living on the streets, making it far more likely to re-offend.

### ***Current History***

After three years of prayerful consideration, on June 19, 2012, the board of Directors of New Hope unanimously voted to “form a pro-tem Committee of all Board members who wish to participate in order to begin developing the Organizing Council” for a residential community for those in transition who are in need of jobs, homes, and hope. The Organizing Council meeting was held on July 10, 2012. Three committees were established: Fund Raising, Public Relations, and Business.

## **White Stone Ranch—A Residential Community**

### ***Mission Statement for White Stone Ranch***

The Mission Statement for the proposed residential community is three-fold:

- 1) To acquire property for a residential community that could be used as transitional housing in order to provide the above services
- 2) To provide on-the-job training in three primary areas: manual labor, clerical/computer work, and interpersonal/sales skills
- 3) To integrate contemplative Christian practices into the program in order to facilitate transformation, community building, and interpersonal, life-affirming practices

### ***Concept***

White Stone Ranch offers room and board, along with academic and vocational skills; interpersonal, social-survival skills; study of Biblical principles; as well as the attitudes, values, sense of responsibility, self-reliance, and discipline needed to live in this world drug free, crime free—successfully and legitimately as a beloved child of God. A two-year commitment is required in most cases. There is no fee for these services.

## Implementation

### *Phase I—Consecrated Laypersons*

White Stone Ranch proposes to begin Phase I by acquiring a residence for eight Consecrated Laypersons to live together in Community for the purpose of establishing Phase II, a residential community for those in need of jobs, housing, and hope. The name Epiphany House was chosen to suggest that these people have experienced an inspiration of the essential nature of Christ's call to sell all they have and have chosen to follow Him (Mark 10:21). They accept this as an opportunity to share the gospel of love with those who need it most.

Just as God gave His best in the form of His only Son, so these people choose to give their best—their time, energy, resources, and love—in order to provide shelter for the homeless, food for the hungry, drink for the thirsty, clothes for the naked, and care for the sick (Matthew 25:34-40).

This, then, becomes a profound way to celebrate the twelfth day of Christmas—by giving the greatest gift possible to the Birthday Child—the reenactment of His gift to us.

### *Who, What, Where, Why, How, When*

In her Bible Study on *The Patriarchs*,<sup>1</sup> Beth Moore describes the challenges of Abraham's faith walk and how he left everything familiar and dear—his home, his family, his flocks—and set out on a journey he knew not where.

She asks if spiritualizing the saints of old might cause us to shy away from God's calling in our own lives, causing us to feel inadequate and unsure. Realizing the human frailty of people such as Isaac and David, Peter and Paul may encourage us to have faith in God's call rather than in our own ability. If you feel God may be calling you to serve those in need, you may wish to consider the opportunity of serving as a Consecrated Layperson as described below.

- a. *Who* Seven single, widowed, married, or divorced lay people (eight with Executive Director) with experience in one of the Seven Positions of job assignments who wish to dedicate their lives, time, and resources to serving God by serving others.
- b. *What* Participate in an Organizing Council under the guidance of the Executive Director to develop a residential community for those in need of a safe, loving home; job training; and a new sense of identity
- c. *Where* A home suitable for eight adults will be acquired in the Santa Ynez Valley, 35 miles north of Santa Barbara, California. It will be called Epiphany House
- d. *Why* The Executive Director and Consecrated Laypersons (total of eight) will live and work together in order to develop White Stone Ranch as a place that will provide a loving family setting where those in need can learn, grow, and become all that God intended them to be.
- e. *How* Interested persons will submit an Application and if they are considered a good candidate, they will meet with the Executive Director and the Board of Directors to determine appropriateness. Decisions will be based on qualifications and consensus of the Intake Team. Additional details can be found on our website, [www.WhiteStoneRanch.org](http://www.WhiteStoneRanch.org)
- f. *When* Epiphany House is expected to be available October, 2013. Participants may join upon acceptance by the Intake Team and by making a commitment to serve a minimum of two years at which time they will take permanent vows of poverty, chastity (if single), and obedience to God's Word.

### *Bishop's Endorsement*

"...an ecumenical ministry that provides support and encouragement for those dealing with difficult life situations... (White Stone Ranch) appears... to be nothing less than actualizing the Beatitudes from Christ's Sermon on the Mount and an extension of the corporal and spiritual works of mercy in every sense of their meaning." *Bishop Thomas J. Curry, Santa Barbara Pastoral Region, Archdiocese of Los Angeles*

<sup>1</sup> Beth Moore. *The Patriarchs*. (Nashville, LifeWay Press, 2005). p. 98.

## *Phase II--Residents*

***Our Vision***—Our proposal is to establish a Residential Community on 50 to 100 acres—preferably in the Santa Ynez Valley—for people in transition (not chronically homeless), who need:

- safe, available housing
- job opportunities and training
- a loving, caring, supportive community
- a Biblical foundation for a successful life

We envision the front portion of the property being used for local community activities and the back portion to be a gated community for the residents. We anticipate ample space for growing our own fruits and vegetables and for our self-sustaining business ventures.

***Overview***—White Stone Ranch will offer a residential community without fees for those in transition who need food, lodging, job training, and an opportunity to learn social skills and Biblical values. There is no paid staff. Full-time residents work within the Community to provide all needs. They receive no salary, but will receive housing, clothing, education, entertainment, and all services during their time on the Ranch at no cost. Three to six months prior to graduation, residents will get jobs outside the Community. We will set aside 50% of each paycheck to help with the cost of the resident returning to the community at large, and 50% will go to White Stone Ranch Community to cover their living expenses.

The Community will consider referrals from the criminal justice system provided there is evidence of sincere repentance and no likelihood of drugs, violence, or manipulative behavior.

***Eligibility***—White Stone Ranch will serve able-bodied men and women who are citizens of the U.S.A. and who find themselves temporarily in need of jobs, homes, and hope, but have a great desire to improve their situation by hard work, education, and a commitment to grow. They must agree to live in harmony within the Community while learning at least three new job skills. Current addicts, registered sex offenders, or people on psychiatric medication are not accepted (there may be exceptions).

***Education***—We operate on the “each one teach one” principle, where older residents help newer ones. Everyone learns. Everyone works. Everyone benefits. The Community functions as an extended family in which everyone is a giver as well as a receiver in the process of changing lives. We are completely self-governed in dealing with issues such as job training, rule violations, academics, and the like. Our goal is to have each resident learn three marketable skills by working in various self-sustaining business ventures or Community situations. These include but are not limited to manual labor, clerical/computer tasks, and interpersonal/sales skills. The vocational training classes are managed and taught by residents themselves or, when needed, local academic offerings are utilized.

***Spiritual***—The integration of contemplative Christian practices into the Community helps provide transformation and community building, the effects of which are key in changing lives God’s way with satisfying and eternal results.

***Program Council***—Residents will be under the guidance of a Program Council consisting of the Consecrated Laypersons and several long-term residents.

## Program Goals

The greatest contributing factor leading to problems in life (homelessness, addictions, criminal acts, etc.) is absorbing the worldview of one's providers and peers. Conversely, the greatest contributing factor leading to a healthy, productive life is to adopt a worldview based on truth, love, and self-discipline.

This proposal is based on the premise that living God's way results in productive lives filled with the fruit of the Spirit. White Stone Ranch's program emphasizes personal responsibility, education, self-discipline, accountability, and meaningful employment through adherence to Biblical principles.

When life is filled with endless pain, disappointments, impossible tasks, and failure, we turn to pseudo-solutions, the most common being diversions (shopping, sports, travel, entertainment, gambling, riches, possessions, power, politics, war); substitute gratifications (smoking, sex, pleasure, alcohol, drugs); and indifference (unbelief, depression, delusion, lack of guilt, boredom, sedatives, suicide).

But many seemingly successful people also pursue diversions or gratification. What is the common denominator precipitating this path? The truth is, we cannot sit quietly in our room and ponder ourselves, the purpose for which we were created, the ways we have failed, our destiny, our mortality, our relationship with our Creator.<sup>2</sup> To avoid this self-examination, we turn to palliative remedies of diversions or indifference which inevitably end in additional trials we sought to escape.

Unless we provide a valid standard of morality, residents will adopt the secularists' standard of reasoned consequences. The best way to learn is to live the reality of the teaching. Thus White Stone Ranch proposes a family style community, based on Biblical principles, where loving and thoughtful consideration is given to family members, friends, and relatives. Only complete inner transformation can set convicts, addicts, and despondent people onto a new path. There must be valid reasons outside the ego to control strong urges.

We strive to impact lives with Truth; to change attitudes; to develop respect; to build an effective prayer life; to face disappointment; to think positive thoughts; to control anger; to accept what God sends; to release what He removes; to be content with what one has; to replace unhealthy friends with healthy ones; to develop punctuality and persistence; to face adversity; to learn a basic work ethic; to embrace responsibility; to be humble; to be transformed; and to develop a relationship with our Creator. One of our main goals is to break the cycle of poverty, addiction, and impaired brain function in the next generation through training and promotion of responsible parenthood.

