

DUDEK

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September 16, 2013

Mayor and City Council Members
c/o Mr. Dan Gullett, Project Planner
City of Santa Barbara
Community Development Department
630 Garden Street
Santa Barbara, CA 93101

HAND DELIVERED

RECEIVED
SEP 16 2013

**CITY OF SANTA BARBARA
PLANNING DIVISION**

**SUBJECT: 251 S. Hope Avenue, Santa Barbara, CA (APN 051-240-008/ MST 2013-00296)
Initiation of Specific Plan Amendment – Rancho Arroyo Specific Plan No. 4**

Dear Mayor and City Council Members:

On behalf of Mr. Don Hughes, the owner of the subject property, we are requesting that your Council Initiate a Specific Plan Amendment to the Rancho Arroyo Specific Plan (RASP) to allow for the development of an Alzheimer's/Senior Care facility at 251 S. Hope Avenue, located just north of the intersection of Calle Real and Hope Avenue, in the City of Santa Barbara.

Project Request

The proposed Specific Plan Amendment would allow an Alzheimer's (Senior) Care facility on the subject property. The RASP would be amended as follows:

VI. Permitted Uses

1. Area A –

Low Intensity Planned Development (PD) consisting of the following:

- Automobile dealerships; and
- Ancillary facilities which are part of the automobile dealerships; except
- Spray paint booths shall be permitted only after a determination by the APCD or other subsequent air quality regulating agency that the proposed design would not emit vapors or fumes that could travel beyond the boundary of Area A, and upon approval of the Planning Commission making the findings required for a Conditional Use Permit.
- Senior Care Housing upon approval of the Planning Commission making the findings required for a Conditional Use Permit.

Background

The subject property was part of a 28 acre citrus and avocado orchard that operated since the 1930s. However, the property was annexed by the City of Santa Barbara in 1973 and was zoned E-3 for single family residential. In 1984, the City Council adopted the Rancho Arroyo Specific Plan No. 4 (RASP) by Resolution No. 84-177, which applied at the time to two vacant parcels located between La Cumbre Plaza and the Hitchcock Auto Center. The adopted RASP provided for auto dealerships on Area A, affordable housing and auto dealerships on Area B, and market rate housing on Area C. The RASP also provided for the extensions of Hope Avenue and Hitchcock Way through the property, and the right-of-way dedications to allow the construction of hook ramps at the U.S 10/Calle Real/Hope Avenue intersections.

Area A, which includes the subject property, had a Single-Family (E-3) zone designation and the rezoning as part of the RASP added a Planned Development (PD) Overlay to allow automobile dealerships, with Areas B and C rezoned from Single-Family (E-3) to Multiple-Family (R-3) with a PD Overlay to allow automobile dealerships.

In 1985, the City Planning Commission approved Resolution No. 109-85 for a Tentative Subdivision Map to divide the two existing parcels covered by the RASP into five parcels. Area A, comprised of one parcel, was divided into two parcels (A-1 and A-2), with Areas B and C comprised of one parcel, divided into three separate parcels (B-1, B-2, and C). Three of the parcels (Areas A-1, A-2, and B-2) were designated for auto dealership uses, with two of the parcels (Areas B-1 and C) designated for housing.

The originally proposed Tentative Subdivision Map showed Area A being divided into two roughly equally sized parcels; however, for reasons unclear in the record, the approved subdivision divided Area A into one 6.68 acre parcel (Area A-1) and one 1.76 acre parcel (Area A-2).

In 1986, the City approved Specific Plan Amendment No. 1 to the RASP by Resolution No. 86-160. This amendment removed residential development potential from Area B-2 and essentially doubled the number of affordable residential units on Areas B-1 and C. As part of this amendment, it was agreed that if auto related uses were not developed on B-2 within five years, residential uses would be allowed.

A subsequent specific plan amendment was requested in 1987 to allow automobile services (e.g., service bays) on Area B-2, which was expressly prohibited under the RASP. The City denied the request to amend the RASP; citing the use was incompatible with surrounding residential uses. As automobile servicing is a vital component to the success of an auto-dealership, the denial to allow such services, resulted in Area B-2 being developed with affordable residential units.

In 1995, the 6.68 acre Area A-1 was subdivided into two lots, creating two approximately 3.34 acre sized parcels, which were subsequently developed with new auto dealerships.

The 1.76 acre Area A-2 has never been developed and remains vacant today. Temporary uses for seasonal Christmas tree and pumpkin lot sales have been permitted over the years.

