



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: September 27, 2006
AGENDA DATE: October 4, 2006
PROJECT ADDRESS: 900 Calle de los Amigos (MST2005-00742)
 Valle Verde Retirement Community
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner
 Irma Unzueta, Project Planner

I. INTRODUCTION

On July 20, 2006, the project was conceptually reviewed by the Planning Commission and received comments and direction related to the project's overall scope, neighborhood compatibility and design layout, including employee parking lot location, setbacks from neighboring properties and open space. The Commission also requested additional information associated with grading and slopes, green building features, employee housing, and unit affordability. The Applicant has made changes to the project based on their understanding of the Planning Commission's direction. City Staff has reviewed these changes and has identified areas that require additional comment from the Planning Commission. The purpose of this concept review is to allow the Planning Commission to comment on the project changes and indicate whether the Applicant has adequately addressed the concerns and direction given to them in July 2006.

II. PROJECT BACKGROUND

January 2006: Pre-Application Review – In January 2006, the project underwent preliminary review of conceptual plans and materials by the Pre-Application Review Team (PRT). A PRT letter was sent to the applicant on January 19, 2006, outlining preliminary comments regarding the project and identifying additional information needed to continue through the City's development review process.

July 2006: Architectural Board of Review – On July 10, 2006, the original project was reviewed by the ABR and received general comments regarding the proposal.

July 2006: Planning Commission Concept Review – Based on the development history of the Valle Verde Retirement facility and the proposed scope of the Master Plan, the project was conceptually reviewed by the Planning Commission on July 20, 2006. The Planning Commission identified concerns related to the proposed development and provided direction associated with the units on the Rutherford property, the appropriateness of the proposed employee parking lot in Zone 5, affordability of the

units, the provision of employee housing, and the incorporation of *Green Building* features.

October 2006: Initial Development Application Review – An official development application was submitted to City Staff on October 16, 2006. Staff comments related to the development proposal and additional information needed to deem the application complete were provided to the Applicant on November 22, 2006.

April 2007: Architectural Board of Review – On April 9, 2007, the application returned to the ABR for a second concept review. The focus of the review was intended to receive comments from the ABR regarding the proposed project revisions and whether they adequately addressed the concerns the ABR identified in July 2006.

April 2007: Development Application Review – A subsequent development application for the project was received and reviewed by the Development Application Review Team (DART) in February 2007. The application included changes in response to the Planning Commission's conceptual review in July 2006. Staff comments regarding the proposed changes were provided to the Applicant on April 24, 2007.

III. PROJECT DESCRIPTION

The proposed project involves the construction of 35 two-bedroom independent living units on multiple parcels within the existing Valle Verde Retirement Community Campus. The Valle Verde Retirement Community is made up of five independent parcels totaling approximately 59.75 acres. Nine of the proposed units are detached and 26 are attached, with 34 of the units proposed with attached one-car garages. Seventeen of the units are proposed on parcel 049-440-015, which is known as the "Rutherford Property". The remaining 18 units are infill and are proposed to be located throughout the existing campus. There are 219 existing residential units. This, combined with the 35 units, would bring the total to 254 residential units. The present Conditional Use Permit allows 254 units. The facility's Central Core (Common Area) would be upgraded, including renovations to the existing gazebos, a redeveloped Theater Multipurpose Room, expanded outside dining, a new fine dining component, a café, expanded spa services, resident's business center, and fitness center. The Central Core component of the proposed project consists of 10,888 square feet of remodel space and 12,755 square feet of new construction. Approximately 98 new parking spaces are proposed, including a new 43 space staff/guest parking lot. Grading for the project would involve 25,140 cubic yards of cut, 24,860 cubic yards of fill and 280 cubic yards of export. An existing 1,300 square foot residential unit and 17 oak trees are proposed to be removed. (Exhibit A and B)

Upon review and formal action on the application for the development proposal, the proposed project will require the following discretionary applications:

1. Conditional Use Permit Amendment to allow expansion of the Valle Verde Retirement Community (SBMC § 28.94.030);
2. Modifications to allow less than the required distance between main buildings on the project site (SBMC § 28.15.070);

3. Modifications to allow less than the required front yard setback for some of the proposed residential units (SBMC § 28.15.060); and
4. Modifications to allow less than the required interior yard setback for some of the proposed residential units (SBMC § 28.15.060).

No action on the project will be taken at this time, nor will any determination be made regarding environmental review of the proposed project.

VICINITY MAP FOR VALLE VERDE RETIREMENT COMMUNITY FACILITY



IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Cameron Carey, Tynan Group, Inc.	Property Owner:	American Baptist Homes of the West
Parcel Number:	049-040-050, -053, -054, 049-440-015, -016	Lot Area:	59.75 acres
General Plan:	Residential, 1 Unit/Acre, 5 Units/Acre	Zoning:	A-1, E-1, and E-3

Existing Use: Valle Verde Retirement Community Facility	Topography: 3% - 32%
Adjacent Land Uses:	
North – La Cumbre Country Club	East – Hidden Valley Park, Arroyo Burro Creek, Residential
South - Residential	West – Vacant, Residential

B. PROJECT STATISTICS

	Existing		Proposed	
Central Core Component	35,813 SF (net)		48,568 SF (net)	
Residential Component	219 Units		254 Units	
Parking	331 Spaces		429 Spaces	
Lot Coverage				
-Building	6.24 acres	10.45%	7.64 acres	12.78%
-Paving/Driveway	11.18 acres	18.71%	12.35 acres	20.67%
-Landscaping	42.33 acres	70.84%	39.76 acres	66.55%

V. ISSUES

A. DESIGN REVIEW

The project's initial concept review by the ABR was on July 10, 2006. The ABR acknowledged and found the applicant's proposal to expand the facility valid. The Board also stated that the architectural style of the proposed units and administration building is acceptable and moving in the right direction. They expressed concern about the massing of the proposed duplex units and asked the applicant to consider reducing the size. The ABR expressed concern regarding the proposed location of the employee parking lot and its distance from the central core component of the campus. They requested that the applicant study other locations for this parking, including parking pockets or underground parking below the existing administration parking lot. The ABR also requested that the units closest to the Hidden Oaks Estates respect the required setbacks or consider relocating them either on the same parcel or another location on the Valle Verde campus. Added traffic and circulation on Torino Drive was also identified as a concern and the ABR asked that the applicant study redesigning the proposed connecting roadway. (Exhibit C)

The second ABR concept review of the project was held on April 9, 2007. Staff requested that the ABR specifically comment on whether the project, as revised, addressed the concerns and issues identified by the Board in July 2006. The ABR was generally pleased with the Applicant's response to their previous comments. The Board stated that the relocation of the employee parking lot was an improvement. They also felt that the housing now proposed where the employee parking lot was previously located is a better solution, but felt that the units are too close to the hillside. The ABR also appreciated the increased setbacks proposed for the units on the Rutherford parcel; however, some Board members felt that the proposal is

still too dense and voiced concern regarding the numerous retaining walls on the north side of the units. A majority of the Board would prefer adding more green space between the units on the Rutherford parcel, and are concerned with the amount of grading. The ABR generally feels that the architecture is going in the right direction and expressed appreciation for the sustainable built-green design and the use of photovoltaics. (Exhibit D)

B. DEVELOPMENT ON THE RUTHERFORD PROPERTY

Setbacks from the Hidden Oaks Estates Property Line

At the July 20, 2006 conceptual review of the project, the Planning Commission requested that the units closest to the Hidden Oaks Estates be either eliminated or set back further in order to provide relief to the Hidden Oaks homes adjacent to the Rutherford property. Some Commissioners felt that the five units located closest to Hidden Oaks should be eliminated, and recommended that the area be preserved as open space. Other Commissioners felt that these units should be set back at least 40 feet from the Hidden Oaks property to provide relief to the Hidden Oaks Estates and respect the required setbacks of the adjacent properties. (Exhibit E)

The Applicant has responded to this direction by increasing the setback of the proposed upper units closest to the Hidden Oaks Estates property line from 12' to a minimum of 40', with the furthest unit set back approximately 120' from the adjacent property line. In addition, two units have been eliminated from the overall total units proposed on the Rutherford property. However, five units continue to be located on the upper portion of the Rutherford parcel. As proposed, the five upper units would comply with the 15' interior yard setback requirement and would not require setback modifications.

The Hidden Oaks Estates Homeowners Association has previously raised concerns regarding the location of the proposed units closest to their entry gate and property lines. While the project has been revised to increase the setbacks for these units from 12' to a minimum of 40' and two units have been eliminated from the Rutherford parcel, the Association remains concerned about the proximity to and the visibility of the units from the Hidden Oaks Estates residential development and, therefore, continues to request that the five units closest to their neighborhood be eliminated or relocated to another part of the Valle Verde campus.

Given the Planning Commission's varied comments regarding the five upper units on the Rutherford parcel (i.e., eliminate the upper units and incorporate open space in this area, or set back the upper units a minimum of 40'), Staff requests that specific direction be provided to the Applicant regarding whether the additional setback distance proposed adequately addresses the Commission's previous concerns.

