

CORRESPONDENCE

City Council
Santa Barbara, CA

Dear Members of the City Council:

May 14, 2011

We would like to express our strong support for the Valle Verde Retirement Community Master Plan, which was approved recently by the Planning Commission. Unfortunately the Commission's decision was appealed, and the Plan will be before you for a hopefully final and positive decision shortly.

We all know that there is a great need for more senior housing in the Santa Barbara area. Valle Verde is unique in the quality of life that it provides for seniors, enabling them to live a happy, active, and often still independent and productive life. It indeed is a valuable resource to the Santa Barbara community; but the demands for its services exceed its capacity. It is shortsighted to limit the modest expansion proposed in the Valle Verde Master Plan.

The Valle Verde Campus is a delightful place enjoyed not only by its residents, but also by many in the neighboring community who take advantage of the pleasant walkways among greenery and flowers. This environment adds immensely to the quality of life for all. The Master Plan is designed carefully to maintain this environment and in some ways to improve it. For instance, much of the on-street parking by staff, which has prevailed since the early days of the community nearly half a century ago, will be moved to on-Campus parking facilities.

Since the early Conceptual Review in 2006, Valle Verde has gone a long way to make changes in response to objections from neighbors in the Hidden Oaks community. In our view these changes already have diminished the benefit that the residents of Santa Barbara will derive from the implementation of the Master Plan. Any further reductions of the scope of the project would further reduce the benefits for many to accommodate the unfounded objection of a few.

Permit us to reaffirm our strong and enthusiastic support of the Valle Verde Master Plan. It is late already; but all is not yet lost and it is time now for you to make a positive decision.

Respectfully yours,

Guenter Ahlers
Professor of Physics
805-893-3795 (voice)
guenter@physics.ucsb.edu
<http://www.nls.physics.ucsb.edu>

June Ahlers
Volunteer,
SB Chamber of Commerce Visitors'
Center,
Docent, SB Courthouse
juneahlers@cox.net

1051B Senda Verde
Santa Barbara CA 93105
805-687-2820

Rodriguez, Cyndi

From: bspangler2@cox.net
Sent: Tuesday, May 31, 2011 9:42 PM
To: Rodriguez, Cyndi
Subject: Valle Verde project

Mr, Bill Spangler
1111 Senda Verde
Santa Barbara, CA 93105

June 1, 2011

City Council
735 Anacapa
Santa Barbara, CA 93101

Dear City Council Members:

I live at the Valle Verde Retirement Community and am writing to urge you to give final approval for construction of the planned changes to Valle Verde. Many changes have been made during the planning process at the Planning Commission's request to include changes requested by neighbors and the city. A lot of money collected by the Valle Verde owners has been spent during this process which has not produced any brick and mortar work so far. All of this money has come out of the pockets of the residents like myself at the end of the day.

The Planning Commission has determined to their satisfaction that there are now no serious defects in the design. I strongly agree with this decision. People opposing the project will of course continue to raise objections. Such is the nature of trying to build something in a nice place like Santa Barbara, but there should be limits to unreasonable delays in getting final approval on a project. I believe we are now in the unreasonable delay phase of the project. And we have spent more than enough residents' money to date.

Please move ahead with approval of the Valle Verde development project. The over 400 residents want it as far as I know. The project will be good for Santa Barbara by providing more needed quality housing for seniors and immediately providing local jobs for the construction industry.

Thank you,

Bill Spangler

Rodriguez, Cyndi

From: Janddodowd@aol.com
Sent: Tuesday, May 31, 2011 12:04 PM
To: Rodriguez, Cyndi
Cc: tayars@cox.net
Subject: Valle Verde Master Plan/Support for Approval
To: Santa Barbara City Council

Ladies and Gentlemen:

I am writing in strong support of the Valle Verde Master Plan which has been under consideration for years. It is time to move forward with this plan to expand and improve this attractive and vital retirement community.

My husband and I moved to Valle Verde six years ago and have never regretted our decision. We have enjoyed the freedom from the daily chores of home ownership, the abundance of activities available and, most of all, the interaction with a remarkable group of fellow residents. My hope now is that Valle Verde will be allowed to add new units and update the current homes to serve the growing need for senior housing. The Master Plan will not only serve the seniors who move to Valle Verde but will also benefit the young families who will move into the vacated homes as they become available.

I commend the Planning Commission and the Architectural Board of Review for their careful examination of the Master Plan and for the suggestions that have helped improve many aspects of the original plan. There has also been a great deal of input from Valle Verde residents and staff and neighbors which has contributed to the Plan which has been unanimously approved by the Planning Commission. All of that thought and effort should now be put into action without further delay or changes

Respectfully,

Janet L. O'Dowd
801-A Senda Verde
Santa Barbara, CA 9310
569-2510

Rodriguez, Cyndi

From: Larry Wilson [landc.wilson@cox.net]
Sent: Wednesday, June 01, 2011 2:46 PM
To: Rodriguez, Cyndi
Cc: Toby Ayars; Alexa Steadman; Ron Schaefer
Subject: Valle Verde Master Plan - Please Approve
Attention: Santa Barbara City Council Members

I am writing to express my strong support for the Valle Verde Master Plan project that will be considered by the City Council on June 14th.