Rationale For Initiation of Specific Plan Amendment

The approval of the RASP was based upon the achievement of the provision of affordable housing, installation of traffic improvements including the extension of Hope and Hitchcock between State and Calle Real, and accommodation of automobile dealerships due to their important contribution to the City's economic base. To date, it can be stated that the overall objectives and goals of the adopted RASP and surrounding area have been fully implemented and accomplished. The RASP has been developed as envisioned with market rate and affordable residential housing, new auto dealerships, and substantial traffic improvements (see attached aerial photo).

The only remaining parcel within the RASP not developed is the subject 1.76 acre parcel. As noted above, the originally proposed Tentative Parcel Map divided Area A into two separate, but essentially equally sized parcels. However, for reasons unclear in City records, the proposed subdivision line dividing Area A was shifted northward, creating instead, a 6.68 acre parcel and the 1.76 acre parcel. This change essentially eliminated any potential to develop a future auto dealership on what became a small, irregularly shaped, and constrained parcel. The property basically became a "remnant" lot as a result of the 5-lot subdivision. A "remnant" lot is typically defined as a lot that is small in size, irregular in shape, undeveloped for years, and has physical limitations making the site mostly, if not entirely unbuildable.

The subject lot is indeed small in size, particularly for new auto dealerships, irregular in shape, and constrained by setbacks from Arroyo Burro Creek, the Mission Ridge Fault, City road right-of-way and setback requirements, a 25-foot equestrian and hiking trail easement, and a drainage easement that significantly reduce the overall buildable area on this lot (see attached "Plotted Easements"). The parcel is roughly half the size of the surrounding lots upon which the existing auto dealerships are located. The average minimum lot size of the surrounding auto dealerships is 3 acres (see attached parcel map). All of these factors contribute to this lot remaining vacant and undeveloped since approval of the 5-lot Tentative Subdivision Map in 1985.

Despite the efforts over the last 28 years to market this "remnant" undersized and constrained parcel for auto related uses, the subject lot remains vacant. According to local commercial real estate brokers, not only is the parcel too small and constrained to accommodate an auto dealership, the Santa Barbara area is considered saturated with auto dealerships, which is why a portion of the former Mel Clayton Ford site remains vacant today. Even use of the property as a potential "shelf space" (vehicle inventory storage) for an existing auto dealership does not make economic sense; it is simply too expensive. This is further evident by recent discussions with adjacent auto dealerships to gauge their interest in the property. The property simply does not work from an economic perspective for auto related uses.

The proposed Alzheimer's/Senior Care facility on this property would be consistent with the new General Plan land use designation for the property and is an allowed use under the existing base zone of E-3 and the PD Overlay, subject to a Conditional Use Permit. No rezone would be required for the proposed Alzheimer's Care facility. However, it is our understanding that City staff would recommend concurrently processing initiation of a "consistency rezone" for the property from the E-1 (single family) zone to the R-3 (multi-family) zone to be consistent with the new General Plan designation of Commercial/Medium-High Density Residential (15-27 dwelling units per acre) applied to the property as part of the City's 2011 General Plan Update. The Alzheimer's/Senior Care facility would also further the City's land use and housing goals, objectives, and actions as identified in the City's recently updated 2011 Land Use Element and 2011 Housing Element, providing for much needed Community Benefit Housing, such as market and affordable rate senior care (special needs) housing. It is our understanding that this property has been identified as a potential affordable housing or senior care housing site in the City's Housing Element.

In short, the proposed Alzheimer's/Senior Care facility on this "remnant" lot would not impair the City's ability to fully implement the Rancho Arroyo Specific Plan, as we believe the goals and objectives of the Specific Plan have been fully met, if not exceeded. As noted above, the RASP has been developed as envisioned with market rate and affordable residential housing, new auto dealerships, and substantial traffic improvements. The proposed project provides an excellent opportunity to provide much needed special needs housing on a constrained lot in an ideal location within the community.

Specific Plan Amendment

Project Description

The proposed Alzheimer's/Senior Care project involves the development of a two-story, 54,222 square foot, 84-bed facility on the 1.76 acre parcel (APN: 051-240-008) located at 251 S. Hope Avenue (see attached site plan). The proposed project would provide daily care with basic living tasks for Alzheimer's patients and Assisted Living spouse residents. The facility would be licensed by the State of California Department of Health and provide 24-hour registered nurse care within a secure building, with doctors available on call. The Alzheimer's/Senior Care facility is a low traffic generator, since residents do not have vehicles. No trees or significant vegetation would be removed as a result of development of the proposed project.

Environmental Considerations

Traffic/ Circulation:

The proposed project is not a high generator of vehicle traffic. Residents of the facility do not own vehicles and a majority of the employees of the facility typically use public transportation. Consequently, we do not anticipate any significant traffic and/or circulation impacts from implementation of the proposed project.