And yet, without supportive follow-up when they leave the community, they will often return to their old ways. Thus a constructive plan must be in place to help in the re-entry process. White Stone Ranch offers several specific steps:

- o A mentoring program that begins with admission, continues through their stay, and follows them back into society. Mentors will be found in a variety of places.
  - o Assigned supervisor upon entry
  - o Friendship/mentoring role with a more advanced resident
  - o Individuals from local church groups or Bible studies
  - o Teachers and community business men or women
  - o In the final stage, job supervisors may often serve as informal mentors

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<sup>2</sup> Peter Kreeft, *Christianity for Modern Pagans: Pascal's Pensees*. (San Francisco: Ignatius Press, 1977). 12.

Job placement—when a resident is ready to “graduate,” he will be helped in finding employment.

- In order to enhance the potential of gaining employment, a high school diploma or GED will be part of the requirement for graduation.
  - No resident will graduate without a birth certificate, social security card, and other documents needed to secure employment.
  - A resident’s supervisor will assist in job search and provide a referral.
  - Programs such as Doe Fund, Workfare, and job-search organizations will be used when appropriate.
  - During the last three to six months of a resident’s stay, money earned at an outside job will be divided: 50% will go towards his room and board, and 50% will be kept in trust for him by White Stone Ranch so that when he leaves, he will have enough to get a rental unit.
- White Stone Ranch will keep in touch with graduates
    - Graduates will be encouraged to return on a regular basis for dinner and to give their testimony/update. If the person had been an addict, a drug test could be administered at this time.
    - Graduates will be invited to participate in group activities at the Ranch whenever possible.
    - Birthday and Christmas cards will be sent.
    - Telephone counseling will be available when needed.

These measures can produce healthier citizens, safer communities, and greatly lowered recidivism rate.

### **Risk Mitigating Factors that Make Us Uniquely Qualified to Succeed**

- We are modeled after a highly effective model, Delancey Street in San Francisco, with a proven success rate
- We have planned this for twenty years and have spent the past three years in exploration and prayer
- We have committed volunteers on the Board, on three committees, and in the community
- The local churches are behind us
- We believe this is God’s vision, not our own
- Consecrated Laypersons will provide a well-qualified core group for Program Council and Development
- There will be no paid staff
- All residents will contribute any earned income (until their last three months)
- All work will be done by the residents or community volunteers
- Each one will teach one (or more)
- Sponsorship will be provided by local service organizations, churches, businesses
- Controlled oversight of all financial matters
- Training seminars will be held for other cities interested in replicating the process
- There is constant prayer for God’s guidance and leading

## **Management**

### ***Personnel***

There is no paid staff. All services are provided by the residents under Program Council's guidance..

### ***Insurance***

Upon acceptance, each resident will be required to sign a Release of Liability form. In addition, appropriate liability insurance coverage will be purchased in keeping with current business standards.

### ***Medical***

"Doctors Without Walls" or resident's own insurance will be utilized whenever possible. Other insurance coverage will be obtained as available through Medicaid or ObamaCare (excluding coverage such as abortions, contraceptives, or euthanasia which are contrary to our Christian beliefs).

### ***Provision of Goods***

We will seek furnishings for rooms, clothing, food, household and garden supplies from local churches, service organizations, Bible study groups, businesses, on-line surplus supply sources, and other similar resources.

## **Marketing**

- Website [www.WhiteStoneRanch.org](http://www.WhiteStoneRanch.org) and social networking sites
- Referrals from churches, homeless shelters, courts, prisons
- Probation and Parole Departments
- Word of mouth
- Local news articles
- Community interest in the public areas, shops, outdoor theater, wedding chapel, etc.
- Other methods as available

## **Greatest Disadvantages**

- There are so many organizations vying for funding that it is often difficult to be heard
- Local citizens may balk at having the homeless "in their backyard"

## **Greatest Advantages**

- People who live at White Stone Ranch will no longer be "homeless" and will be off the streets, learning a healthy, productive, and hope-filled alternative
- Offers a great opportunity to turn disenfranchised lives into moral, productive citizens
- Helping people learn to have healthy relationships results in better marriages and more secure children
- A way to make our community a better place to live
- An opportunity for many people to use their spiritual gifts
- A way of uniting our community and becoming a model for other cities
- Providing a service at the grassroots level rather than leaving it to government
- Tax deductions for donors
- To share the gospel with those who need it most and are most receptive

## Financial

### *Projection for Phase I*

Since we do not accept government funding, we pool all our resources. Economic stability and creative projects are key to self-sufficiency. They also assist our residents in developing talents and strengths rather than focus on problems. This encourages creativity, self-reliance, and a strong sense of dignity and pride in achievements. Although there is no fee for entrance, residents will be asked to contribute any public-assistance they receive in order to cover the costs of maintenance, as well as room and board.

#### *Cash on Hand January 1, 2013*

Checking Account	\$50,000
Two CD's	<u>22,000</u>
<i>Current Assets</i>	<i>\$ 72,000</i>
<i>Projected Contributions:</i>	
Private Individual Pledge	\$200,000
From seven Consecrated Laypersons (C.L.)	700,000
From Grants and Foundations	100,000
Crowdfunding	500,000
<i>Projected Revenue:</i>	
Thrift Store	<u>100,000</u>
<i>Projected Assets</i>	<i>\$1,672,000</i>

#### *Projected Expenses for Phase I*

Set up new website	\$ 1,000
Brochures	1,000
Attorney Fees (\$300/hr. with ½ hr free consult)	900
Accountant	1,000
Contingencies	10,000
Epiphany House	<u>800,000</u>
<i>Initial Expenses</i>	<i>\$813,900</i>
<i>Annual Program Expenses</i>	<i>\$158,720</i>
<i>Net Balance</i>	<i>\$710,420</i>

\* Utilizing cost-reduction methods including discounts, donations, home-grown food , etc.

Revised 2-20-13

## Five Year Projection

Projected Income	2014	2015 Begin Phase II	2016	2017	2018
<i>Number of Consecrated Laypersons and Residents Expected</i>	8 + 5	8 + 10	8 + 10	8 + 15	8 + 50
<b>Contributions</b>					
Grants	200,000	150,000	100,000	100,000	100,000
Foundations	200,000	150,000	100,000	100,000	100,000
Corporate Donations	50,000	75,000	100,000	150,000	200,000
Private Donations	50,000	75,000	100,000	150,000	200,000
Crowdfunding	200,000	100,000	100,000	100,000	100,000
Consecrated Laypersons	16,000	17,000	18,000	19,000	20,000
Residents (Public Assistance)	2,500	5,000	5,000	7,500	25,000
<b>Revenue</b>					
Thrift Store	100,000	125,000	150,000	175,000	200,000
For-Profit Venture	500,000	1,000,000	1,500,000	2,000,000	3,000,000
Annual Tennis Tournament	50,000	100,000	150,000	200,000	200,000
Self-Generated Income	12,000	25,000	50,000	100,000	250,000
Self Epiphany House				1,000,000	
<b>Annual Income</b>	\$1,380,500	\$1,822,000	\$2,373,000	\$4,101,500	\$4,395,000
<b>Balance from Previous Year</b>	<u>710,420</u>	<u>1,553,000</u>	<u>637,880</u>	<u>1,273,760</u>	<u>1,468,940</u>
	\$2,090,920	\$3,375,000	\$3,010,880	\$5,375,260	\$5,863,940
<b>Annual Expenses</b>					
Start-up Fees	10,000				
Public Relations	10,000	10,000	10,000	10,000	10,000
Fund Raising	10,000	10,000	10,000	10,000	10,000
Program Expenses	257,920	357,120	357,120	456,320	1,150,720
Misc. Contingencies Including Administration	250,000	300,000	350,000	400,000	500,000
75 Acres		1,000,000			
Architect		10,000	5,000	5,000	5,000
Building Materials		1,000,000	1,000,000	3,000,000	3,000,000
Fees, Licenses, etc.		25,000	10,000	10,000	10,000
Consultation		25,000	15,000	15,000	15,000
<b>Annual Expenses</b>	\$537,920	\$2,737,120	\$1,737,120	\$3,906,320	\$4,700,720

***Non-Government Grants We Might Solicit***

<http://gust.com/findinvestors?gclid=CKG88dfVurE:CFWIGROodVUkAjg>

<http://www.grants-usa.org/privategrantsources.html>

Crowdfunding Online (Razoo, GoFundMe, etc.)