Grading, Retaining Walls and 30% Slopes

In response to concerns raised by residents of the Hidden Oaks Estates, the Applicant is proposing to sink units 1 through 5 proposed on the Rutherford parcel in order to lessen the visibility of these units from the Hidden Oaks homes. To achieve this, the installation of two to three retaining walls and additional grading are needed. Grading information provided by the Applicant for this parcel indicates that approximately 17,000 cubic yards of excavation (cut) and 9,300 cubic yards of embankment (fill) will be necessary for the proposed development on

the Rutherford parcel. Additionally, 8,700 cubic yards of soil will be exported from this area. Further, a series of eight foot tall retaining walls would be required, resulting in an overall retaining wall height of up to 24 feet.

Staff has expressed concern to the Applicant regarding the amount of grading proposed for this area and its potential inconsistency with the Conservation Element. The Conservation Element Visual Resources Policy 2.0 states that,

“Development on hillsides shall not significantly modify the natural topography and vegetation”.

The cross sections prepared for the Rutherford parcel illustrate that the topography in this area would be substantially altered and may therefore be inconsistent with the above policy.

In addition, the Slope Analysis prepared for the project shows that five of the units and portions of the roadway proposed on the Rutherford parcel are within areas exceeding slopes of 30%. The Conservation Element Visual Resources Implementation Strategy 2.1 states that,

“Development which necessitates grading on hillsides with slopes greater than 30% should not be permitted”.

The Applicant contends that the average slope and not the actual slope is the basis for the Conservation Element Implementation Strategy referenced above. However, recent actions by both the Planning Commission and City Council indicate that there is no interest in allowing development on slopes of 30% or more. Therefore, it is Staff's position that the project is inconsistent with this policy direction. Also pursuant to SBMC Section 28.94.020, findings must be made by the Planning Commission in order to approve the Conditional Use Permit (CUP) Amendment required for the project. Among these findings is the requirement that the project be in harmony with the various elements or objectives of the General Plan.

It is Staff's recommendation that the Applicant avoid development on slopes of 30% or greater. This would require that the project be redesigned in several areas (Zones 2, 5, and 6). Staff requests that the Planning Commission comment on whether development on slopes greater than 30% would be supported.

Access from Torino Drive

As part of the proposal, the project would include a new roadway to access the new units proposed on the Rutherford Property (APN 049-440-015). The road would allow access to the units from within the Valle Verde campus and from Torino Road. The Hidden Oaks Homeowners Association continues to be concerned with the proposed installation of a new road that would be accessed from Torino Drive near their entrance gate. Specifically, it is believed that the proposed road location poses traffic and safety concerns as well as potential run-off and storm drainage issues.

The proposed roadway has been reviewed by the Fire Department and Transportation Planning Staff and is not expected to result in traffic or safety issues. The roadway would provide an additional access point to the Fire Department and other emergency agencies and would help provide a more standard grid pattern for the Valle Verde campus.

C. RESIDENTIAL DEVELOPMENT ON ZONE 5

At the previous Planning Commission concept review, Staff expressed concern regarding the location of the proposed employee parking lots indicating that because portions of the undisturbed hillside contains slopes greater than 30%, extensive grading and retaining of earth would be required. Staff recommended that the parking lot proposed for this location, be relocated elsewhere on campus to avoid disturbance of this hillside. It is Staff's opinion that the Planning Commission concurred with Staff's position by stating that the hillside was not appropriate for the parking lot and directing that it be relocated elsewhere on the campus in order to avoid the steep slope, grading and retaining walls.

The project has been revised to remove the employee parking lot from the hillside and is now proposing five residential units at this location. Staff continues to have concerns with respect to the steepness of the hillside, the amount of grading, proximity to the Oak Woodland and the retaining walls necessary to achieve this development. The Slope Analysis prepared for this area illustrates that all five units are within areas of 20-30% slopes and three units would have areas of slopes exceeding 30%. Additionally, the access driveway is proposed in areas primarily of 20-30% slopes, with some areas greater than 30%. The grading necessary to develop these units and the access driveway would be 2,100 cubic yards of excavation and 3,090 cubic yards of fill, with 980 cubic yard of import. Further, retaining walls up to eight feet in height would be required.

Based on the cross sections for this area, it is Staff's position that the topography would be substantially altered and therefore this proposal would be inconsistent with Visual Resources Policy 2.0 of the Conservation Element. In addition, because the development of the five residential units would require grading of slope in excess of 30%, the project would be inconsistent with Visual Resources Implementation Strategy 2.1. Thus the project's potential conflict with the Conversation Element would make it difficult for Staff to support this proposal.

At the July 20, 2006 Planning Commission concept review, the Commission made comments regarding the proposed development of the parking lot on the hillside indicating that the grading and retaining walls required for the lot, as well as its proximity to the Oak Woodland was of concern. The Applicant was directed to relocate the parking elsewhere on the Valle Verde campus.

It is Staff's opinion that based on these comments and direction; the Planning Commission would have similar concerns with the current proposal to develop five housing units on this hillside. However, the Applicant contends that the Planning Commission's comments were related only to the proposed parking lot and because there was no deliberate statement prohibiting other types of development on this hillside, the proposed housing units are an appropriate proposal for this area. Staff requests that the Planning Commission provide direction regarding whether the proposed residential units are supportable in this location.

D. OAK WOODLAND/DEDICATED OPEN SPACE

In 1984, the City approved the annexation of 11.77 acres to the Valle Verde campus for expansion of the facility. As part of that approval, Valle Verde was required to dedicate the development rights of the Oak Woodland located at the northwest portion of the parcel and containing approximately four acres. The dedication of the Oak Woodland was intended to protect the woodland and maintain the open space in perpetuity. It does not appear that this dedication was ever recorded. However, as part of this proposal, the Applicant has agreed to reconfirm this dedication by placing a Development Rights Restriction on the original four acre Oak Woodland previously identified for preservation in 1984, and will dedicate an additional acre of Oak Woodland, for a total of five acres.

The Conservation Element identifies the Southern Oak Woodland west of Calle de los Amigos as one of two pristine stands in the City. These types of biotic communities are credited with controlling the micro-environment around them as their extensive shade reduces summer temperatures and their leaf litter creates acidic soil conditions. Also, these oaks provide shelter, food and space for many animals. As such, the Conservation Element contains a policy requiring that the remaining Southern Oak Woodlands be preserved, where feasible.

Avoiding the removal of the 30 oak trees would be preferable from both an environmental and policy perspective. Reducing the number of trees to be removed, specifically the oaks, would be advantageous in order to make the findings required to approve the CUP amendment. Also, a portion of Zone 5 provides a buffer that protects the Oak Woodland and allows for its expansion and therefore should be preserved. Based on this, it seems unlikely that future development would be permitted in the Oak Woodland areas spanning parcels 049-440-016 and 049-040-050. Therefore a condition of approval that restricts development on the entire Oak Woodland will be imposed in order to protect and maintain the habitat as open space in perpetuity.

As part of the current proposal the Applicant will dedicate a total of five acres and is not inclined at this time to place a Development Rights Restriction on the entire Oak Woodland. Staff requests comments from the Planning Commission regarding the supportability of such a restriction.

E. PARKING

As requested by the Planning Commission, the Applicant has restudied the parking plan, both in terms of location and design. The project has been revised to eliminate the angled parking located on curves and implemented more head in parking pockets. The project has also relocated paths of travel from crossing parking stalls. Staff has received several phone communications and a written public comment letter expressing concern about the proposed head-in parking spaces and its potential for safety hazards. Transportation Planning has reviewed the revised parking layout for the project and does not anticipate that safety issues will occur as a result of the proposed layout.

In addition, the employee parking lot is now proposed behind the maintenance building in Zone 2. The proposed parking lot will include 43 parking spaces. Please note that the current

proposed location of the employee parking lot in Zone 2 is also within areas that exceed slopes of 30%.

F. OTHER ELEMENTS/ISSUES

Green Building Features

At the previous concept review, the Planning Commission requested that sustainable design and green building features be incorporated into the project. The Applicant indicates that the Valle Verde campus has several photovoltaic panel arrays with more anticipated in the future. Additional green building features that are currently being implemented include campus parking lots and street sweeping, the use of reclaimed water for landscaping and a campus wide recycling program. In addition, all residential units currently undergoing remodeling are outfitted with energy efficient windows, low VOC paints, and efficient compact fluorescent lighting. The proposed project would incorporate green building features during construction, such as erosion and dust control measures, construction debris recycling and hazardous waste disposal. Green building features have also been incorporated into the building design.

Employee Housing

In response to the Planning Commission's request that employee housing on campus be considered as part of the project, the Applicant indicates that retirement communities are not compatible with families with children. The Applicant states that, "*While the residents at VVRC enjoy the employees, they have made a conscious choice to live in retirement without family members. Employee housing would conflict with the very basic intention and purpose for the people who move to Valle Verde.*" Based on this, employee housing is not proposed with this proposal, nor is it proposed off-site.

VI. RECOMMENDATION

Staff recommends that the Planning Commission conceptually review the revised project and provide comments after considering the issues outlined in this report with special emphasis on the following:

- Development on the "Rutherford Property"
 - Number of Units
 - Setback from Hidden Oaks
- Open Space/Oak Woodland
- Parking
- Development on 30% Slopes
 - Rutherford Property (Zone 6)
 - Zone 5
 - Employee Parking (Zone 2)
 - Other
- Retaining Walls
- Grading

Please note that this review is not meant to imply any approval of, or formal position on, the proposed project.