Noise:

The project site is located over 500 feet from U.S. 101 Freeway and the site is shown within the 60 dBA noise contour of the City of Santa Barbara's Noise Contour Map. Noise from operation of the adjacent auto dealership is not anticipated to be an issue. The existing service bays are mostly, if not entirely located within an enclosed area and oriented in a manner that directs noise away from the proposed Alzheimer's/Senior Care facility. Furthermore, the adjacent auto dealership did not include an external loudspeaker system as part of the approved project. Consequently, no nuisance noise is anticipated to occur from the adjacent auto dealership.

Biology:

Arroyo Burro Creek is located on the western property boundary of the project site. The proposed project includes a 25-foot setback from the concrete lined creek channel for the equestrian/hiking trail. The vegetation in and around the concrete lined creek channel is not considered high quality habitat. There are many invasive and non-native species located within the creek area. No vegetation along the concrete lined creek channel area is proposed to be removed as part of development of the proposed project.

Policy Considerations

The General Plan designation of the project site is Commercial/Medium High Residential (15-27 du/acre). The proposed project and requested Specific Plan Amendment would, therefore, be consistent with the General Plan.

The approved RASP and Amendment No. 1 to the RASP allowed for a mix of infill development that included auto dealerships and residential uses. The primary goal of the RASP is to maximize the community wide benefits of securing the City's economic base with auto dealerships while providing affordable housing opportunities. We believe the proposed project along with the development of two auto dealerships and market and affordable housing within the RASP area further promotes and achieves the goals of the City's General Plan and RASP.

In addition, the proposed specific plan amendment is in the public interest and would not be detrimental to the public health, safety, or welfare of the City, as the Alzheimer's/Senior Care facility provides for much needed "Community Benefit Housing", in particular, senior care housing, which has been identified in the City' General Plan / Housing Element as an increasing need within the community; the subject property is physically suitable for the requested amendment and the anticipated land use development; the proposed project would ensure development of desirable character that would be harmonious with existing and proposed development in the surrounding neighborhood; the total area of the site and the setbacks of the proposed facility from property and street lines would be of sufficient magnitude in view of the character of the land and of the proposed development that significant detrimental impact on surrounding properties is avoided; the prescribed hours of operation and days of operation of the facility would be such that the character of the area is not inappropriately altered or disturbed; that the design and operation of outdoor lighting equipment will not be a nuisance to the use

of property in the area; the appearance of the developed site in terms of the arrangement, height, scale, and architectural style of the buildings, location of parking areas, landscaping and other features is compatible with the character of the area and of the City; and the proposed project would not create any potentially significant negative effects upon environmental quality and natural resources that would not be properly mitigated and monitored.

It is for these reasons we believe the proposed project and requested specific plan amendment is consistent with the General Plan and Specific Plan.

CONCLUSION

The proposed Alzheimer's/Senior Care facility project will provide much needed senior care housing in the community on a lot, well suited for such use. We feel the Alzheimer's/Senior Care facility project at 251 S. Hope Avenue is a strong project that will be compatible with the surrounding residential and commercial uses on Hope Avenue. The project will include sustainable design elements that are intended to enhance the use and livability of the project while leaving as little an environmental footprint as possible.

On behalf of Mr. Don Hughes, we would like to thank the Council for its time and consideration, and respectfully request the Council's support of the requested Specific Plan Amendment Initiation. Should you have any questions or concerns regarding our request prior to the hearing date, please do not hesitate to contact me at (805) 308-8533.