***Foundations in California We Might Solicit***

[www.foundations.org/](http://www.foundations.org/)

Ackerman Foundation, Thomas C.,(CA)

Alpert Foundation, Herb, The (CA)

Altman Foundation, Jenifer(CA)

Angelica Foundation (CA)

Archstone Foundation (CA)

Armstrong Foundation, Ethel Louise (CA)

Arsalyn Foundation (CA)

Berger Foundation, H.N. & Frances (CA)

Bothin Foundation, The (CA)

California Endowment, The (CA)

Camp Foundation, Wofford B. & Louise P. (CA)

C.A.W. Foundation, The (CA)

Ceres Foundation, The (CA)\*

Columbia Foundation (CA)

Compton Foundation, Inc. (CA)

Delano Foundation Inc., The Barbara (CA)

Do Right Foundation (CA)

Drown Foundation, Joseph (CA)

Fund for Nonviolence (CA)

Gerbode Foundation, Wallace Alexander (CA)

Hutton Foundation (CA)

Irvine Health Foundation (CA)

McCarthy Family Foundation (CA)

Milken Family Foundation, The (CA)

Norris Foundation, Kenneth T. and Eileen L., The (CA)

***Santa Barbara County Foundations We Might Solicit***

Santa Barbara Foundation

Santa Ynez Chumash Foundation

S G Foundation

Valley Foundation, The

Weingart Foundation

Wood-Claeyssens Foundation

***Christian Foundations We Might Solicit***

<http://www.christianfoundationgrants.com/Home/Resources>

[www.endowment.com](http://www.endowment.com) for philanthropic consulting

<http://www.smallfoundations.org> - Association of Small Foundations

See File Folder: Christian Foundations CA

## *Proposed Self-Sustaining Business Ventures by Residents*

- White Stone Treasures, an Elegant Thrift
- Seven businesses on site
- Artisan internships
- On-site programs, shows, events, seminars
- Wedding chapel
- Home-grown produce
- Other entrepreneurial projects as inspired by residents' talents

## **Who Will Benefit from White Stone Ranch?**

Obviously, the greatest beneficiaries of the program are the residents themselves. Not only do they find help in their time of crisis, a home when homeless, job training for a secure future, and interpersonal skills, but their future spouses and children will also have a better chance of living healthy, productive lives. Residents will also be introduced to Jesus Christ as LORD and Savior. All members of the Ranch will be blessed by the joy and satisfaction that comes from being part of a loving, supportive family unit.

The Community will benefit in several ways as well: through the availability of wholesome activities for young and old here in the Santa Ynez Valley at the Community Center; by the services provided by the residents to assist families and the community as a whole, and by getting the homeless off the streets, reduction in recidivism, and transformation of the disenfranchised into productive citizens.

Our goal beginning in 2020 is to care for 100 persons in need. If they each stay two years, that is an average of 50 new people per year. At the end of the first ten years we will have enabled 500 people to get jobs, live in their own home, be a positive impact on their community, and hopefully, most of them will discover Jesus Christ as Lord and Savior.

Taxpayers will also benefit, for without this program, it is reasonable to expect that at least half of them (250) will commit another crime and return to prison for an average of two years. With this program, we will have saved taxpayers over \$24.2 million (\$132.66 per day = \$48,421 annually x 250 x 2 years).

### *Daily Costs per Inmate<sup>3</sup>*

Security	\$53.87
Administration	\$9.56
Health Care	\$38.04
Operations	\$19.76
Rehabilitation	\$4.41
Inmate Support (housing, food, activities, clothes, employment, religious activities)	<u>\$7.02</u>
Final Count: Average per day	\$132.66

And ultimately, God will be glorified by the transformations of the residents, and the kingdom of God will be extended by new souls won for Christ.

<sup>3</sup> [http://www.chow.com/about\\_5409377\\_average-cost-house-inmates-prison.html](http://www.chow.com/about_5409377_average-cost-house-inmates-prison.html)  
Used as Reference: <http://www.businessplanmaster.com/free-sample-business-plan-for-nonprofit.html>

*Supporting Documents*

New Hope for Troubled Lives  
 Financial Report  
 December 31, 2012  
 (Four months into Fiscal Year)

Cash on Hand—November 30, 2012 Balance Column  
\$48,418.97

Acct. #	Income	Current Month	Year to Date	
405	Individual Contributions	200.00	269.00	
411	Value Center Thrift	1,824.90	9,273.83	
413	Specific Fund Raising Account	0.00	75.00	
450	Ministry Income	0.00	0.00	
451	New Hope books	0.00	21.00	
452	Other Books	0.00	0.00	
460	Other (Non-Income PayPal + Sutton)	8.14	38.14	
	Total Income	\$2,033.04	\$9,676.97	\$2,033.04

Acct. #	Disbursements	Current Month	Year to Date	
602	Contract Salary Expense	1,597.50	4,078.70	
604	Other Taxes (Sales Tax)	97.03	97.03	
605	Accounting	75.00	367.50	
612	Promotion & Publicity	30.32	689.56	
613	Fund Raising	80.72	127.07	
615	Insurance	592.00	592.00	
617	Telephone & Internet (Sept/Oct.)	104.32	430.81	
625	Office Supplies	0.00	174.71	
626	Office Equipment	14.54	(180.10)	
627	Postage & Shipping	46.70	230.75	
628	Equipment Repair	0.00	0.00	
629	Printing & Copying	5.00	123.52	
630	Dues, Fees, Memberships	0.00	0.00	
632	Conference	0.00	0.00	
644	Client Assistance	0.00	30.00	
645	Designated Client Assistance	0.00	0.00	
646	Offsite Ministry	0.00	0.00	
650	Program Expense (client meals)	19.54	307.33	
651	Program Expense (supplies)	0.00	67.70	
652	Other Books for Resale	0.00	0.00	
680	Board of Directors	99.96	168.11	
690	Misc.	6.43	23.65	
	Total Expenses	\$2,769.06	\$7,328.34	\$2,769.06
	Net Income	(\$736.02)		
	Cash on Hand November 30, 2012			\$47,682.95
	CD-			\$22,028.89
	Total Balance			\$69,711.84

INTERNAL REVENUE SERVICE  
DISTRICT DIRECTOR  
2 CUPANIA CIRCLE  
MONTEREY PARK, CA 91755-7406

DEPARTMENT OF THE TREASURY

Date:

MAR 31 1994

NEW HOPE FOR TROUBLED LIVES  
C/O V STEVENS  
340 SIERRA VISTA RD  
SANTA BARBARA, CA 93108

Employer Identification Number:

77-0369837

Case Number:

954008017

Contact Person:

RANDY HOWARD

Contact Telephone Number:

(213) 725-7002

Accounting Period Ending:

Dec. 31

Foundation Status Classification:

509(a)(2)

Advance Ruling Period Begins:

April 19, 1993

Advance Ruling Period Ends:

Dec. 31, 1997

Dear Applicant:

Based on information you supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3).

Because you are a newly created organization, we are not now making a final determination of your foundation status under section 509(a) of the Code. However, we have determined that you can reasonably expect to be a publicly supported organization described in section 509(a)(2).

Accordingly, during an advance ruling period you will be treated as a publicly supported organization, and not as a private foundation. This advance ruling period begins and ends on the dates shown above.

Within 90 days after the end of your advance ruling period, you must send us the information needed to determine whether you have met the requirements of the applicable support test during the advance ruling period. If you establish that you have been a publicly supported organization, we will classify you as a section 509(a)(1) or 509(a)(2) organization as long as you continue to meet the requirements of the applicable support test. If you do not meet the public support requirements during the advance ruling period, we will classify you as a private foundation for future periods. Also, if we classify you as a private foundation, we will treat you as a private foundation from your beginning date for purposes of section 507(d) and 4940.

Grantors and contributors may rely on our determination that you are not a private foundation until 90 days after the end of your advance ruling period. If you send us the required information within the 90 days, grantors and contributors may continue to rely on the advance determination until we make a final determination of your foundation status.

If we publish a notice in the Internal Revenue Bulletin stating that we will no longer treat you as a publicly supported organization, grantors and contributors may not rely on this determination after the date we publish the

Letter 1045 (DO/CG)

## Board of Directors and their Professional Affiliations—January, 2013

### *Laurel Adams*

Laurie has attended Santa Barbara City College, University Archsoet Belgium, Union Institute of Ohio, and UCSB where she received her Counseling Certificate. She has done public relations works in Brussels and at Jay Walter Thompson as well as Interior Design at Laurel Design. She has worshipped at Christ Living King (Ojai), Reality (Carpinteria), and Mission Santa Ines (Solvang). She enjoys International affairs, travel, reading and caring for the homeless.

### *Hi Edell*

Hi received his AA in General Studies at Santa Barbara City College and his BA in Public Service Management at the University of Redlands. He served in the U.S. Navy for four years and in the U.S. Naval Reserves for 27 years. He served as a Security Guard 25 years with Santa Barbara County Sheriff, 15 years with UCSB and 18 months with Premier Security of NY. He attends Shepherd of the Valley Lutheran Church. He has received several awards and recognition from the USN as well as Pres. Unit. Cit, and also several letters from SBSO. He currently participates in an "End Times" Bible Study, the Truth Project, Keys to New Hope Support Group and other self-improvement endeavors.

