



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: February 23, 2009
AGENDA DATE: March 5, 2009
PROJECT ADDRESS: 900 Calle de los Amigos (MST2005-00742)
 Valle Verde Retirement Community Initial Study
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *Dyk*
 Peter Lawson, Associate Planner *P.L.*

I. SUBJECT

The purpose of the environmental hearing is to receive comments from the Planning Commission, interested agencies and the public on the adequacy and completeness of the Draft Initial Study for the 900 Calle de los Amigos project.

II. PROJECT DESCRIPTION

The proposed project is an amendment to the Valle Verde Retirement Community (VVRC) Conditional Use Permit. VVRC is made up of five separate parcels totaling approximately 59.75 acres. The proposed project involves the following components: 1) Construction of 40 two-bedroom independent living units. 2) New access road onto Torino Road for eight of the proposed units. 3) Upgrade the facility's Central Core (Common Area) and commercial facilities by renovating approximately 10,461 net square feet and expanding the buildings by a total of 14,902 net square feet. 4) Construct three new gazebos in various locations throughout the development. 5) Demolish six common parking areas, and relocate the parking spaces to other parking lots on the site. 6) Provide 83 new parking spaces, including two new staff parking lots. 7) Create a 9.8 acre Oak Woodland preserve. 8) Demolish an existing 2,280 s.f. hospice building, 1,300 square foot single family residential unit, four multi-family residential buildings, maintenance buildings and four gazebos. Additionally 15 oak trees are proposed to be removed and six oak trees may be impacted. Grading for the project would involve 11,520 cubic yards of cut, 13,300 cubic yards of fill and 1,780 cubic yards of import.

III. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. Modifications to allow less than the required distance between main buildings on the project site (SBMC § 28.15.070);

2. Modifications to allow less than the required front yard setback for some of the proposed residential units and parking spaces (SBMC § 28.15.060);
3. Modifications to allow less than the required interior yard setback for some of the proposed residential units (SBMC § 28.15.060);
4. Lot Line Adjustment to allow adjustment of the property line between two adjoining parcels (SBMC § 27.40 and Government Code § 66412); and
5. Conditional Use Permit Amendment to allow expansion of the Valle Verde Retirement Community (SBMC § 28.94.030).

IV. ENVIRONMENTAL REVIEW

An Initial Study and a DMND have been prepared for this project, and are available for review and comment. The DMND examines environmental impacts which may be associated with this project. Potentially significant environmental effects identified in the DMND which are anticipated as a result of the project include impacts related to Aesthetic, Air Quality (short-term), Biology, Cultural Resources, Geophysical, Hazards (Fire related), Noise (short term) Transportation and Water Environment (runoff). The DMND includes proposed measures to mitigate potentially significant impacts to a less than significant level and all other impacts are less than significant or there are no impacts.

The public review period begins on Monday, February 23, 2009. Comments on the DMND must be submitted by Monday, March 16, 2009, at 4:30 p.m. Please send your comments to: City of Santa Barbara, Planning Division, Attn: Peter D Lawson, Associate Planner, P.O. Box 1990, Santa Barbara, CA 93102-1990, or send them electronically to Plawson@SantaBarbaraCA.gov.

V. RECOMMENDATION

Staff recommends that the Planning Commission hold an environmental hearing to receive public comments on the adequacy and completeness of the Draft Initial Study. No action will be taken at this hearing on the environmental document or the project. A subsequent Planning Commission hearing will be scheduled to consider actions to adopt the final environmental document and approve the project.

Exhibit: Draft Initial Study and Draft Mitigated Negative Declaration available upon request or on the City's website at www.SantaBarbaraCa.gov.