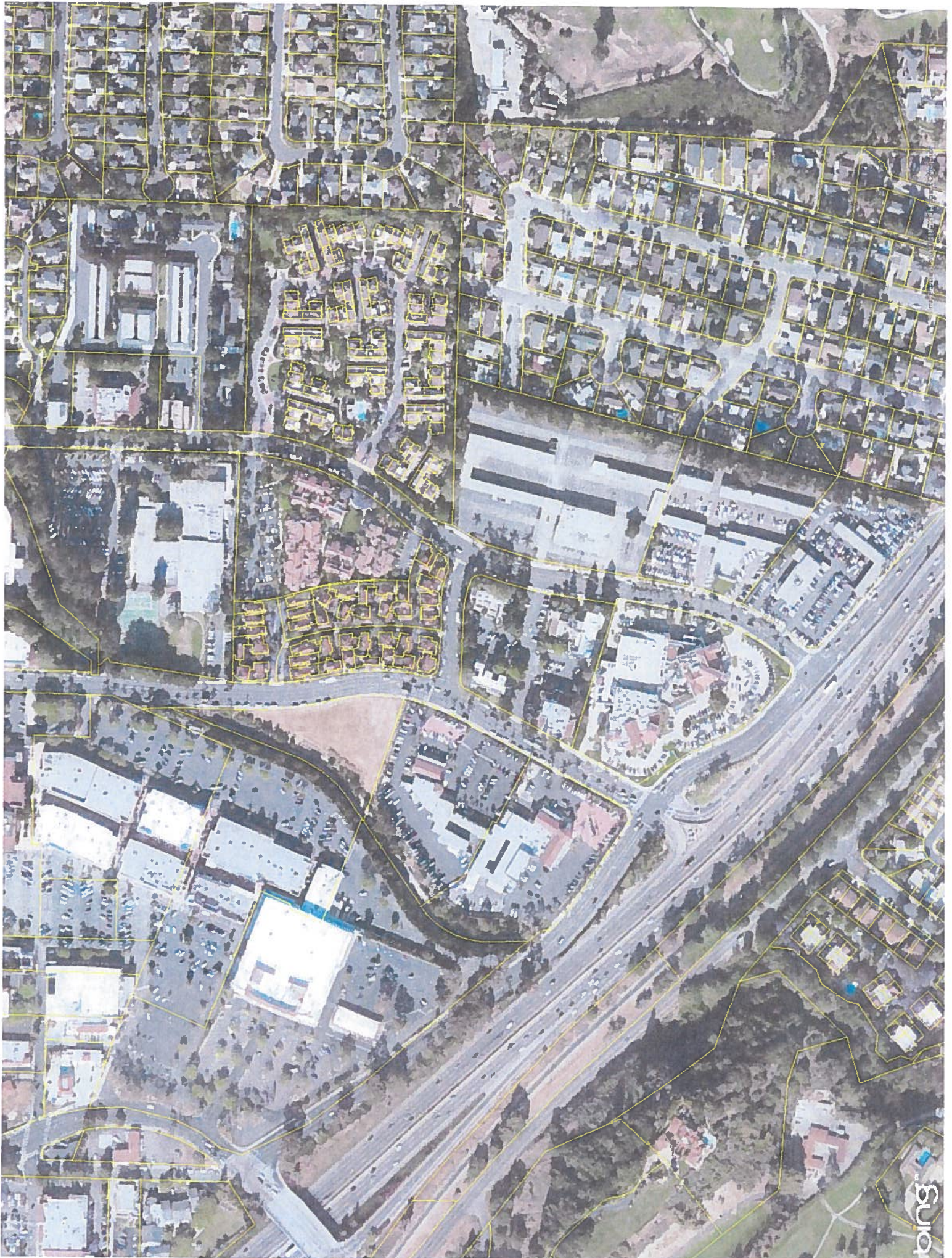
Sincerely,



John T. Cuykendall
Project Manager/Environmental Planner

Attachments: Aerial Photo
 Plotted Easements
 Parcel Map
 Exterior Perspective and Site Plan