### *Pam Gnekow*

Bio coming soon

### *Chiloni Huffman*

Besides raising three children, Chiloni has served on several Boards that promote healthy child-care. She has a Certificate in Pilates and Personal Training from American Council on Exercise and Health Education, and did a residency program at National Dance Institute for teaching Children to Dance in Excellence. She owned a sandwich and frozen yogurt shop and dance studio; and has been a choreographer for schools and local events. Chiloni supports philanthropic organizations through National Charity League; supports Bridges of Hope and Compassion International; and is a facilitator for the Solvang Parks and Rec Health and Fitness center. She is on the worship team at Santa Ynez Valley Presbyterian Church.

### *Leslie Ooms*

Leslie received her B.A. in Speech Pathology and Audiology from UCSB. She was a substitute teacher at Santa Ynez Valley Christian Academy for ten years and is Vice-President of Ooms Concrete Construction, Inc. Leslie was a Director of Vacation Bible School for five years, Sunday School teacher to children through adults for fifteen years, and Elder for eight years of Youth Ministeries and Renewal at the Santa Ynez Valley Presbyterian Church. She has taken three mission trips to Costa Rica, has served the homeless in several capacities, and currently attends Valley Christian Fellowship.

### *David Retz, Ph.D.*

Dave received a PhD in Electrical Engineering from UCSB and also has an MA in Chemistry. He is a specialist in computer software development and networking, and was involved in the early Internet working group at UCSB in 1969. Dave runs a web design company and publishes a local website for the Santa Ynez Valley community, [www.syv-online.com](http://www.syv-online.com). He is a member of New Life Community Church of the Nazarene in Pismo Beach and also attends Old Mission Santa Ines. Dave enjoys playing the piano and has been a member of worship teams at the Santa Ynez Valley Presbyterian church and at New Life church in Pismo Beach. He is a licensed pilot and also enjoys playing folk music on the guitar, gardening, photography, ham radio, and writing.

### *Annette Sutton*

Annette has an AA degree in Business Administration and a Certification in Professional Cooking. She has worked in the food services industry at Phoenix Country Club and various restaurant agencies. She is a member of Mission Santa Ines Catholic Church and serves in the St. Vincent DePaul Society. She is a spiritual advisor for the Solvang Conference and District Meeting. She enjoys quilting, cooking, gardening, spiritual endeavors, and helping others.

### *Valerie Stevens*

Graduate of St. Scholastica Academy, Evanston, IL; former Executive Assistant and Interim Administrator of Hospice of Santa Barbara; member of Christian Leaders, Authors and Speakers Services (CLASS); founder and President of New Hope for Troubled Lives, Inc.; founder and prayer counselor for The Healing place; author of *12 Keys to Freedom in Christ*, *New Hope Facilitators Training Manual*, *Prayer*, *The Mystery of Prayer—How to Get Every Prayer Answered*, *God and Mr. Marshmallow*, and numerous gift books; former owner and founder of Valli's View Bed & Breakfast; member of Old Mission Santa Ines Catholic Church. Valerie founded the New Hope Board in 1993.

**PLANNING COMMISSION RESOLUTION NO. 13-05**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUELLTON, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (13-CUP-01) TO ALLOW THE ESTABLISHMENT OF A THRIFT SHOP (WHITE STONE TREASURES), LOCATED WITHIN AN EXISTING BUILDING AT 225 MCMURRAY WAY, SUITE E, ASSESSOR'S PARCEL NUMBER 137-200-095, AND MAKING FINDINGS IN SUPPORT THEREOF**

**BE IT RESOLVED** by the Planning Commission of the City of Buellton as follows:

**SECTION 1:** An application has been filed by Valerie Stevens ("Applicant"), for a Conditional Use Permit (13-CUP-01) to allow the establishment of White Stone Treasures, a thrift shop. The Project is located at 225 McMurray Road, Suite E (APN 137-200-095).

**SECTION 2:** The proposed Project consists of one land use application, which specifically concerns the subject Property:

**Conditional Use Permit (Case No. 13-CUP-01):** Approval of a thrift shop. A full project description is included as Attachment 2 of the April 18, 2013, Planning Commission Staff Report.

**SECTION 3:** All proceedings having been duly taken as required by law, and upon review of the information provided in the staff report, consideration of the testimony given at the public hearing, as well as other pertinent information, the Planning Commission finds the following:

**A. Record.** Prior to rendering a decision on any aspect of the Project, the Planning Commission considered the following:

1. All public testimony, both written and oral, received in conjunction with that certain public hearing conducted by the Planning Commission on April 18, 2013 ("Planning Commission Public Hearing").
2. All oral, written and visual materials presented by City staff in conjunction with the Planning Commission Public Hearing.
3. The following informational documents which, by this reference, are incorporated herein.
  - a. That certain written report and attachments submitted by the Planning Department dated April 18, 2013 (the "Staff Report").

**B. Public Review.** On the basis of evidence hereinafter listed, all administrative procedures and public participation requirements prescribed in the Buellton Zoning Ordinance and Government Code Section 65091 have been lawfully satisfied:

1. A notice of public hearing was published in a newspaper on April 4, 2013 (the "Public Notice"), a minimum of ten (10) days in advance of the Public Hearing.
2. The Public Notice was mailed to the Applicant, affected public agencies, persons owning property within 300 feet of the Project site and others known to be interested in the matter on April 4, 2013, 10 days in advance of the Public Hearing.
3. The Public Notice and Agenda for the Public Hearing were posted in three conspicuous public places a minimum of 10 days before the Public Hearing.

**C. Environmental Clearance.** The Planning Commission exercises its judgment and finds that, pursuant to Title 14 of the California Code of Regulations, Section 15301 (Class 1 - Existing Facilities), that this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) in that it is a retail use that will occupy an existing building that previously contained a retail use. No additional square footage is being added.

**D. Consistency Declarations.** Based on (i) the evidence presented in the Staff Report (incorporated herein by reference), (ii) consultations with affected City Departments and outside Agencies, (iii) testimony and comments received in connection with the public hearing and (iv) adoption of the conditions of approval set forth hereof, the Planning Commission does hereby declare as follows:

1. **Conditional Use Permit.**

a. **Findings:**

- i. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of development proposed because the size of the site and its location are appropriate for this type of use and the required number of parking spaces to support the use are provided.
- ii. That significant environmental impacts are mitigated to the maximum extent feasible. No adverse impacts have been identified with this Project and it has been determined to be exempt from CEQA (Class 1 – Existing Facilities).

- iii. That streets and highways are adequate and properly designed. No additional street improvements are required and no additional right-of-way dedications are necessary.
- iv. That there are adequate public services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the Project. The Public Works Department is able to provide water and sewerage service to the project. The Fire Department and Sheriff's Department have no concerns with the Project.
- v. That the Project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will be compatible with the surrounding area. The Project site is zoned for commercial land uses and currently contains several commercial uses. Therefore, the Project is expected to be compatible with the surrounding area and land uses.
- vi. That the Project is in conformance with the applicable provisions of Title 19 of the Municipal Code and the General Plan. With imposition of the conditions of approval, the Project complies with both the General Plan and Title 19 (Zoning).
- vii. That the proposed development is in conformance with the Community Design Guidelines as no exterior improvements are included with the project.

**SECTION 4:** Based on the findings set forth in Section 3 and subject to the attached conditions of approval, the Planning Commission hereby approves the Conditional Use Permit (13-CUP-01).

**SECTION 5:** The Planning Commission Secretary shall certify as to the adoption of this Resolution.

**PASSED, APPROVED, AND ADOPTED** this 18th day of April 2013.

**ATTEST:**

\_\_\_\_\_  
Art Mercado, Chair

\_\_\_\_\_  
Clare Barcelona, Planning Commission Secretary

**STATE OF CALIFORNIA** )  
**COUNTY OF SANTA BARBARA** ) **SS**  
**CITY OF BUELLTON** )

I, Clare Barcelona, Planning Commission Secretary of the City of Buellton, do hereby certify that the above and foregoing Resolution No. 13-05 was duly passed and adopted by the Planning Commission of said City at a regular meeting thereof, held on the 18th day of April 2013, by the following vote, to wit.

AYES: (0)

NOES: (0)

ABSENT: (0)

**IN WITNESS WHEREOF**, I have hereunto set my hand this 18th day of April 2013.

---

Clare Barcelona  
Planning Commission Secretary

**CONDITIONS OF APPROVAL  
WHITE STONE TREASURES  
CONDITIONAL USE PERMIT (13-CUP-01)**

**A. GENERAL PROVISIONS**

1. **Project Description.** The approval granted herein is based upon and limited to compliance with the Project Description contained in the April 18, 2013, staff report, the application received March 13, 2013 and the conditions of approval set forth below. The Project Description is as follows: The Project is a request by Valerie Stevens (the "Applicant") for a Conditional Use Permit (13-CUP-01) to establish a thrift shop (White Stone Treasures) in an existing tenant space (the "Project") located at 225 McMurray Road, Suite E, APN 137-200-095 (the "Property"). Any deviations from the Project Description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require formal modification of the approval and/or further environmental review. Deviations without the above-described authorization will constitute a violation of this approval.
  