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Exhibits:

- A. Concept Review Request Letter and Applicant Project Information Letter
- B. Project Site Plans
- C. Architectural Board of Review Minutes dated July 10, 2006
- D. Architectural Board of Review Minutes dated April 9, 2007
- E. Planning Commission Minutes dated July 20, 2006



Real Estate Development Services

August 2nd, 2007

Ms. Irma Unzueta
City of Santa Barbara
Community Development
630 Garden Street
Santa Barbara, CA 93101

**Subject: Valle Verde Retirement Community - Planning Commission Second
Concept Hearing Request**

Dear Irma,

On July 20th 2006, Valle Verde Retirement Community (VVRC) presented its proposed Master Plan to the Planning Commission at a Concept Review hearing. Planning Commission gave VVRC feedback and requests for more information or additional study regarding the project; parking design/location, project layout, setbacks w/ neighbors, overall grading, Green building, slope study, employee housing and two story construction.

Since that time VVRC has made numerous project changes in response to both Planning Commission and ABR. ABR was pleased that the applicant had heard their direction from the previous Concept Hearing and had made substantive efforts to address comments. The current project received positive comments from ABR at a Concept Review Hearing on April 9th of this year.

After several meetings between the applicant and Staff, VVRC would like to request a PC Concept Hearing to review the progress of the project and determine if the project is headed in the right direction in addressing Planning Commission's comments and requests.

Sincerely,

A handwritten signature in cursive script that reads 'Cameron Carey'.

Cameron Carey
Project Manager
TynanGroup, Inc.

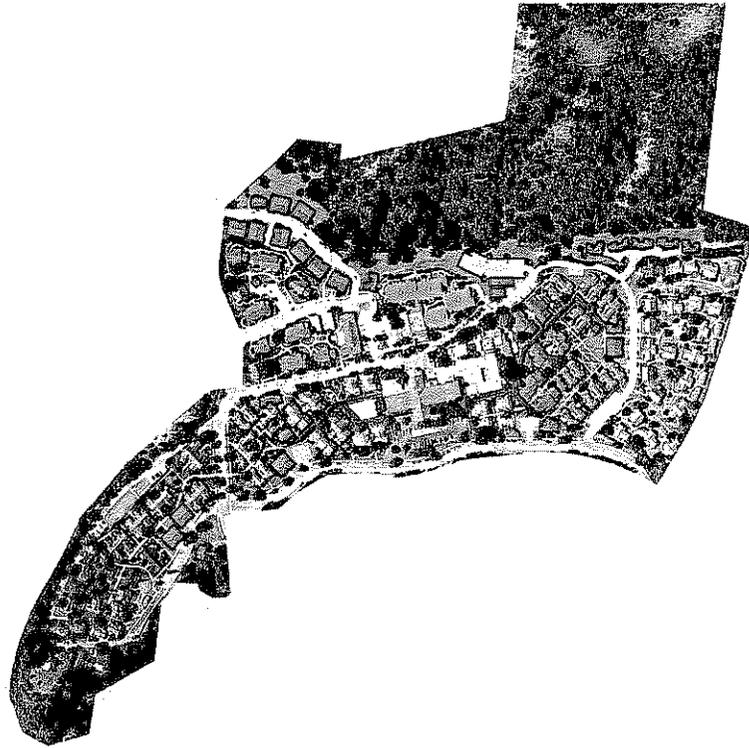
EXHIBIT A



Master Plan

Valle Verde Retirement Community

Santa Barbara, California



2927 De La Vina Street · Santa Barbara, California 93105
805-898-0567 · Fax 805-898-09897
www.tynangroup.com

Master Plan

The scope of this Master Plan is to provide the City of Santa Barbara with a comprehensive understanding of all existing on site development at the Valle Verde Retirement Community (VVRC) and potential future development opportunities and desires over the next ten (10) years. The Plan includes a qualitative and quantitative perspective of the existing facilities and desired development.

The objective of this Master Plan is to provide VVRC and the City of Santa Barbara with a roadmap for future development, programmatic and amenity needs and a basis for economic evaluation of the campus expansion and improvement plan over the next 5-10 years. VVRC is requesting approval from the Planning Commission to complete the build out of its existing Conditional Use Permit.

Data for this Master Plan was gathered from the City of Santa Barbara Public Records & Archive Plans, the owner's files and records, on-site observations, interviews with VVRC Staff, including but not limited to Ron Schaefer, Executive Director, Linda Hughes, Director of Marketing and Sales and Terry Bentley, Facilities, specific reports &/or studies prepared as a part of this Master Plan and past Master Plan studies for the property.

In establishing this Plan, a committee of fifteen (15) people, including VVRC Staff, Advisory Board Members and Residents was assembled to review and analyze all current and future development, program and amenity needs of the VVRC campus and its existing and future residents. This committee, dubbed the "Master Planning Task Force," began its services in March of 2004, meeting regularly to discuss campus visioning for the present and future residents. The Master Plan Task Force members include:

- Ron Schaefer, VVRC
Executive Director
- Terry Bentley, VVRC
Facilities
- Suzie Swenson, VVRC
Activities Coordinator
- Yvette Padilla, VVRC
Director of Administrative Services/ Assisted Living
- Reverend Michelle Woodhouse
Advisory Board Member
- Larry Wilson
Advisory Board Member
- Cameron Carey, TynanGroup
Land Use Planner/ Facilitator
- Betty Battey
Resident
- Louise Carey
Resident
- Helen Chuan
Resident
- Judith Greer
Resident
- John Mandle
Resident
- Carl Mueller
Resident
- James Rickman
Resident

During the master planning process, each resident member on the committee served as a liaison between the Task Force and the greater VVRC resident community, however all residents were afforded the opportunity to provide personal feedback via comment cards and general Town Hall Meetings.

In addition to working w/ the residents of VVRC, the project team has reached out to and received input from the surrounding neighborhood associations. Meetings were held with both the Hidden Oaks and Hidden Valley Association Boards, along with individual meetings with neighbors whose parcels directly adjoin Valle Verde. Also, VVRC has sent mailings to the neighbors keeping them informed about the project direction and timeline. This process has proven to be extremely beneficial and several plan modifications have been made because of them. VVRC will continue to be a good neighbor throughout the entitlement process and will continue to meet with and update its neighbors.

Please see the attachment outlining VVRC outreach to residents and neighbors.

Valle Verde Retirement Community: Campus Review & Assessment

The Valle Verde Retirement Community (VVRC) is a Continuing Care Retirement Community (CCRC) located at 900 Calle De Los Amigos owned and operated by American Baptist Homes of the West. VVRC provides seniors with residential options of independent living, assisted living, dementia care and skilled nursing.

VVRC is currently consists of 221-apartments consisting of 12 studios, 106 one-bedrooms and 103 two-bedroom apartments (the 12 studios apartments which share a modular kitchenette and do not count as residential units per planning ordinance), a 48-bed assisted living center (known as Quail Lodge), a Skilled Nursing Facility (known as the Health Center) and a Dementia Care Facility (known as the Grove).

The campus is currently staffed in three shifts;

Shift	Staff	Alt. Transportation
7am – 3 pm	109	18
3 pm – 11 pm	40	8
11 pm – 7 am	25	6

VVRC is made up of five (5) independent legal parcels totaling approximately 60 acres of land. The Assessor's Parcel Numbers and associated particulars are as follows:

APN	Lot Size	Zoning	GPD	Avg.Slope
049-040-050	20.00 acres	A-1/E-3	5 du/ac	32%
049-040-053	14.08 acres	E-3	5 du/ac	3%
049-040-054	11.40 acres	E-3	5 du/ac	10%
049-440-015	3.50 acres	A-1	1/5 du/ac	20%
049-440-016	10.77 acres	A-1/E-1	1 du/ac	19%
Total:	59.75 acres (2,602,710 s.f.)		Avg. Slope:	17%

Addresses associated with Valle Verde Retirement Community are as follows with the main, administrative office building italicized:

- 806 Calle De Los Amigos
- *900 Calle De Los Amigos*
- 945 Veronica Springs Road
- 3790 Torino Drive (was 945 Veronica Springs Road)

General Plan: Hidden Valley

Development History - Timeline

1960

On March 3 & 17, 1960, the City of Santa Barbara Planning Commission granted a Conditional Use Permit to annex 45-acres of the current 60-acre VVRC property and develop a 182-unit, independent living, senior housing development with a separate 15-bed convalescent hospital. The City Council reviewed & approved the project on May 24, 1960. The overall density permitted at this time allowed for 350 people, including residents and staff. The Facility was constructed between 1965 and 1966.

1961

The Planning Commission reevaluated the project on October 10, 1961. The City Council endorsed the PC's recommendation for approval of the revised plot plan with 350 people and 163 car spaces.

In 1971, the City's Planning Commission and City Council approved an expansion to the existing Valle Verde Retirement Community to provide nursing care facilities, a dining room and a day room to the campus. This permit also included a rezone from E-3 and A-1 (One-Family Residential) to E-3-S-H (One Family Residential with a Senior Housing Overlay). Zoning action was never completed as certain Conditions of Approval were never satisfied. This 1971 approval was "re-approved" in 1976 as its original permits had expired.