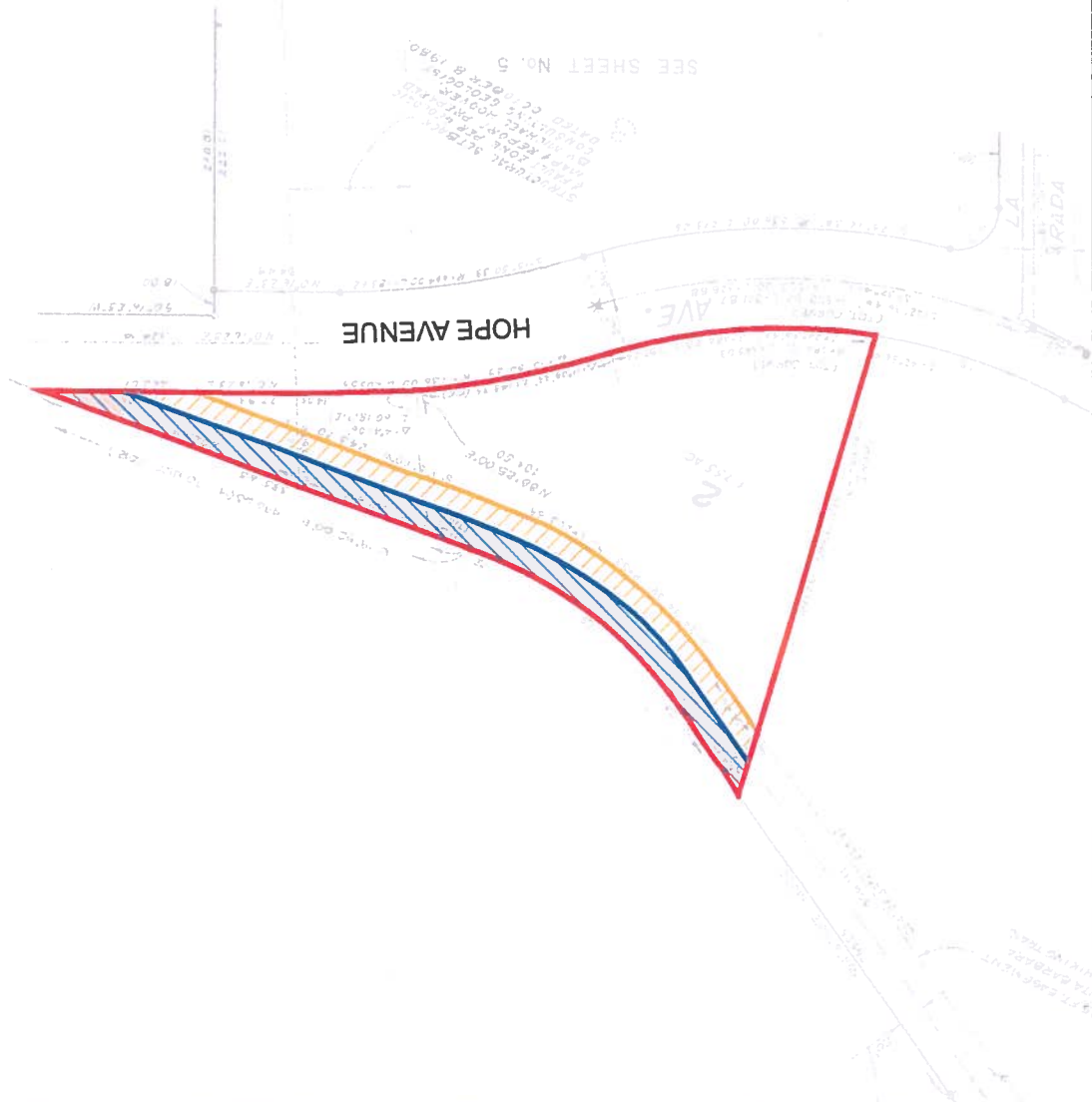
cc: Don Hughes
 Don Pitarre, Siena Senior Living
 Bill Thurston, Pacific Summit Development





First American
Title Company

Reference No.: 3943091
County: Santa Barbara



Plotted Easements

Legend



PIQ

05/20/1947 # 6610 Bk728
Pg487 (Public Utilities -
Not Plottable)

04/14/1966 # 12546 Bk2147
Pg1057 (Re-Recorded
05/03/1966 # 14940
Bk2150 Pg361)
(Drainage and Ditch)



Tract Map Bk150 Pg50
(Equestrian and Hiking Trial)



10/17/1988 # 88-66712
(Driveway)



Tax ID: 051-240-08

Short Legal: Lot 2 Tract Map # 20,448 Bk150 Pg50

Map Not
To Scale

This map may or may not be a survey of the land depicted hereon. You should not rely upon it for any purpose other than orientation to the general location of the parcel or parcels depicted. First American Title expressly disclaims any liability for alleged loss or damage which may result from reliance upon this map.