2. **Terminology.** Except where otherwise noted, the terms appearing throughout the conditions of approval set forth herein shall have the meanings as defined below. Capitalization is used to identify defined terms and shall have the meanings as set forth below unless the context in which they are used clearly requires otherwise.
  - a. **"Applicant"** means Valerie Stevens and includes all agents, subdividers, developers, contractors, workers and personnel employed on the Project.
  - b. **"Building Department"** means the Building and Safety Division of the County (and all successors and assigns thereof), on behalf and under contract to the City to perform building plan check and inspection services.
  - c. **"City"** means the City of Buellton and includes the City Manager, City Engineer, Planning Director and all other duly appointed officials having responsibility for land use matters, as well as their respective assignees (e.g., Department staff members). Unless otherwise indicated, the Planning Department shall be the primary point of contact for the City.
  - d. **"County"** means the County of Santa Barbara.
  - e. **"Final Building Inspection Clearance"** means acknowledgement by the Building and Safety Division of the County that construction of the Project has been completed in full compliance with plans and specifications approved by the Building and Safety Division of the County. Such acknowledgement is typically evidenced by signature of appropriate Building and Safety Division staff on the building permit inspection form.
  - f. **"Fire Department"** means the Fire Department of the County (and all successors and assigns thereof), furnishing fire prevention and protection services to the City by operation of a special district.

- g. **“Entitlement”** means the type of land use permit required by the Buellton Municipal Code in connection with the Project for which approval is granted herein.
  - h. **“Project”** means and includes all of the actions described in the Project Description above.
  - i. **“Project Inspection”** means a field inspection and documentation review performed by the Planning Director at the time of Final Building Inspection Clearance to verify that the Project has been completed in full compliance with the terms and conditions of approval. The Project Inspection shall be performed upon completion of construction and the Project must be fully compliant with all terms and conditions of approval prior to and as a condition precedent to obtaining Final Building Inspection Clearance.
  - j. **“Project Manager”** means person or personnel of the City assigned to oversee and administer the Permit including, but not limited to, compliance with the Mitigation Measures set forth herein.
  - k. **“Property”** means the land and improvements identified in the Project Description.
  - l. **“Property Owner”** means Buellton Town Plaza Partners, and includes all persons and entities possessing fee title (in full or in part) to the site of the Project.
  - m. **“Zoning Clearance”** means approval granted pursuant to 19.08.100 of the Buellton Municipal Code requisite to issuance of a building permit for authorized construction or land development activities.
3. **Additional Permits Required.** Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the Applicant shall: (i) obtain a Zoning Clearance (hereinafter defined below); and (ii) obtain all other permits and approvals that may be required by operation of the Buellton Municipal Code (e.g., grading permit, building permit, encroachment permit, etc.). Before any Zoning Clearance will be issued by the City, the Applicant must obtain written clearance from all departments having jurisdiction; such clearance shall indicate that the Applicant has satisfied all pre-construction conditions of approval. To the extent any condition or provision of the approval set forth herein is incompatible with or at variance with any other permit for the Project, the most restrictive condition and provision shall prevail.
4. **Interpretations and Exceptions.** The Planning Director is authorized to render decisions as to the applicability or interpretation of the conditions set forth herein, including minor changes, when the strict application of the conditions conflicts with the underlying purpose of the conditions or creates undue hardship or administrative burden. Any administrative change granted shall be subject to such conditions as will: (i) assure that the adjustment thereby authorized shall appropriately implement purposes and objectives of the original conditions; and (ii) not change or compromise the effectiveness of the original conditions. As an example, and for illustrative purposes only, the Planning Director may modify the implementation timing of specific conditions at the mutual convenience of the City and Applicant. Minor changes authorized pursuant to this condition shall not require separate processing of a formal amendment.

5. **Indemnity.** Applicant agrees, at its sole cost and expense, to defend, indemnify, and hold harmless the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul all, or any part, of the approval, decision or action of the City Council, Planning Commission, or other decision-making body, or staff action concerning the Project.
6. **Legal Challenge.** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the Applicant in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action.
7. **Approval Limitations.** This approval is issued pursuant to the provisions of Title 19 of the Buellton Municipal Code and is subject to the foregoing conditions and limitations. Failure to comply with said conditions of approval may subject the Applicant to remedies and penalties specified in the Buellton Municipal Code.
8. **Enforcement Costs.** In the event the City determines that it is necessary to take legal action to enforce any of the conditions of approval herein, and such legal action is taken, the Applicant shall be required to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the City should otherwise agree with the Applicant to waive said fees or any part thereof.
9. **Failure to Comply.** In the event that the Applicant fails to comply with any order of the City issued hereunder or any injunction of the Superior Court, it shall be liable in accordance with the provision of Section 1.32 of the Buellton Municipal Code.
10. **Access to Records and Facilities.** As to any condition that requires for its effective enforcement the inspection of records or facilities by City or its agents, the Applicant shall make such records available or provide access to such facilities upon reasonable notice from City
11. **Payment of Fees.** All applicable fees associated with development of the Project shall be paid by the Applicant at the time such fees become payable as provided by Buellton Municipal Code or otherwise stipulated in this approval (whichever date is sooner), and the amount payable shall be based on the fee schedules adopted by the City and then in effect at the time such fees become payable.
12. **Acceptance of Conditions.** The Applicant shall acknowledge and agree to all conditions of this approval within 60 days of the notice of final action, evidenced by the Applicant's signature on the space provided at the end of this document. The Applicant shall record this document on title to the subject Property prior to or concurrently with the filing of a Zoning Clearance. The Applicant, and all successors or assignees, are responsible for complying with all conditions of approval. Any zoning violations concerning the installation, operation,

and/or abandonment of the Project are the responsibility of the Applicant, and all successors or assignees.

## **B. PLANNING CONDITIONS**

13. **Conditional Use Permit.** Approval of the Conditional Use Permit (Case No. 13-CUP-01) (the "Permit") is granted to the Applicant for the Property as identified in the Project Description. Except or unless indicated otherwise herein, all buildings, driveways, parking areas, and other facilities or features shall be located and maintained substantially as shown on the exhibits accompanying the application for the Project.
14. **Zoning Clearance.** Approval of 13-CUP-01 allows the establishment of a thrift shop and a zoning clearance is required prior to submittal of building permits to the County.
15. **Building Codes.** All building construction shall be designed and performed in accordance with the currently adopted Uniform Building Code, National Electric Code, Uniform Plumbing and Mechanical Codes, and all other appropriate sections of the Buellton Municipal Code, State of California energy conservation standards and Title 24 handicap accessibility standards. All necessary plans and documentation shall be submitted at time of plan check including, but not limited to, complete architectural plans and appropriate engineering calculations prepared by a California Licensed Architect or Engineer.
16. **Property Maintenance.** The Project and Property, including the landscaping, shall be maintained in a continuous state of good condition and repair, in full compliance with all approved plans, specifications and conditions of approval. Corrective improvements shall be undertaken as necessary to continuously conform with and implement conditions of Project approval including, as applicable, repair, repainting and/or replacement of Project components as needed. Where a Project is found to be non-compliant, the Applicant shall adhere to City recommendations to bring the Project into compliance.
17. **Parking.** Six parking spaces shall be maintained for this business at all times.
18. **Lighting.** All new exterior lighting fixtures shall comply with the design requirements of the Community Design Guidelines and shall protect dark skies.
19. **Signage.** All signage shall require a sign permit from the City and shall conform to Municipal Code requirements.
20. **Drop Off.** No outdoor drop off area shall be allowed for items being donated to the store. Items shall only be dropped off inside the store during business hours.
21. **Security Cameras.** Cameras shall be installed outside the front of the store to monitor and deter people from leaving items outside the store during non-business hours.
22. **Outdoor Display.** No outside display of merchandise shall be permitted.

**C. ENGINEERING CONDITIONS**

- 23. **SWMP Requirements.** Applicant shall comply with the City's Storm Water Management Plan and ensure the Best Management Practices (BMPs) are in place for long term operational activities.

**D. FINANCE DEPARTMENT CONDITIONS**

- 24. **Outstanding Fees.** The Applicant shall pay all fees including, but not limited to, outstanding balances for processing by the City Engineer, Planning Department, Building Department, traffic mitigation fees, water connection fees, sewer fees, school fees, Fire Department mitigation fees, and any additional processing deposits as required prior to zoning clearance.