Between the latter part of 1980 and the early part of 1981, a Conditional Use Permit was granted by the Planning Commission to allow forty-four (44) additional independent living dwelling units to the VVRC campus. At this time, Valle Verde had an 8-year waiting list and the additional units were well received as a community benefit. Sixty (60) additional seniors were provided residential living bringing the resident total up to 320 seniors.

During the first half of 1984, APN 49-440-016 (then known as 49-040-20) was annexed into the City of Santa Barbara from the County of Santa Barbara for expansion of the Valle Verde Retirement Community campus. An Environmental Impact Report was completed, circulated and certified by the City's Planning Commission at which time the development of a 28-unit independent living apartment complex, a 45-unit personal care facility having 48 beds, a 14-room nursing care facility having 28 beds, a recreation building, a laundry/kiosk, five (5) two-car carports and additions to the existing central kitchen & dining building were permitted.

Shortly thereafter, the City approved the annexation of the Rutherford property, APN 049-440-015, a 3.50-acre parcel as a condition of project approval for the Planned Unit Development Subdivision at the terminus of Torino Drive.

Given the aforementioned (retrieved from City record plans and files), to date, the City of Santa Barbara has legally permitted the following:

Valle Verde Retirement Community

- 254 independent living units,
- A 15-bed convalescent hospital,
- A 14-room nursing care facility having 28 beds,
- A 45-unit personal care facility having 48 beds,
- A Central Dining Room/Kitchen,
- A Campus Dayroom,
- A Recreation building,
- A Laundry Kiosk and
- 331 parking (12 garages)

Over time, given resident demand, Valle Verde has submitted independent requests to alter certain independent living units on the campus. Certain requests have allowed for expansions to single units while others have actually involved tenant improvements to convert two (2) independent living units into one (1) larger independent living unit. Via such additions and/or conversions, VVRC has reduced its overall campus density from 254-permitted independent living units to 219-independent living units (209 units for planning purposes). The VVRC current population is: 278 in Independent Living, 25 in Assisted Living, 14 in Dementia Care & 64 in the Skilled Nursing facility (the SNF is licensed by the Department of Health Services and is under OSHPD jurisdiction).

Timeline**1965**

The facility was constructed between 1965-1966.

1971

An expansion to provide nursing care facilities, a dining room and a day room was approved by the City Planning Commission and City Council as was a change in zone from E-3 and A-1, One-Family Residence, to E-3-S-H, One Family Residence with a Senior Housing Overlay. Zoning action was never completed though because some or all of the zoning conditions were not satisfied. A variance was granted for the expansion of the campus (Phases 2-8).

August 2, 1971: A letter from the Fire Chief to the City Planning Commission was written stating that Rutherford was willing to provide a 30-foot access road through her property providing that it be kept for emergency purposes only.

August 31, 1971: A condition of project approval said that no further construction of the nursing care facilities, lounge, dining room and day rooms that were approved could be completed without the construction of additional access.

1974

The City's CUP Ordinance changed to allow senior retirement homes in single-family zones.

1976

The variance that was originally approved in 1971 was “re-approved” as it had expired.

1980

December 18, 1980: A CUP to allow forty-four (44) additional dwelling units to an existing retirement home on APN 49-040-12 was reviewed at the Planning Commission. Regarding General Plan Consistency, the Staff Report said that the Land Use Element of the G.P. discussed the residential Hidden Valley Neighborhood and mentions Valle Verde as being consistent. The Housing Element also discusses housing opportunities for all income levels as well as strictly seniors. At this time, Valle Verde had an 8-year waiting list and the additional units were seen as beneficial in that they would provide housing for 60 additional seniors for a total of 320 residents.

1981

January 22, 1981: The PC approved the 44-unit addition to the Valle Verde Campus.

1984

May 25, 1984: Proposed Annexation of Parcel 49-040-20 (11.77 acres) to the City of SB for expansion to Valle Verde. EIR was completed, circulated and certified by the PC.

July 5, 1984: PC Approved the construction of a 28-unit apartment complex, a 45-unit personal care building having 48 beds, a 14-room nursing care building having 28 beds, a recreation building, a laundry/kiosk & five (5) two-car carports and additions to the existing central kitchen & dining building.

December 4, 1984: The City Council approved the annexation via Reso. No. 84-184.

1986

The Rutherford Property was annexed to the City of Santa Barbara in 1986.

2003

A dementia care facility was added to Valle Verde’s list of Services.

2005

In March of 2005 during high flows due to storm activity, a portion of the Arroyo Burro Creek bank along Valle Verde’s property was washed away taking with it a section of Valle Verde’s private road. The City Bldg. Dept. issued an emergency permit for the repair work. The work was completed and the permit was closed out. The Public Works Dept. issued an encroachment permit as some of the structural reinforcement being done to stabilize the creek bank and road encroached into an existing utility easement. Public Works Dept. is in the process of updating the easement documents to reflect this activity.

Present

Individual unit combinations increase the overall unit square footage and decrease density.

Master Plan Current Proposal

As discussed in previous meetings with senior Staff Planners, it has been the City's consistent request to have a Master Plan drawn up for the Campus to understand the following points:

- The total net lot area of the entire campus.
(Net lot area is defined as land removed for any easements and/or encumbrances as identified in a Preliminary Title Report as well as land required to remain in open space (i.e. steep slopes, creek banks, etc.)).
- The total developable land on the campus.
- The existing permitted campus density.
- Any proposed future work.

Given VVRC's current understanding of the resident population, we have projected a 10-year Master Plan for the Valle Verde Retirement Community as follows:

Proposed Project – Residential

Current Proposal - The project before you consists of a 35-unit (1,437 sq. ft. avg, 2 BR/2 BA), 23 building independent living senior residential development on multiple parcels within the existing VVRC. This would make 244 Independent Living units on Campus (. As directed by Staff, we have looked at the overall land area relative to the overall development capability – if all parcels were to be merged. We have then taken 209 units that currently exist and have compared to the previously approved campus capacity, 254 units, and have been able to net fewer units than were permitted under the property's original and subsequent Conditional Use Permits.

With input received from ABR and PC Concept hearings, the site plan and unit mix has been altered. The setbacks from the adjacent Hidden Oaks neighborhood have been increased from 15' to 40' at a minimum and the building separation between the closest adjacent home in Hidden Oaks to VVRC proposed bldg. #5 is 120'. Two proposed residential buildings have been removed from the area adjacent to Hidden Oaks and the site layout has been reconfigured to reduce pinch points, increase interior building setbacks and the proposed building finish grades have been recessed into the hillside to further enhance views from the Hidden Oaks neighbors. At the direction of ABR and PC, retaining wall heights have been limited to no more than 8'. All development envelopes have been limited to 22% average slope or less as shown by the slope study.

PC also requested that VVRC study the proposed intersection of Torino and Mesa Verde. VVRC in consultation w/ City Fire, emergency transportation and City Transportation has determined that the intersection as proposed provides the access needed to emergency caregivers. The proposed intersection does not present a hazard to existing traffic flows but rather completes the traffic grid in a manner consistent with the existing VVRC campus.

Assisted Living - There are currently 43 rooms and 44 beds in the VVRC Assisted Living unit. As part of the Master Plan VVRC is proposing to add four additional rooms and beds to the Assisted Living unit which would bring the total count to 47 rooms and 48 beds.

Affordability - VVRC has been established as a CCRC, meaning that residents pay an entry fee and monthly rental fee (life lease) to live at VVRC. Their fees give them; room, board and continued/life long healthcare. As VVRC residents do not retain any equity in VVRC and pay monthly rents, VVRC is apart from City of Santa Barbara Affordable Housing requirements. However for the purposes of the Master Plan application process, VVRC has analyzed the actual cost of living in the apartment. These costs include; utilities, roofing, road repairs, building and grounds maintenance, and local and corporate overhead for management of the community. Each resident unit type has an associated cost for this separate and apart from the multitude of services (dining services, activities, personal care, transportation, etc.) that are received and are paid for in monthly rental fees.

As VVRC units are not owned by the residents and there is no bonus density being applied for under the Master Plan, City of Santa Barbara Affordability Policy does not apply.

As an additional note, if due to financial hardship a resident is no longer able to afford their monthly fees, VVRC will continue to care for the resident.

Employee Housing - VVRC is one retirement community campus which is owned by the not for profit American Baptist Homes of the West (ABHOW). ABHOW owns over 15 campuses in California and none have employee housing on campus. Looking at the other retirement communities in Santa Barbara, it can be seen that none offer employee housing on their campuses. The reason being employee housing would include not just staff, but also their families. The primary purpose of these campuses is to provide a peaceful and healthy environment for those in retirement years. Families with small children would not be compatible with this. While the residents of VVRC enjoy the employees, they have made a conscious choice to live in retirement without family members. Employee housing would conflict with the very basic intention and purpose for the people who move to Valle Verde.

Green Building - As a community VVRC has already embraced green building on its campus. VVRC currently has several photovoltaic panel arrays with more hoped for in the future, campus parking lots and streets undergo street sweeping three times annually, landscape is watered with reclaimed water and have a campus wide recycling program. All apartments undergoing remodeling are outfitted with energy efficient windows, low VOC paints, and efficient compact fluorescent lighting. A Built Green Santa Barbara checklist has been completed for this project and is provided as an attachment. The project tabulates out at 193 points which rates at two stars in accordance with the Built Green checklist.