POR. PUEBLO LANDS & RANCHO LAS POSITAS Y LA CALERA

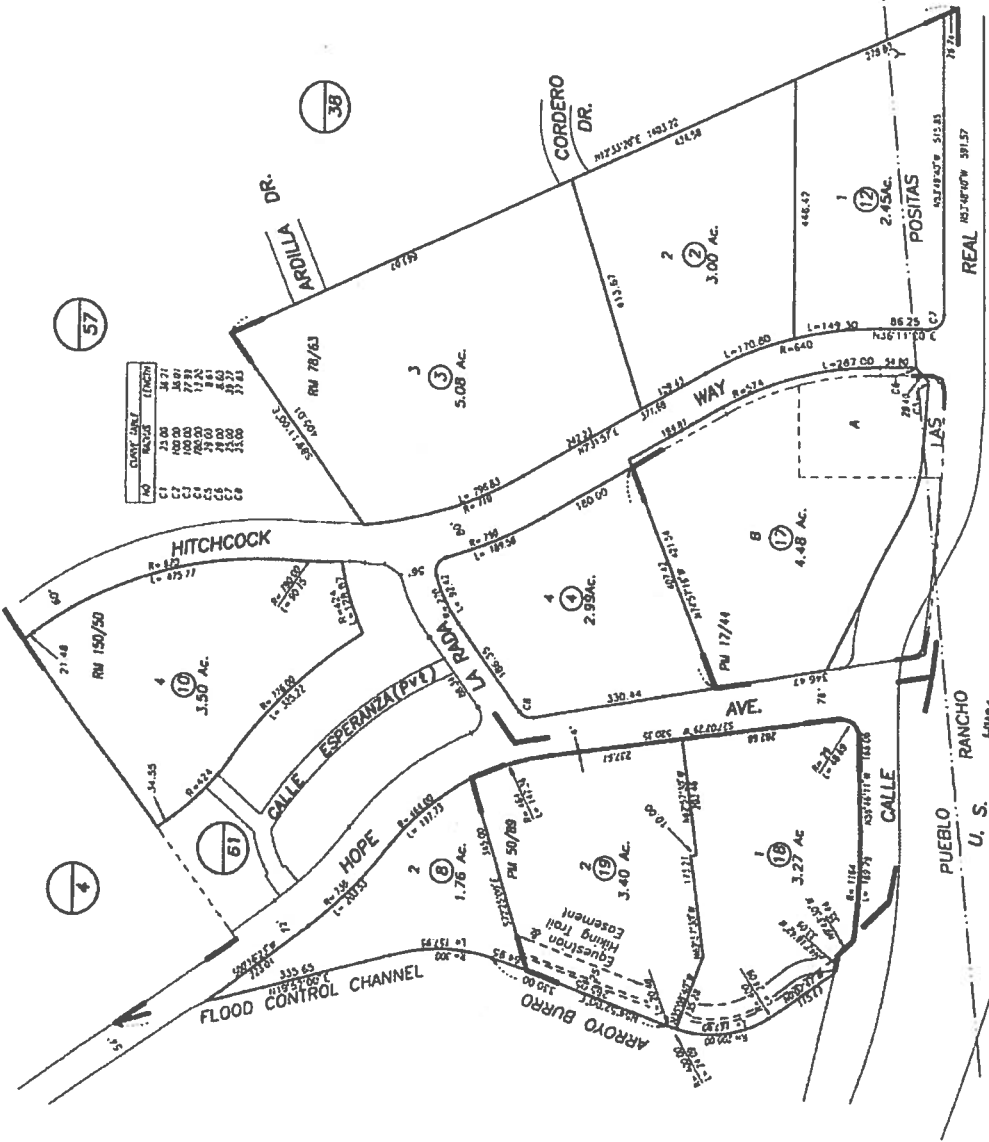
051-24



rotation = 37°

1" = 200'
Scale ±

NO.	CHUCK LARK (ACRES)
1	11.00
2	10.00
3	100.00
4	77.91
5	17.25
6	25.00
7	21.00
8	4.60
9	11.00
10	31.21



NOTICE
Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building area.

City of Santa Barbara
Assessor's Map Bk, 051 -Pg. 24
County of Santa Barbara, Calif.