**Project Applicant/Property Owner Acknowledgement of Required Conditions of Approval**

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Project Applicant/Agent/Representative Signature

\_\_\_\_\_  
Date

**CITY OF BUELLTON**  
Planning Commission Agenda Staff Report

Planning Director Review: MPB  
Planning Commission Agenda Item No: 3

To: The Honorable Chair and Commission Members  
From: Angela Perez, Assistant Planner  
Date: April 18, 2013  
Subject: Preliminary Review of the Bach Hotel  
13-FDP-01 and 13-LLA-01

---

**BACKGROUND**

The Bach Hotel project was previously approved in 2003. However both the planning and building permits have expired.

A Preliminary Development Plan (02-PDP-04), Variance (02-VAR-03), and Mitigated Negative Declaration (02-MND-06) were approved by the City Council on April 10, 2003. A Final Development Plan (03-FDP-06) was approved by the Planning Director on December 29, 2003. A Lot Line Adjustment (06-LLA-03) was approved by the Planning Commission on January 4, 2007, however it was not finalized. On December 14, 2009 a building permit was issued for a portion of the project, however no demolition or construction began on the property and the building permit has subsequently expired. Currently, there are no approved entitlements for the Bach Hotel project. The owner has resubmitted a Final Development Plan application and plans for the project.

**DISCUSSION**

**Owner:** Kui-Xiang Li  
**Zoning:** CR (General Commercial)  
**APN's:** 137-180-001 and 137-180-023

The proposed project is the development of a 4 story, 95 unit hotel located at 412 and 450 Avenue of Flags. The site is 2.08 acres. The proposal is for a full service hotel with a restaurant, meeting rooms and a swimming pool. Currently existing on the properties are the Country Lane Motel and a vacant building. These buildings are proposed to be removed. These are the same project plans that went through the process in 2003.

A hotel is a permitted use in the CR zone. The building consists of a four story building that is 59.5 feet at the highest point on the building. The maximum height in the CR zone is 35 feet. Section 19.08.120(G) of the Buellton Municipal Code allows the Planning

Commission to modify the building height limit when it finds that such modifications are justified. The City Council approved the 59.5 foot height in 2003.

The prior project was approved prior to adoption of the Community Design Guidelines. The prior architecture that was approved, however, was Mission Revival. The proposed architectural style is again Mission Revival. The Applicant will provide a color and materials board at the meeting. Staff believes that an Agrarian or Ranch architectural style may be more appropriate on the Avenue of Flags at this point in time. The Mission Revival architectural style may not fit in with other new projects on the Avenue of Flags, such as Vintage Walk located at 593, 595, and 597 Avenue of Flags, or the upcoming Buellton Apartments. The Planning Commission should comment on the architectural style.

Parking would conform to the requirements of the Buellton zoning ordinance, with a total of 107 parking spaces. Project access would be from the Avenue of Flags. A Lot Line Adjustment is required in order to remove the lot line between the two properties and combine them into one parcel.

Oak and sycamore trees that would be removed as part of the project would be replaced per the requirements of the Buellton Municipal Code. A pedestrian path along Zaca Creek is proposed.

An off-street commercial loading area needs to be added to the site plan. The trash enclosure may need to be redesigned in order to meet the requirements of Marborg Industries. The block walls will be required to be made of decorative block. The conditions of approval for the previous project were included with the plans in this submittal and will need to be removed. All lighting shall be night sky friendly and directed downward. This includes all landscape and signage lighting.

The architectural, landscape, and civil plans are attached.

After an initial review, it appears the project meets the requirements of the Municipal Code, except for the height of the building. Comments and corrections from staff and the Planning Commission will be summarized in an incomplete letter to the applicant. The applicant will then respond to the incomplete letter with a resubmittal of the project. If the resubmittal meets the requirements contained in the incomplete letter then the project will move forward with a public hearing with the Planning Commission. At that time the Planning Commission would take an action on the project.

In summary, along with any other comments the Planning Commission may have on the project, staff is seeking input on the following two major issues:

1. Whether a 59.5 foot height is still appropriate along the Avenue.
2. Whether the Mission Revival architecture is still appropriate or whether Ranch or Agrarian would now be the correct style along the Avenue.

**RECOMMENDATION**

That the Planning Commission provide direction to the applicant and staff on the proposed project plans.

**ATTACHMENTS**

Architectural, landscape, and civil plans









































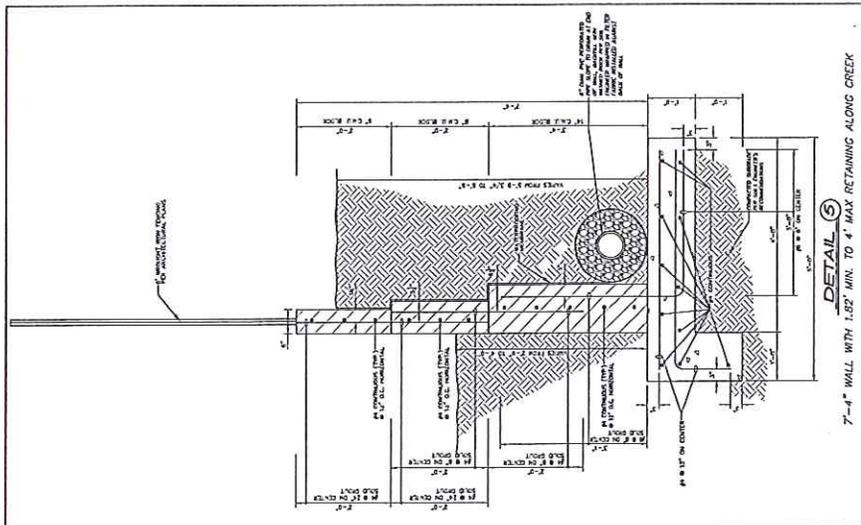
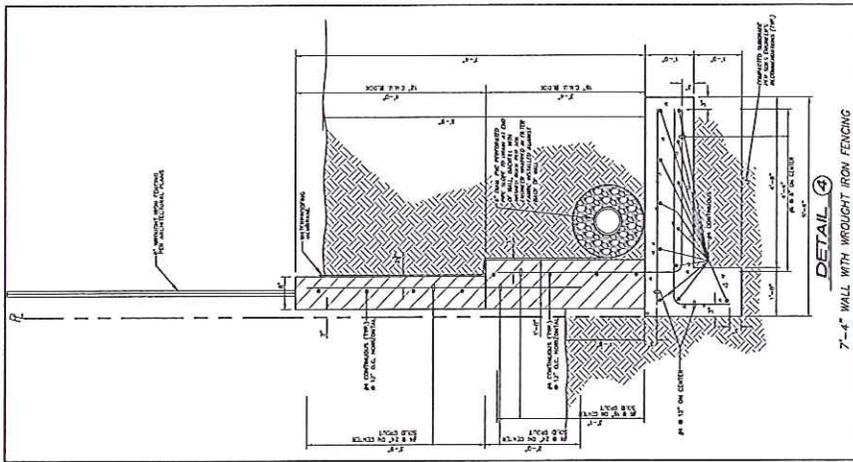
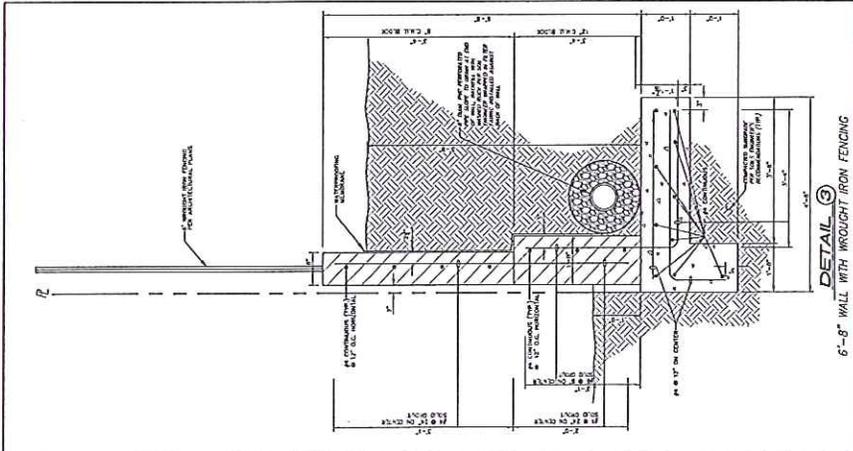
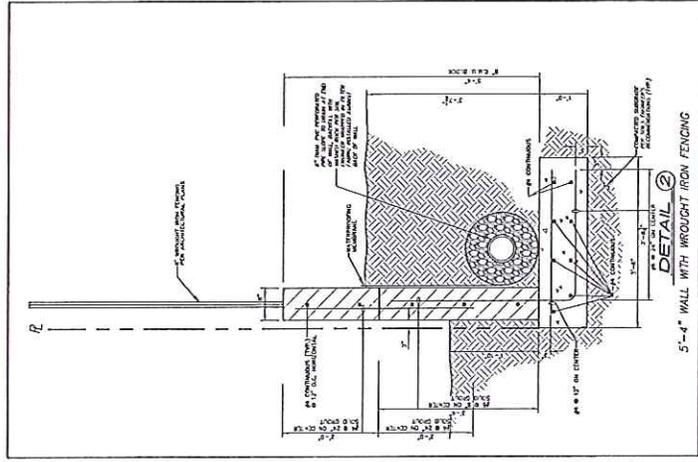
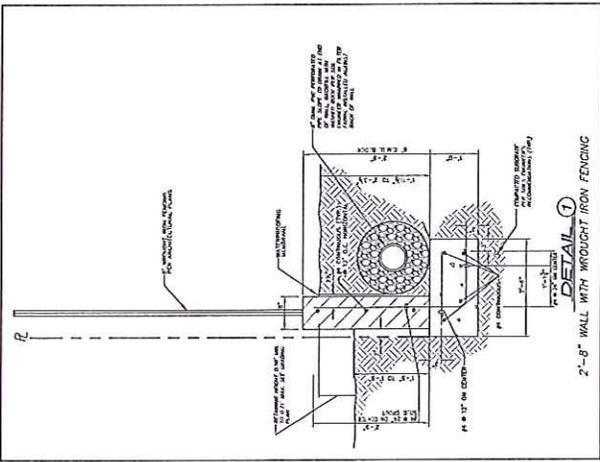