During construction the proposed project will include tree/waterway protection, erosion control measures, site dust control, proper construction waste and hazardous material disposal. The green elements to the project design includes minimal garage sizes, front porches, native/drought tolerant landscape, recycled water for irrigation, tankless hot water systems, energy efficient building layouts, ENERGY STAR appliances, programmable

thermostats, dual glazed windows, dimmer switches, compact fluorescent light fixtures, storm water treatment, low VOC paints and carpets, operable skylights, and whole house fans.

Proposed Project – Common Areas

In addition to the residential component of the master plan, VVRC is proposing an upgrade to its Common Areas. This includes renovations to existing gazebos, a redeveloped Theater/Multipurpose room, expanded outside dining, a new fine dining component, a café, expanded spa services, resident's business center, fitness center, redeveloped maintenance building and new staff parking lots.

Parking – While VVRC currently supplies ample resident parking and limited staff parking onsite, it is known that at peak hours approximately 60 VVRC staff park along Calle de los Amigos. This offsite staff parking is due to there currently being not enough designated staff parking onsite and inefficient existing parking distribution. The proposed plan creates two Staff only parking lots allowing current and future VVRC staff to park on site. These lots are situated close to the campus central core allowing staff to walk to their places of work with out walking through the residential portions of the campus.

VVRC currently has 331 existing parking spaces on campus and project end would have 429, meeting current and projected future parking demand as outlined by ATE. At previous concept hearings, both ABR & PC requested that VVRC really study the parking plan, both in location and design. The current project has eliminated the questionable angled parking located on curves, relocated paths of travel from crossing parking stalls and implemented more head in parking pockets. In terms of employee lot location, both ABR and PC expressed a desire to see the main employee lot relocated away from the residential area of Zone 5. Accordingly in the current plan, the main employee lot has been relocated behind the maintenance building (the maintenance area and building will now be rebuilt to integrate the parking area.)

Oak Woodland – The Oak Woodland identified in the 1984 EIR is located behind the Assisted Living building and this area is not being disturbed by the proposed project. As part of the PC approval in 1984, roughly four acres of open space was to be dedicated as an Oak Woodland. Unfortunately, there is no documentation recorded or other that specifies where the Oak Woodland was to be. As part of this current proposal VVRC will follow through with PC's 1984 wishes and will place development restrictions on the original four acres Oak Woodland. As part of the Arborist's recommended mitigation measures for oak tree replacement, VVRC will dedicate an additional acre to the Oak Woodland bringing the total to five acres.

Campus wide, VVRC has 501 Oak trees per a survey by arborist Bill Spiewak. In the current proposal, 17 oaks will be removed or 3% of VVRC's total population. Another 13 that may be impacted in some manner and as mitigation measure, 300 new oak saplings will be planted, a 10 to 1 replacement ratio.

Arroyo Burro Creek – In creating the project layout, careful consideration was given to keeping development outside of the 50' setback from the calculated top of bank.

During a storm event in early 2005, the Arroyo Burro adjacent to the southern VVRC property line washed away a large portion of bank both on City property and VVRC property. The private road Calle de los Amigos, was severely undercut and the existing City utility mains were put in jeopardy. The road became instantly hazardous and unusable. VVRC immediately went to the City Building Dept. and obtained an emergency repair permit, performed the repair work to plan and the City emergency repair permit closed out. As a separate agreement with the City Public Works Dept, VVRC agreed to perpetually maintain the City utility lines located in the area of repair and the City agreed to move an adjacent water main and re-route it through Calle de los Amigos.

Upon submittal of the PRT application, VVRC and its attorney was informed that in addition to the City Emergency Repair permit, VVRC should have also obtained a permit from the US Army Corps of Engineers, Fish & Game and the Regional Water Quality Control Board for the emergency work. VVRC has subsequently contacted these agencies and is obtaining the requisite approvals.

Reports & Studies

Parking - ATE provided a Parking Study dated 9-28-06 for VVRC. It assessed the existing demand and parking supply as well as projected what the new parking demand will be for the proposed development. VVRC is proposing to meet its parking demand by providing 429 spaces on site.

Arborist - Bill Spiewack provided a Tree Assessment and Protection Plan for the proposed VVRC Master Plan. It analyzes campus zone by zone, any impacts or potential impacts to existing trees. Recommendations for tree replacement or protection are given.

Soils - Fugro West has prepared a Geotechnical and Soils Study dated October 2006. The study analyzes the soils conditions, geology, fault locations, grading and foundation recommendations in relation to the proposed project. The studies show that all areas proposed for development are suitable for development.

Photometric – JMPE has prepared the lighting plan and photometric study.

Biological Assessment – Larry Hunt & Associates has prepared a biological assessment which looks at any potentially sensitive animal or plant habitat and potential impacts to Arroyo Burro Creek.

Historic Structures Report -- An HSR has been prepared by Alex Cole of Preservation Planning Associates which looks at the existing single family residence located on the Rutherford parcel which is to be demolished.

Project Stats:

- Demolish existing house, maintenance bldg. and gazebos.
- Removal of 17 Oak trees.
- 25,140 cy cut / 24,860 cy fill, project export of 280 cy
- 331 existing parking spaces, 429 proposed parking spaces post project

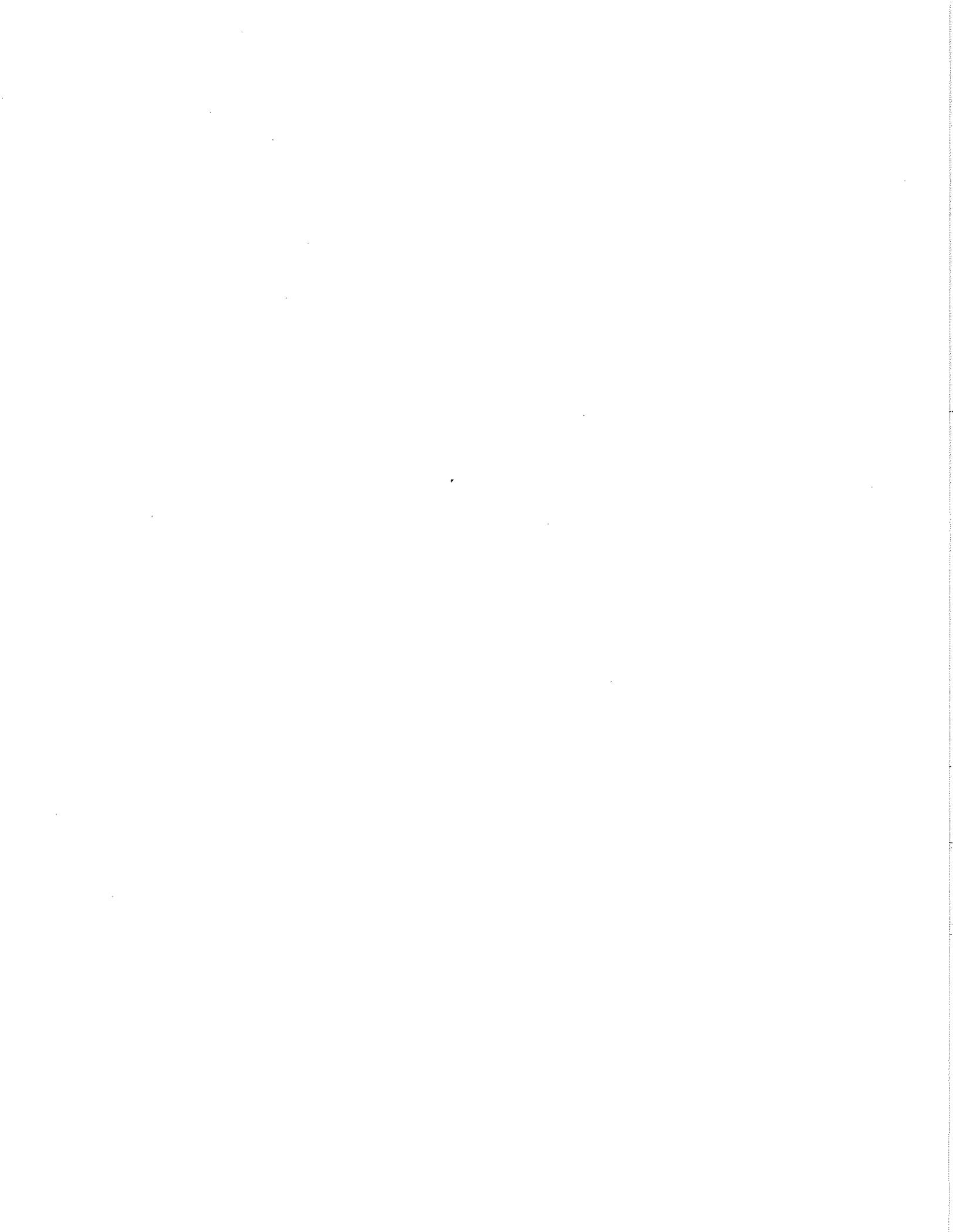
▪ Building Statistics:

Use	Existing		Proposed New	
	Gross	Net	Gross	Net
Independent Living	177,928	169,743	57,657	54,346
Assisted Living	25,394	24,225	734	680
Skilled Nursing	28,558	27,244	N/A	N/A
Hospice	2,390	2,280	N/A	N/A
Common/Commercial	37,540	35,813	12,728	12,095
Demolition			(8,289)	(7,893)
Total	271,810	259,305	62,830	59,228

▪ Site coverage:

		Acres	Percent
Open Space	existing	23.29	38.98%
	proposed	20.82	34.84%
Hardscape	existing	2.79	4.67%
	proposed	3.47	5.81%
Parking/Roads	existing	8.39	14.04%
	proposed	8.88	14.86%
Buildings	existing	6.24	10.45%
	proposed	7.64	12.78%
Landscape	existing	19.04	31.86%
	proposed	18.94	31.71%
Total	existing	59.75	100%
	proposed	59.75	100%

VVRC believes that the proposal being submitted is representative of the years of hard work of need assessment, design and community outreach which it has committed to. VVRC believes that the project is one which immediately benefits current residents but also meets Santa Barbara's future needs for senior housing.