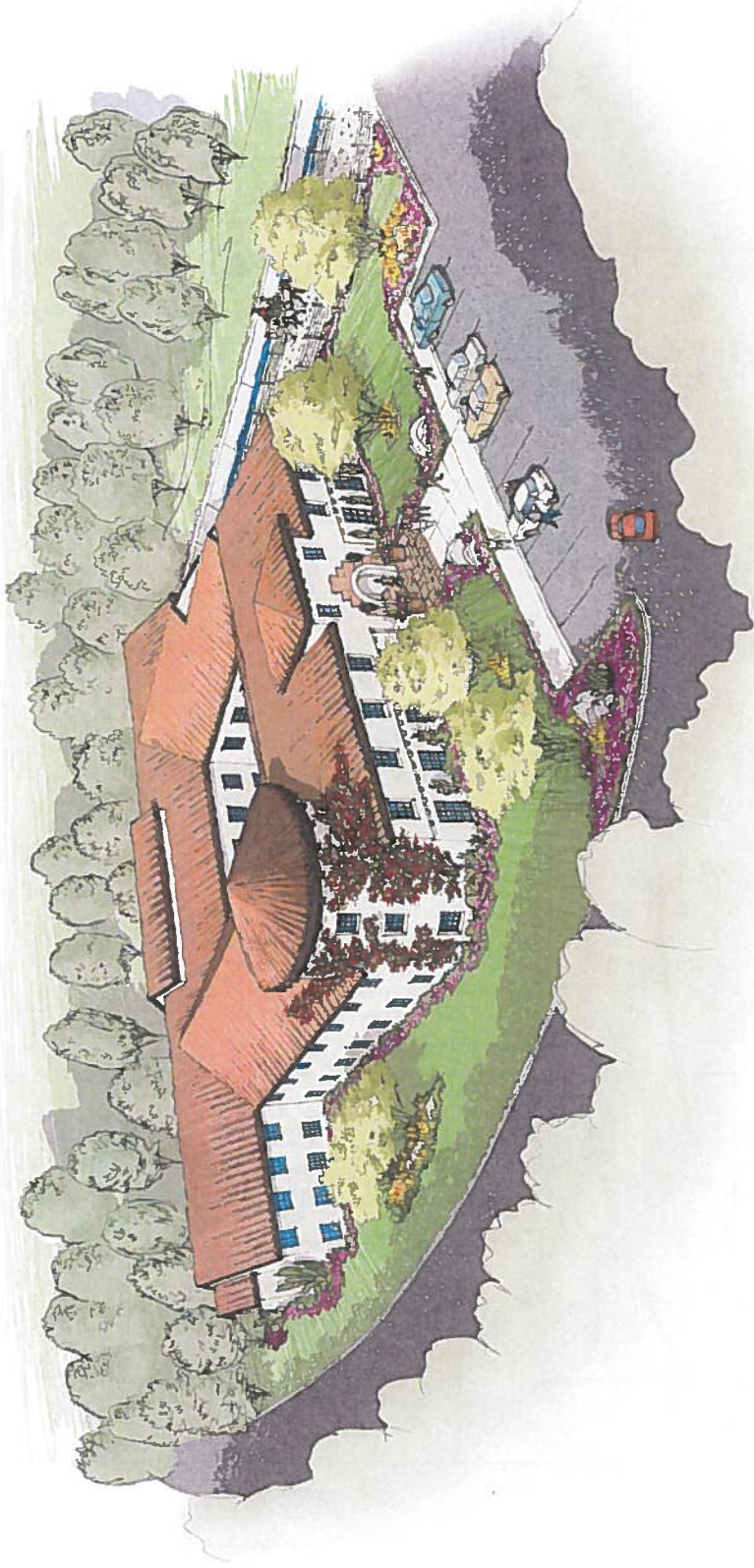
04/97
21 into 810-16 into 13, Phase 2
22 into 810-34 into 40, Phase 3

49
03

08/05/1986 R.M. Bk. 150, Pg. 50-54 ; Tract 20448
01/11/1972 R.M. Bk. 78 , Pg. 63-64 ; Tract 11054