**DESIGN CRITERIA**

- 1) All steel shall be AISC 360, Grade 50, unless otherwise specified.
- 2) All concrete shall be ACI 308, unless otherwise specified.
- 3) All masonry shall be ACI 530, unless otherwise specified.
- 4) All reinforcement shall be ACI 318, unless otherwise specified.
- 5) All earth shall be ACI 318, unless otherwise specified.
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- 20) All earth shall be ACI 318, unless otherwise specified.



**JCA**  
JONES, CARL & ASSOCIATES  
INCORPORATED  
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SUNNYVALE, CALIFORNIA 94086  
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**KUI-XIANG LI**  
REGISTERED PROFESSIONAL ENGINEER  
NO. 44700  
STATE OF CALIFORNIA

**WALL DETAILS  
BACH HOTEL  
412/450 AVE. OF FLAGS**

**BUELLTON**  
PROJECT NO. 05-1854-SC  
DATE: 06/07/07  
SHEET NO. 6 OF 7











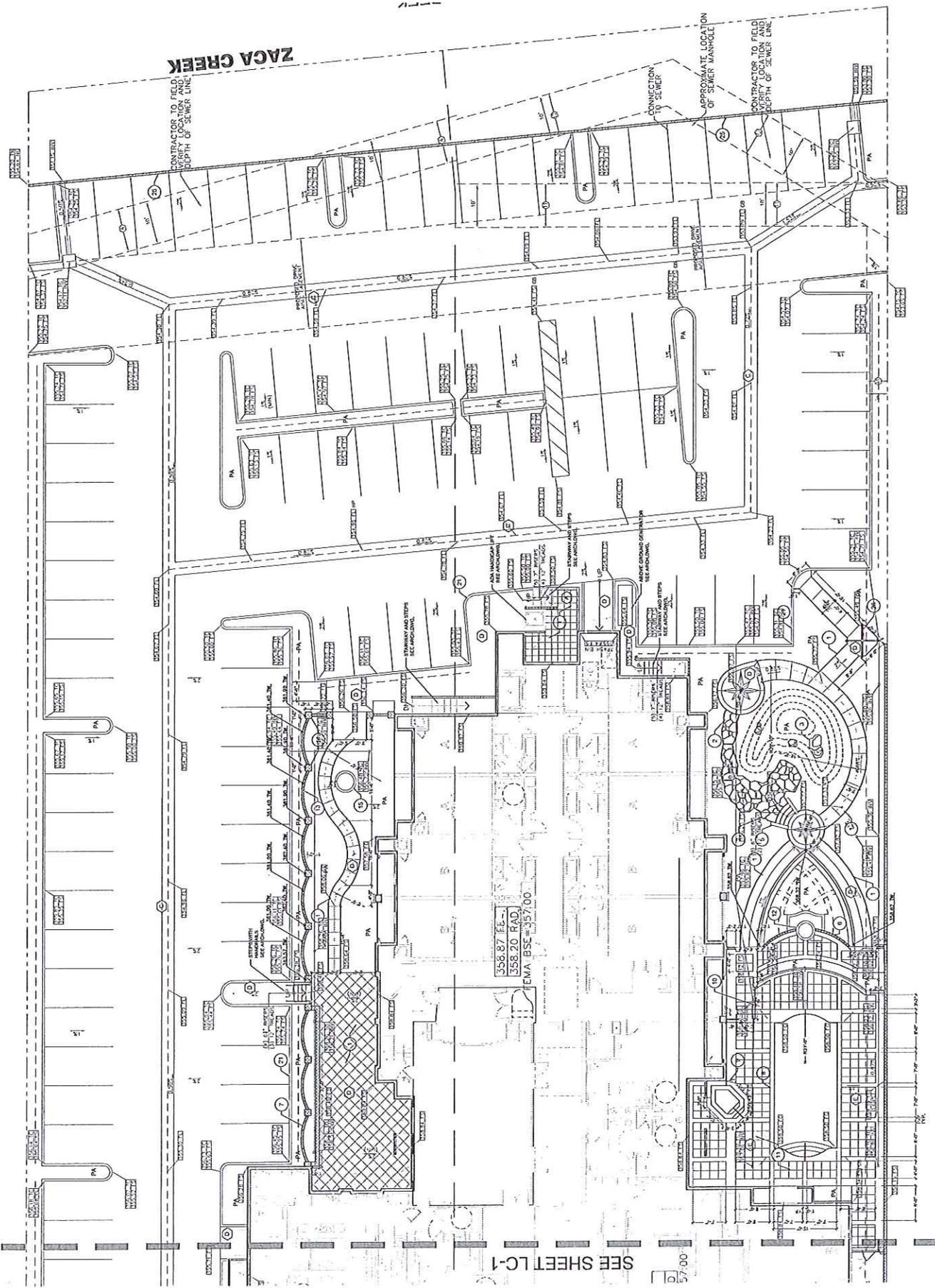
DATE	15/05/2014
BY	MR. KUJINGU
CHECKED BY	MR. KUJINGU
DATE	15/05/2014
BY	MR. KUJINGU
CHECKED BY	MR. KUJINGU

**CONSTRUCTION PLAN**

3030

**LC-2**

1 of 10



SEE SHEET LC-1

NOTES:  
 SEE SHEET LC-1 FOR CONSTRUCTION LEGEND.  
 SEE SHEET LC-3 FOR CONSTRUCTION NOTES.

GRADE INFORMATION FOR  
 REFERENCE ONLY. REFER TO  
 CIVIL ENGINEERING DRAWING  
 FOR GRADING.