ARCHITECTURAL BOARD OF REVIEW
REVISED MINUTES

Monday, July 10, 2006 **David Gebhard Public Meeting Room: 630 Garden Street** **3:03 P.M.**

BOARD MEMBERS: BRUCE BARTLETT, Chair, Present
 JAMES LECRON, Vice-Chair, Present (arrived at 3:49 p.m., left at 8:20 p.m.)

CHRISTOPHER MANSON-HING, Present
GARY MOSEL, Present
RANDY MUDGE, Present (left at 3:24 p.m.)
LAURIE ROMANO, Present (stepped down from Item #1)
DAWN SHERRY, Present (left at 8:05 p.m.)
MARK WIENKE, Present

CITY COUNCIL LIAISON: GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present from 3:08 to 3:50 p.m.
 KELLY BRODISON, Planning Technician, Present
 GLORIA SHAFER, Commission Secretary, Present

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

900 CALLE DE LOS AMIGOS

A-1 Zone

Assessor's Parcel Number: 049-040-050
Application Number: MST2005-00742
Architect: Keith Nolan
Owner: American Baptist Homes of the West
Applicant: Tynan Group
Agent: Cameron Carey

(Proposal for residential and non-residential additions to the Valle Verde Retirement Community. Proposed is the construction of 34 additional senior housing units across the existing campus, bringing the total to 253 residential units. The non-residential component includes 8,756 square feet of new construction and 2,181 square feet to be remodeled. The proposal would add 60,860 square feet of structures, bringing the total to 320,165 square feet, as well as 116 new parking spaces for a total of 466 spaces. There would be 66,292 cubic yards of combined cut and fill grading on the 59.75 acre site. The project requires Planning Commission approval for an amendment to the existing Conditional Use Permit and for modifications for building separation and yard encroachments.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR AN AMENDMENT TO THE EXISTING CONDITIONAL USE PERMIT AND FOR MODIFICATIONS FOR BUILDING SEPARATION AND YARD ENCROACHMENTS.)

(5:10)

Present: Kieth Nolan, Architect; Ron Schaefer, Executive Director for Valle Verde Retirement Community; and Cameron Carey, Project Planner, Tynan Group.

Public comment opened at 6:09 p.m.:

Art Christman, in favor.
John Mandl, in favor.
Norman J. Boyan, in favor.
Bill Spangler, in favor.
Henry Jones, in favor.
Carl G. Mueller, in favor.
Ernest Campbell, in favor.
Robert Staley, concerned with loss of open space.
Steve Gaither, addressed possible loss of open space.
Bob Hull, stated the project makes sense but expressed concerned with neighborhood density.
Ruth Georgi, addressed density issues.
Heike Kilian, addressed traffic concerns.
Arthur Halenbeck, addressed parking concerns, submitted photographs and written testimony.
Tom B. Burgher, addressed placement compatibility with Hidden Oaks PUD.
Judy Orias, addressed grading and traffic issues.
Public comment closed at 6:47 p.m.

Motion: Continued indefinitely to Full Board with the following comments: 1) The Board finds the proposed expansion of the facility to return to its conditional use permit threshold on the number of units is valid in light of the lack of senior housing and the fact that additional property has been purchased to increase the amount of acreage. 2) The Board supports the infill of the new units and looks for the new infill portion of the project to maintain similar setbacks and open space as original community. 3) The Board is concerned with the proposed unit mix and size of the newly added units. Provide more variety within the proposed unit types. 4) The Board is concerned with negative impacts to the Calle De Los Amigos and Hidden Oaks neighborhoods. a) With respect to Calle De Los Amigos, the Board is concerned that the distance factor of the proposed employee parking is too great from the main hub of the facility. i) Study relocating the employee parking closer to the facility center point. ii) Raising the grade in front of the administration building to perhaps include semi-subsurface parking, and; iii) Locate parking pockets along the drive as opposed to parallel and perpendicular stalls. 5) Provide technical drawings and site sections indicating grading when project returns to the Board. 6) The Board does not support setback modifications at the perimeter of the project, as it abuts the single-family residential and PUD neighborhoods. 7) Study the location of the three northerly duplexes, single units to achieve greater setback. Possible solutions might be to locate some units adjacent to the oak grove and proposed employee parking. 8) The Board is in support of the proposed architectural style as depicted on the administration building and new residential units. Provide an implementation plan to achieve uniformity. With regard to topography, the Board is concerned with the massing of the proposed new duplex buildings. 9) Restudy traffic and circulation of the Torino Drive cul-de-sac and study moving the intersection away from the cul-de-sac or making it emergency only access. 10) Study ways to minimize driveway approaches to the garages, to prevent cars from

parking in the driveway in front of garages. 11) Resolve the creek setback of the proposed art studio.

Action:

LeCron/Wienke, 7/0/0.



ARCHITECTURAL BOARD OF REVIEW
MINUTES

Monday, April 9, 2007

David Gebhard Public Meeting Room: 630 Garden Street 3:02 P.M.

BOARD MEMBERS:

MARK WIENKE, Chair, Present
CHRISTOPHER MANSON-HING, Vice-Chair, Present
CLAY AURELL, Present
JIM BLAKELEY, Present
GARY MOSEL, Present
RANDY MUDGE, Present (left at 5:18 p.m.)
DAWN SHERRY, Present
PAUL ZINK, Present

CITY COUNCIL LIAISON:

GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON:

BRUCE BARTLETT, Present (from 3:12 p.m. until 5:18 p.m.)

STAFF:

JAIME LIMÓN, Design Review Supervisor, Absent
HEATHER BAKER, Project Planner, Present (from 3:02 p.m. until 3:12 p.m. and from 7:15 until 7:25 p.m.)
IRMA UNZUETA, Project Planner, Present (from 3:12 p.m. until 5:18 p.m.)
TONY BOUGHMAN, Planning Technician, Present
GLORIA SHAFER, Commission Secretary, Present

CONCEPT REVIEW - CONTINUED ITEM

1. 900 CALLE DE LOS AMIGOS

A-1 Zone

Assessor's Parcel Number: 049-040-050
Application Number: MST2005-00742
Owner: American Baptist Homes of the West
Applicant: Tynan Group
Agent: Cameron Carey
Architect: Keith Nolan

(Proposal for residential and non-residential additions to the Valle Verde Retirement Community. Proposed is the construction of 35 additional senior housing units across the existing campus, bringing the total to 254 residential units. The non-residential component includes 7,893 net square feet of demolition and 12,775 net sq. ft. of new commercial construction and 10,888 net sq. ft. to be remodeled. The proposal would add 60,860 square feet of structures, bringing the total to 318, 533 net square feet, as well as 98 new parking spaces for a total of 429 spaces. There would be 24,140 cubic yards of cut and 24,860 cubic yards of fill on the 59.75 acre site. The project requires Planning Commission approval for an amendment to the existing Conditional Use Permit and modifications for building separation and yard encroachments.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR AN AMENDMENT TO THE EXISTING CONDITIONAL USE PERMIT AND FOR MODIFICATIONS FOR BUILDING SEPARATION AND YARD ENCROACHMENTS.)

(3:12)

Present: Kieth Nolan, ON Design Architects; Cameron Carey, Agent; Justin Van Mullen, ON Design Architects; Ron Schaefer, Executive Director Valle Verde Retirement Community; Kirsten Ayars, Community Outreach Liaison, Edward Steinfeldt, Project Manager; Bruce Bartlett, Planning Commission Liason; Irma Unzueta, Project Planner, City of Santa Barbara.

Staff Comments: Ms. Unzueta stated that the DART review for this project is expected to be complete at the end of the month, and requested that the Board focus on whether the applicant has adequately addressed comments and concerns identified by the ABR at the previous conceptual review of the project. Ms. Unzueta provided a summary of the Planning Commission's review of the project on July 2006, and delineated concerns expressed by the Planning Commission regarding:

Public comment opened at 3:42 p.m.

The following individuals spoke in favor:

Harry Jones, Robert J. Buegler, Norman Boyan, Bob Miller, Judith Greer, Donald Carey, Louise Carey,
Dennis Allen, Donald O'Dowd.

The following individuals expressed concerns about the project:

Ruth Georgi: suggested elimination or relocation of units 3, 4, and 5.

Jermaine Chastain: suggested eliminating units 3, 4, and 5.

Art Halenbeck: parking, threatened ambience, and the need to refurbish the health center.