101

PUEBLO RANCHO
U. S. HWY

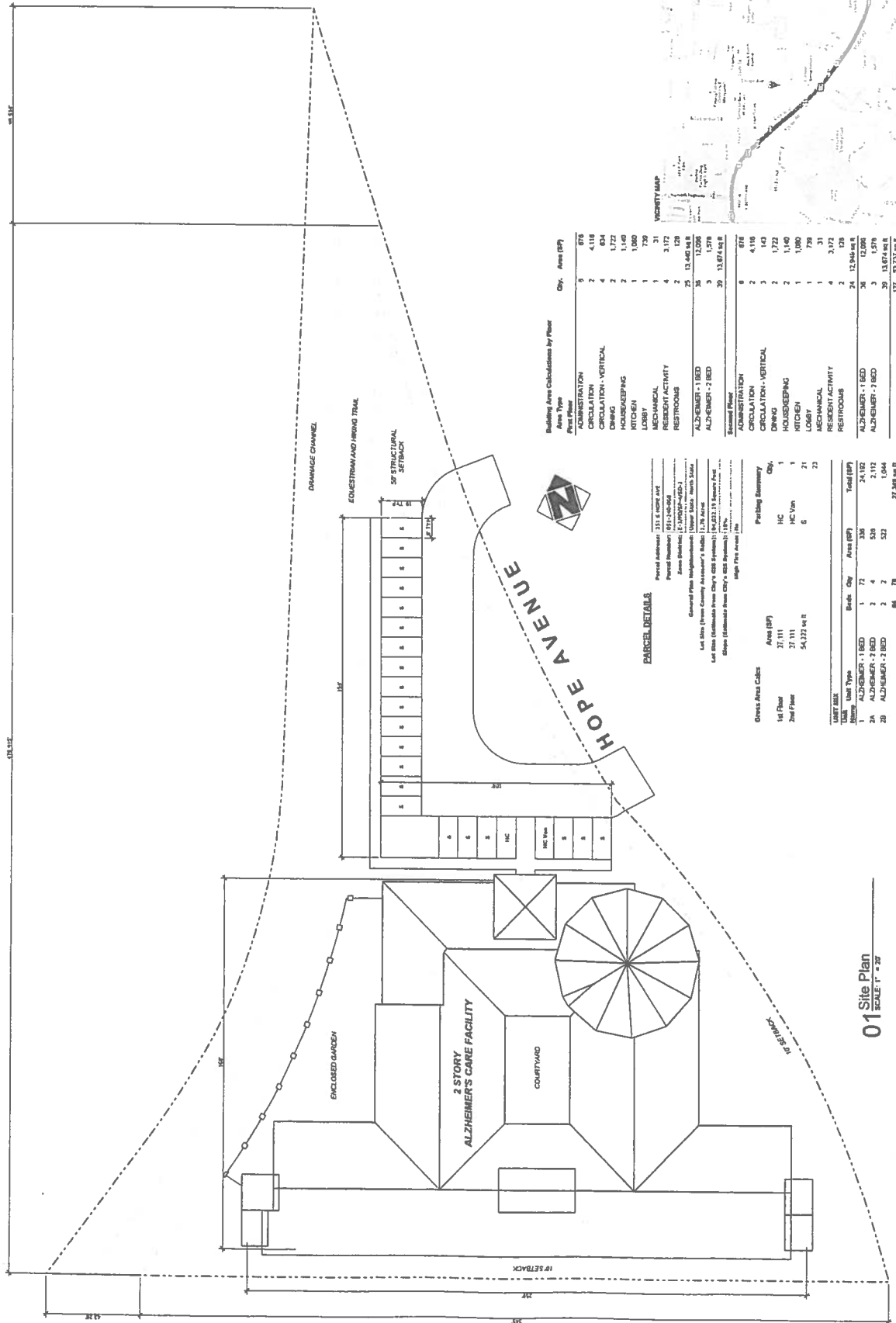


**Alzheimer's Care Facility
Pacific Summit**

251 S. Hope Ave.
Santa Barbara, CA 93105

**Exterior Perspective
A1**

PROJECT NO. 04318
PLOT DATE: 7/12/2013



Building Area Calculations by Floor

Use	Area (SF)	Area (sq ft)
ADMINISTRATION	2	4,116
CIRCULATION - VERTICAL	4	824
DINING	2	1,722
HOUSEKEEPING	2	1,140
KITCHEN	1	1,090
LOBBY	1	728
MECHANICAL	4	3,172
RESIDENT ACTIVITY	2	128
RESTROOMS	2	12,298
ALZHEIMER - 1 BED	25	13,445 sq ft
ALZHEIMER - 2 BED	3	1,278
ALZHEIMER - 3 BED	3	1,278
Second Floor	30	13,872 sq ft
ADMINISTRATION	6	616
CIRCULATION	2	4,116
CIRCULATION - VERTICAL	3	143
DINING	2	1,722
HOUSEKEEPING	2	1,140
KITCHEN	1	1,090
LOBBY	1	728
MECHANICAL	4	3,172
RESIDENT ACTIVITY	2	128
RESTROOMS	2	12,298
ALZHEIMER - 1 BED	24	12,245 sq ft
ALZHEIMER - 2 BED	3	1,278
ALZHEIMER - 3 BED	3	1,278
Total	127	52,772 sq ft

Parcel Details

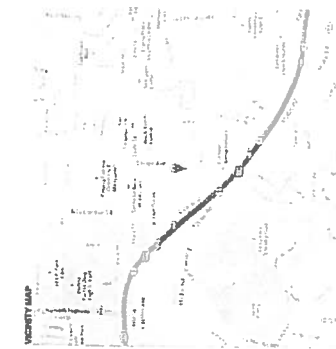
Parcel Address: 331 S. Hope Ave
 Parcel Number: 091-14-004
 Zone District: E-1 (MNDP-100)
 General Plan Designation: Urban Services - Heavy Scale
 Lot Area (from County Assessor's Maps): 1.74 Acres
 Lot Area (Estimated from City's GIS System): 19,422.13 Square Feet
 Slope (Estimated from City's GIS System): 18%

Overall Area Calculations

Use	Area (SF)	Area (sq ft)
1st Floor	37,111	37,111
2nd Floor	54,372 sq ft	54,372
Total	91,483	91,483

Unit Type

Unit Type	Count	Area (sq ft)	Total (sq ft)
ALZHEIMER - 1 BED	1	72	24,192
ALZHEIMER - 2 BED	2	520	2,112
ALZHEIMER - 3 BED	2	522	1,044
Total	5	794	27,348 sq ft



01 Site Plan
 SCALE: 1" = 20'