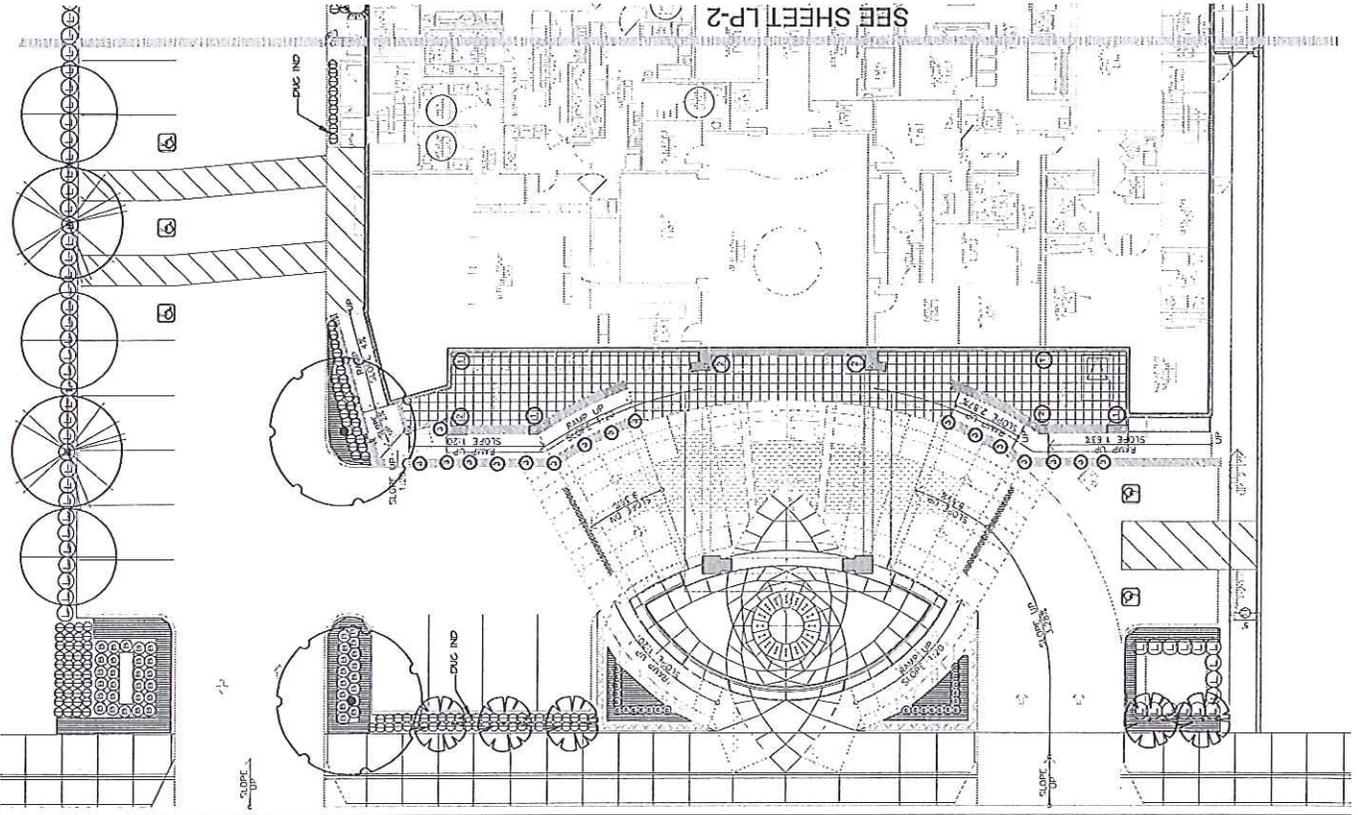












### PLANT LEGEND

SYMBOL	PLANT NAME	SIZE	QUANTITY	NOTES
(Symbol)	AMERICAN SAGE BRUSH	3/4" DIA	100	PLANTING
(Symbol)	RED PINNAC	3/4" DIA	100	PLANTING
(Symbol)	GRASS	3/4" DIA	100	PLANTING
(Symbol)	... (Other plants listed)	...	...	...

SYMBOL	PLANT NAME	SIZE	QUANTITY	NOTES
(Symbol)	... (Other plants listed)	...	...	...

SYMBOL	PLANT NAME	SIZE	QUANTITY	NOTES
(Symbol)	... (Other plants listed)	...	...	...

**POTTERY LEGEND**

ALL POTTS HIGH GARDEN PRODUCTS CORP.  
 \* ALL POTTS WITH DRAINAGE HOLES  
 \* NO SAVERS OR DRAINAGE HOLES  
 \* FINISH ON ALL POTTS SHALL BE HANDED WOOD

1. 10" NO. 16-005 (24" O.D., 20" I.D., 18" H)
2. 10" NO. 16-005 (24" O.D., 20" I.D., 18" H)
3. 10" NO. 16-005 (24" O.D., 20" I.D., 18" H)

NOTE: ALL POTTS TO BE HAND HANDED UNLESS OTHERWISE NOTED.

SYMBOL	PLANT NAME	SIZE	QUANTITY	NOTES
(Symbol)	... (Other plants listed)	...	...	...

SYMBOL	PLANT NAME	SIZE	QUANTITY	NOTES
(Symbol)	... (Other plants listed)	...	...	...

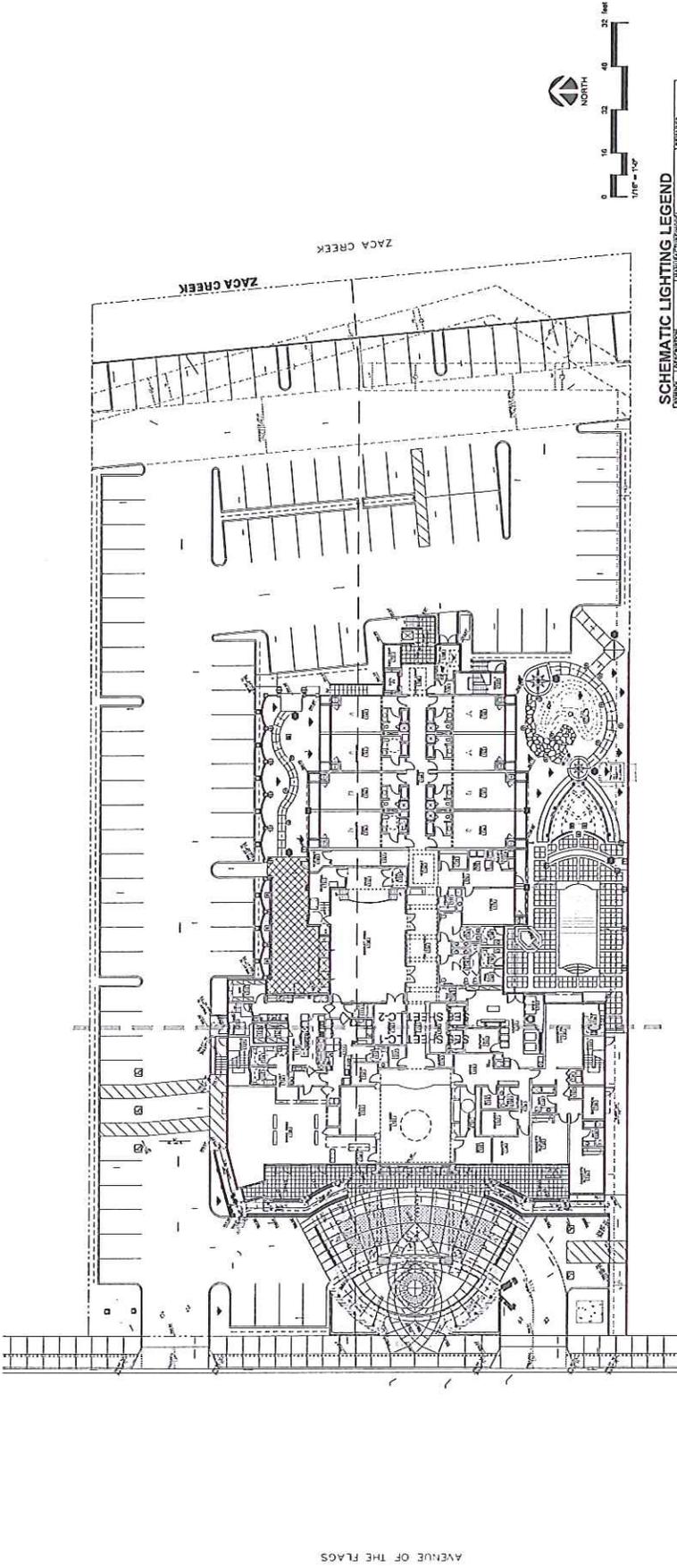


412/450 Avenue of Flags, Bustin, CA  
**BACH HOTEL**  
 MR. KUMARU  
 PROJECT ARCHITECT

NO.	DESCRIPTION	DATE
1	... (Revision details)	...

PLANTING PLAN  
 3030  
 LP-1  
 SCALE: 1/8" = 1'-0"





**SCHEMATIC LANDSCAPE LIGHTING PLAN**

**SCHEMATIC LIGHTING LEGEND**

SYMBOL	DESCRIPTION	REMARKS
▲	TREE LIGHT	TRUCKER LIGHT, CROWN MOUNTED FIXTURE #1515 (15' TYP. HIG.)
▽	TREE LIGHT	TRUCKER LIGHT, CROWN MOUNTED FIXTURE #1515 (15' TYP. HIG.)
□	WALL LIGHT	SEE ELECTRICAL ENGINEER'S DRAWING FOR SPECIFICATIONS
•	STREET LIGHT	SEE ELECTRICAL ENGINEER'S DRAWING FOR SPECIFICATIONS
○	DISCRETE WALL LIGHT	SEE ELECTRICAL ENGINEER'S DRAWING FOR SPECIFICATIONS
●	DISCRETE POST LIGHT	SEE ELECTRICAL ENGINEER'S DRAWING FOR SPECIFICATIONS
⊖	PATH LIGHT	SEE ELECTRICAL ENGINEER'S DRAWING FOR SPECIFICATIONS
⊕	LOW VOLTAGE UNDERWATER LIGHT	SEE ELECTRICAL ENGINEER'S DRAWING FOR SPECIFICATIONS
⊞	LOW VOLTAGE TRANSFORMER	SEE ELECTRICAL ENGINEER'S DRAWING FOR SPECIFICATIONS
⊟	OFF-CENTERED WOODPOST COVER	SEE ELECTRICAL ENGINEER'S DRAWING FOR SPECIFICATIONS
⊠	RECYCLED LIGHT FIXTURE	SEE ELECTRICAL ENGINEER'S DRAWING FOR SPECIFICATIONS
⊡	PARKING AREA POLE LIGHT	SEE ELECTRICAL ENGINEER'S DRAWING FOR SPECIFICATIONS
⊢	EMERGENCY GREEN LIGHT	SEE ELECTRICAL ENGINEER'S DRAWING FOR SPECIFICATIONS