Hieke Kilian: traffic flow, density, potential loss of oak trees; suggested eliminating units 3, 4, and 5.

Chair Wienke acknowledged receipt of a large number of letters either in support or opposed to the project.

Public comment closed at 4:32 p.m.

Motion: **Continued indefinitely to the Planning Commission and return to the Full Board with the following comments:**

1. The Board is generally pleased with the applicant's response to the Board's previous comments.
2. The Board feels the relocated employee parking area is an improvement over the previous proposal, and appreciates the adjacent building being tucked into hillside.
3. The proposed parking for Zone 5 housing is better than previously proposed. Some Board members feel the backup distance from the garage is too great. Restudy for better maneuverability.
4. The Board feels the proposed units in Zone 5 are too close to the hillside.
5. The housing in Zone 6 is improved over the previous proposal. The Board appreciates the 40 foot setbacks to the neighboring property line. Some Board members feel the proposal is still too dense and causing numerous retaining walls on the north side of

the units. One suggestion is to relocate Unit 6.

6. The Board appreciates the preliminary landscape plan with landscaping and a wildlife path to the north of the Zone 6 housing. A majority of the Board members would prefer adding more green space between the clustered units, and are concerned with the amount of grading.
7. Although a majority of the Board is concerned with the close spacing of Zone 6 units, the Board is not concerned that the units do not match the setbacks of the existing campus. It is felt that because of their hillside location, additional landscape area is needed between the units and for the retaining walls.
8. The architecture as presented is going in the right direction but the Board reserves comment on architectural details until a later presentation.
9. The Board appreciates the use of parking pockets throughout the site.
10. Some Board members are concerned with the grade of the parking in front of the Administration Center. The Board would prefer a minimal retaining wall, or no retaining wall, in this area.
11. The Board appreciates the sustainable built-green design, and the use of photovoltaics.

Action:
opposed.)

Manson-Hing/Zink, 6/2/0. Motion carried. (Mudge and Blakeley



PLANNING COMMISSION MINUTES

July 20, 2006

CALL TO ORDER:

Chair John Jostes called the meeting to order at 1:04 P.M.

ROLL CALL:

Present:

Chair John Jostes

Vice-Chair Charmaine Jacobs

Commissioners Stella Larson, Bill Mahan, George C. Myers, Addison S. Thompson and Harwood A. White, Jr.

Commissioner Jacobs arrived at 1:15 P.M.

Commissioner White arrived at 1:17 P.M.

STAFF PRESENT:

Michael Berman, Environmental Analyst

Jan Hubbell, Senior Planner

Kathleen Kennedy, Associate Planner

Homer Smith, Principal Engineer

Chelsey Swanson, Assistant Planner

Irma Unzueta, Project Planner

N. Scott Vincent, Assistant City Attorney

Stacey Wilson, Assistant Transportation Planner

Gabriela Feliciano, Commission Secretary

IV. DISCUSSION ITEM:

ACTUAL TIME: 1:30 P.M.

APPLICATION OF CAMERON CAREY, AGENT FOR AMERICAN BAPTIST HOMES OF THE WEST (PROPERTY OWNER), 900 CALLE DE LOS AMIGOS, 049-040-050, 049-040-053, 049-040-54, 049-440-015, 049-440-016 , A-1, E-1, and E-3, SINGLE RESIDENTIAL ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 1 UNIT/ACRE & 5 UNITS/ACRE (MST2005-00742)

The proposed project involves the construction of 34 two-bedroom independent living units on multiple parcels within the existing Valle Verde Retirement Community Campus. The Valle Verde Retirement Community is made up of five independent parcels totaling approximately 59.75 acres. Eight of the units are detached and 26 are attached, with 23 of the units proposed with attached one-car garages. Twenty of the units are proposed on parcel 049-440-015, which is known as the "Rutherford Property". The remaining 14 units are infill and are proposed to be located throughout the existing campus. There are 219 existing residential units. This combined with the 34 units would bring the total to 253

residential units. The present Conditional Use Permit allows 254 units. The facility's Central Core (Common Area) would be upgraded, including renovations to the existing gazebos, a redeveloped Theater Multipurpose Room, expanded outside dining, a new fine dining component, a café, expanded spa services, resident's business center, and fitness center. The commercial component of the proposed project consists of 2,181 square feet of remodel space and 8,951 square feet of new construction. Approximately 116 new parking spaces are proposed, including a new 51 space staff/guest parking lot. Grading for the project would involve 32,667 cubic yards of cut and 33,625 cubic yards of fill. An existing 1,300 square foot residential unit and 12 Oak trees are proposed to be removed.

Upon review and formal action on the application for the development project, the discretionary applications required for this project would be:

1. Conditional Use Permit Amendment to allow expansion of the Valle Verde Retirement Community (SBMC § 28.94.030);
2. Modifications to allow less than the required distance between main buildings on the project site (SBMC § 28.15.070);
3. Modifications to allow less than the required front yard setback for some of the proposed residential units (SBMC § 28.15.060); and
4. Modifications to allow less than the required interior yard setback for some of the proposed residential units (SBMC § 28.15.060).

The purpose of the concept review is to allow the Planning Commission an opportunity to review the proposed project design at a conceptual level and provide the Applicant and Staff with feedback and direction regarding the proposed project scope, design layout, and neighborhood compatibility. No formal action on the development proposal will be taken at the concept review, nor will any determination be made regarding environmental review of the proposed project.

Case Planner: Irma Unzueta, Project Planner
Email: iunzueta@santabarbaraca.gov

Irma Unzueta, Project Planner, gave the Staff presentation.

Ron Schaefer, Executive Director, gave the applicant presentation and spoke of the growing need for senior housing both nationally and in the community.

Commissioners' comments and questions:

1. Asked if the applicant is subject to the Inclusionary Housing Ordinance.
2. Asked if the facility pays property taxes.
3. Verified that Staff counts as one unit those that were originally two and have been combined.
4. Requested that Staff remind the Commission of the findings that are necessary for a Conditional Use Permit (CUP).
5. Confirmed that a front yard setback modification is not only being requested for the three units on Torino Drive, but there are others that will seek modifications throughout.

6. Asked if making the proposed new road into a cul-de-sac has been considered or in some other way changing it from being a through road that would connect into the main campus.
7. Asked, if the basic strategy is to replace studios with two bedroom units, how many bedrooms there are now and how many would be proposed by this project.
8. Asked if the bedroom count would increase substantially while the unit count is under the old CUP.
9. Noted that Valle Verde began as a home for retired ministers, but that criteria has changed. Asked what the selection process is for residents and if there are a higher number of couples applying rather than single applicants.
10. Asked if higher plate heights and open space are being applied in the conversion from the current small units into the proposed larger units.
11. Asked if the 66% open space takes into account the four-acre Oak preserve and what the open space is without it.
12. Requested a definition of the creek setback for the new units that run along the creek area.
13. Asked for the number of people on campus since the CUP allows a maximum of 350 residents, including resident staff.
14. Asked if, in addition to the solar panels on some pathway covers, there is a potential for any further green building techniques.
15. Recommended that this project review the checklist for becoming part of the Built Green process to improve the buildings further.
16. Asked if there is an assistance program for people that are on the list, but cannot meet the cost of some of the units.
17. Communicated the need for an exact calculation of the different types of units proposed to clearly determine the range and opportunity for housing.
18. Asked how the project will impact staffing.
19. Asked if the residents pay utilities.
20. Confirmed that a copy of the old CUPs will be provided by Staff for each member.
21. Asked what the slope is of the hillside where the big parking lot is proposed.
22. Requested information about the geology and what plans there are for stabilization of the hillside.
23. Asked how many affordable units will be added since it is a non-profit facility.
24. Asked if employee housing has been considered.
25. Asked about the intent of the Oak Woodland preserve.
26. Emphasized that the general mitigation found in the 1984 EIR was put in place partly as a response to the Oak tree removal that took place as a part of the plan and annexation in order to preserve the area from future development.
27. Asked about any existing programs for employees that encourage them to use alternate transportation or get them to use fewer cars to go to and from work.
28. Asked for preliminary figures on Oak tree removal.

Ms. Hubbell stated that Inclusionary Housing Ordinance provisions do not apply to rental units and explained that this facility does not pay property taxes. She reviewed the six basic findings that are required for Conditional Use Permits under Code 28.94.020.

Ms. Unzueta explained that the proposed road is only a concept and will be looked at later as part of the Development Application Review Team (DART) review.

Mr. Schaefer clarified that the reactive strategy for the last fifteen to twenty years has been to respond to seniors' requests to go away from smaller studios and one-bedroom homes to two-bedroom and larger one-bedroom homes. The homes being proposed are two-bedrooms and two-bedrooms with a den and at least two baths each. The bedrooms would increase by at least 68 from current. The approach has been to create a custom environment and have a variety of pricing and apartment sizes. Some of the units will bulk up in the reconstruction and in others the outside will look the same.

Mr. Schaefer stated that Valle Verde is part of the equal housing program and does not discriminate. The selection process includes a medical screening as required by the State of California as well as a financial screening. The facility has a larger percentage of couples than other retirement communities, but the proposed new homes would not serve a greater percentage of couples.

Mr. Schaefer calculated that the Oak preserve represents 4 out of 60 acres. Ms. Hubbell added that it is included in the broad open space, so that the landscaping is 31% and open space is 35%, but that includes the required preserve plus open space that is not landscaped.

Cameron Carey, Agent, responded that M.A.C. Design, a civil engineering firm, was hired to calculate the top of the bank according to City Code and applied a 50 foot setback from that top of bank calculation.

Mr. Carey provided the campus resident population as follows: 270 in the independent living units, 38 in assisted living, and 59 in the skilled nursing facility, totaling 367. One staff member lives on site, but the other 184 staff members commute in as follows: there are 109 from 7:00 am to 3:00 pm, 40 from 3:00 am to 11:00 pm, and 25 from 11:00 pm to 7:00 am. Mr. Carey noted that, under the original CUP, there was an allowance for 350 people including residents and staff with 182 units. The CUP was amended several times, but the number did not take into account the increase for additional units being permitted on campus. Ms. Hubbell added that Staff's tendency to amend and add on without re-looking at the comprehensive CUP is being corrected and the intent is to update the CUP for this project with accurate numbers.

Keith Nolan, On Design Architects, reported that the possibility of including more green building techniques is being studied and there are components in the project that are green by design. There is an effort to cluster the units, and the paved areas on the infill will be recycled for the new units to be placed. At the Rutherford site, there are plans to create a retention basin under the pavement that will gather the water coming down the hill with the intent to recharge the aquifer.

Mr. Schaefer explained that there are a diversity of housing sizes and pricing that meet the needs of a broad spectrum of applicants. In addition, there are specific endowments and other financial assistance for select individuals. The facility covers the majority of the utilities, but residents pay for telephone and internet charges.

Mr. Schaefer anticipated that the staffing impacts will be relatively minor with a need for an additional one to 1½ housekeepers, perhaps 1½ dining room servers, and one groundskeeper. Employee housing has not been considered. It is felt that the facility's mission is to serve the senior population by looking at the available space and for opportunities to construct new homes.

Mr. Nolan explained that, as soon as the grading plan is received, there will be a better understanding of what the hillside slope is where the big parking lot is proposed.

Ms. Hubbell stated that the dedication of the Oak Woodland was an approach used to protect habitat areas when the Conditional Use Permit was originally approved. The area was not intended to be used by the public, but rather to prohibit development; the preferred method now is to do a development rights restriction. Mr. Carrey added that both residents and the surrounding community use the limited trail network that leads to the top of the hill and would hope that access to that Oak Woodland area will be retained.

Mr. Schaefer responded that seeking alternative transportation for employees has not been looked at recently since many go directly from or to a second job at odd hours. Mr. Carey added that an employee transportation and parking survey was done as part the preliminary preparation and many expressed interest in ridesharing or a bus pass program. This issue will be pursued as part of the DART process.

Mr. Carey estimated that 12 Oak trees will be removed to accommodate this project, but a more accurate count will be available with the preliminary grading plan.

Chair Jostes opened the public hearing at 2:44 P.M.

The following people spoke in favor of the project:

1. Fred Sutphen
2. Carl G. Mueller
3. Reverend Dr. Michelle Woodhouse
4. Henry Jones
5. John Mandle
6. Marian Chuan
7. Louise Carey
8. Norman Boyan
9. Bill Spangler

The following people spoke against certain aspects of the project:

1. Jermaine Chastain, neighbor and vice-president of the Hidden Oaks Home Owners Association: direct adverse affect of the project on her property's main living spaces.
2. Ruth Georgi, neighbor: too much density is being proposed.
3. Richard Davis, neighbor: setback from the property line.
4. Bob Hammett, neighbor: parking and traffic on Torino Drive.
5. Arthur Halenbeck, resident: residents near the proposed hillside parking lot concerned with loss of backyard views, additional traffic and safety.
6. Robert Staley, resident: reported 75% support for the Master Plan is based on a survey that only 76 of residents responded to; concerned with infill units and new residents not advised of future construction.
7. Heike Kilian, resident and president of Hidden Oaks Homeowners Association: consider maintenance facility as location for a parking structure.

With no one else wishing to speak, the public hearing was closed at 3:26 P.M.

Commissioners' comments and questions:

1. Supports additional units at this site, but it will be very important to understand the break-up matrix of the different unit sizes and to see that a variety of incomes are accommodated.
2. Requested the additional units to include affordable/low-income or subsidized housing.
3. Stated that seniors have a difficulty with parking, especially backing out at an angle, and suggested that Staff consider analyzing what would be the best kind of parking for seniors.
4. Considered that the proposed hillside parking area is not appropriate because the site is too steep and there will be problems with retaining walls; and evaluated the need to minimize the amount of circulation so that the parking could be at a 90 degree angle.
5. Suggested that employee parking be stacked next to the Administration building.
6. Stated that the maintenance building is underused and would support a two-level parking structure there.
7. Requested a more precise presentation of applicant's goals for making the campus more green. Emphasized the usefulness of reviewing the Built Green checklist provided by the Santa Barbara Contractors Association.
8. Expressed that, since the owner pays for the utilities and the cost will continue to increase, it would seem there is an opportunity for more photo-voltaic cells.
9. Emphasized that there is a great need for an in depth discussion of where employees live, how far they have to commute, and for employee housing to be considered.
10. Would like Staff to provide information about how the trails can be preserved and how it will happen.
11. Observed that areas of the proposed additions appear to be too dense and applicant may not be able to add as many units as proposed and suggested moving further from Hidden Oaks. Highlighted the need to review the design of the units on the Rutherford property in order to lower the buildings, and pointed out that story poles will be needed to assess the actual heights of those buildings. Commented that there are probably three too many units on the Rutherford property and it would be worth either moving them somewhere else or eliminating them from the project. One Commissioner suggested increasing the Rutherford setback to at least 43 feet so that the configuration mirrors the neighbors' setbacks without losing the number of units proposed. Commented that the three units adjacent to Hidden Oaks are not supportable and would prefer preserving the area for open space.
12. Disagreed that the traffic on campus would justify the need of a round-about or cul-de-sac and believes it would be a waste of space.
13. Appreciates being able to see the entire Master Plan and that the applicant has involved the neighborhood and community.
14. Explained that cost is not generally spoken of by the Planning Commission and, although decisions made on the Master Plan were based on whether the non-profit organization has enough funding, proposed that applicant consider studying other

- options, such as parking that is relevant to seniors, disabled persons driving capabilities, and the parking demand.
15. Suggested placing all or part of the employee parking underground, such as underneath the administration building that is proposed to be raised up or at the maintenance facility area, to minimize surface parking, reduce pollution and increase green space.
 16. Requested a pedestrian circulation study with sidewalks along roads and include what the access to the trail would be in the Oak Woodland area. Would like to see the circulation of the entire campus to make sure all areas are accessible; and to give applicant the opportunity to update the accessibility.
 17. Stated that the new CUP will need to accurately calibrate the current and proposed number of residents.
 18. Concerned that units will be converted into condos, and requested that the CUP specify that the units are to remain rentals.
 19. Expressed appreciation for applicant's presentation of the concept review.
 20. Pointed out that Valle Verde's single-story development was built in a time when land was not so valuable in the area, so that considering a two-story campus core while retaining a single-story perimeter would be appropriate, and suggested intensifying the administrative building to take pressure off the exteriors.
 21. Stated that the community shares in supporting this facility since it does not pay property taxes.
 22. Commented that the sequencing of development is proposed as residential first and amenities second; there should be a guarantee of amenities, if the residential is going to be approved.
 23. Emphasized the need for Staff housing.
 24. Would like to see, as part of the environmental review, the respect for wildlife access with protection measures.
 25. Requested more information on a transit plan for staff.
 26. Interested in addressing creek setbacks. Asked if putting green is necessary adjacent to creek. Maximize the open space values near the creek.
 27. Explored the idea that the project follow a community model with a mixed-use approach where some employee housing would be placed over amenities.
 28. Stated that parking on the hill site is problematic.
 29. Suggested not increasing the sprawl, but rather increasing the use of buildings for two-story living in some select areas.
 30. Determined that the roof pitches should be lowered in the new area.
 31. Stated that the proposed scope and layout is generally acceptable.
 32. Noted that the amenities proposed should provide a tremendous increase in the services provided to residents.
 33. Requested information from Staff as to whether the parking ordinance speaks of seniors' need for wider-door opening, specifically applied to this project's parking plan.
 34. Directed minimizing retaining walls by reducing cut. Suggested that some parking could be placed on hill site, but none near residents.
 35. Encouraged giving incentives to employees for seeking alternative transportation.

36. Stated that building heights be kept as low as possible and suggested preserving the low density look if two-story buildings are proposed.
37. Noted construction will become disruptive to the tranquility of residents, that will probably not be able to enjoy all the rewards, and urged applicant to continue to involve the current residents through further discussion and surveys.
38. Expressed appreciation for the good intentions of the applicant to fine-tune the project and provide additional amenities.
39. Stated that the way the project is laid-out is not supportable, particularly the proposal to place a parking lot on a steep slope and the woodland margin
40. Highlighted the need to protect the woodland and to provide additional Oak tree restoration expansion.
41. Stated that traffic impacts may be an issue for the project so that transportation management will be an important factor to consider.

Ms. Hubbell stated that condos are not allowed in single-family zones, except through a planned unit development process, but this project would not meet those standards.