I am not a resident of Valle Verde but have served as member of the Valle Verde Advisory Board for over 8 years. As such I have been able to closely observe the project from its initial conception to the present. Throughout the process I have been impressed by the care that Valle Verde management has taken to fully consider the desires and concerns of its residents, the local neighbors (including residents of Hidden Oaks Estates) as well as feedback received from the Planning Commission and the Architectural Board of Review. In my judgment, Valle Verde management has listened carefully and has responded with constructive and meaningful site design changes that have been highly responsive to feedback received regardless of the source. A few examples include: 1) an expanded setback buffer from Hidden Oaks Estates, 2) Off street parking for all employees, 3) a 9.8 acre oak woodland preserve. My discussions with both residents and many of the neighbors (including some residents from Hidden Oaks Estates) affirms my personal observations. Clearly a few residents from Hidden Oaks Estates are unhappy with the Valle Verde proposal and it is my belief that no amount of accommodation will suffice short of a complete termination of the project.

In conclusion:

- I believe that Valle Verde has been responsive and responsible throughout the process. After attending the recent Planning Commission hearing on this project it was my sense that virtually all members of the Commission also share this view. In fact, I believe that Valle Verde has been a most responsible member of the greater Santa Barbara community. A few examples of this responsibility include: Meals on Wheels, Serenity House (Hospice), the Santa Barbara Symphony, support to the Alzheimer Assoc, hosting occasional educational and other community events and providing significant tangible contributions to the Hidden Valley area such as the deeding of property for the Hidden Valley Park. Such actions directly benefit the City of Santa Barbara and its citizens well beyond the boundaries of the Valle Verde community.
- It is now time to finalize this project. There is a recognized shortage of Senior Housing in Santa Barbara. This project is a step in the right direction in addressing this shortage. *I strongly recommend that City Council unconditionally affirm the recommendation of the Planning Commission.*

Sincerely,
Larry Wilson
Valle Verde Advisory Board

6/2/2011

June 2, 2011

To: City Council
735 Anacapa Street
Santa Barbara, CA 93101

Fr: William A. Kelsey
1025-C Senta Verde
Santa Barbara, CA 93105
(805) 682-1611

Dear Council Members:

I am very supportive of the Valle Verde's Master Plan as it is being presented to you. The plan takes into account resident and neighbor comments as well as those of City staff, Architecture Board of Review hearings, and Planning Commission reviews. Please do not make additions or changes to these expansion plans.

The residents of Valle Verde think it is very important to keep the single-story campus architecture, which gives us a park like home with a large protected oak woodland. Senior housing is important to the surrounding community and it is important that the campus be upgraded and expanded to meet senior housing needs now and in the future.

Sincerely,

William A. Kelsey

Rodriguez, Cyndi

From: JMY8S@aol.com
Sent: Thursday, June 02, 2011 8:04 PM
To: Rodriguez, Cyndi
Cc: tayars@cox.net
Subject: Valle Verde Master Plan

To: Santa Barbara City Council members:

I am a resident of the Valle Verde Continuing Care Retirement Community. I support the Master Plan.

Valle Verde has revised its Master Plan to meet all requests from neighbors and municipal bodies. The plan has been approved by the Planning Commission and Architectural Board of Review. Senior housing is listed as a community benefit in both the City's General Plan and General Plan update.

In general it can be said that facilities for the care of seniors will be required at a much greater rate than in the past, for at least one reason: there will be more and more of them. Family members as care-givers will have more and more demands placed upon them, as they (the care-givers) will have less and less capability to provide them. Valle Verde, as well as other senior care providers, need to expand to meet the obvious demand as it grows. It seems reasonable to ask of the City Council members if there will be a place for their senior relatives - or perhaps themselves - as time goes by.

Please cast your vote to approve Valle Verde's Master Plan.

Best regards,

John M. (Jack) Yates
jmy8s@aol.com
1120 Calle de los Amigos
Santa Barbara, CA 93105
805 682 8169

Rodriguez, Cyndi

From: Simon Fox [simon@adventuresincaring.org]
Sent: Sunday, June 05, 2011 2:32 PM
To: Rodriguez, Cyndi
Cc: tayars@cox.net
Subject: Valle Verde Retirement Community's Master Plan

Dear Mayor and City Council Members,

I am writing in support of Valle Verde's plan to build more senior housing in Santa Barbara. As Executive Director of the Adventures in Caring Foundation I have seen a lot of senior living communities and long term care facilities. I can tell you from first-hand experience that Valle Verde is wonderful a campus for seniors. Our volunteers visit the patients in its health center all year round, and we have had a strong partnership with Valle Verde, for 25 years. The staff and residents of Valle Verde really care, and in my view it is the perfect place for more senior homes in our community. In fact, if not there, where?

I hope you will vote in favor of the Valle Verde plan.

Sincerely,

Simon Fox
Executive Director



Adventures in Caring Foundation
1528 Chapala Street, Suite 202
Santa Barbara, CA 93101
Tel: 805.962.4500 ext 2
Fax: 805.962.2926
Web: www.AdventuresInCaring.org

Rodriguez, Cyndi

From: Janddodowd@aol.com
Sent: Sunday, June 05, 2011 2:10 PM
To: Rodriguez, Cyndi
Subject: Valle Verde Master Plan: Please approve
To: Santa Barbara City Council

Dear Sir or Madam:

I urge members of the City Council to adopt without changes the Valle Verde Master Plan as approved by the Planning Commission. This plan has been under review for the past five years and has been modified repeatedly to meet the concerns of city agencies and neighbors. All the significant reservations have been addressed and it is time to begin the project.

I have been a resident of Santa Barbara for 20 years and six of those years I have lived at Valle Verde. Many of my friends and acquaintances have been interested in the possibility of moving to a retirement community in Santa Barbara. They observe that the opportunities in Santa Barbara are limited. We have only five Continuing Care Retirement Communities (CCRC) and Valle Verde is probably the only one with space to expand. Given the cost of land it is hardly conceivable that another CCRC will be built in or near the city. In other cities the standard design of a CCRC is a high rise structure. That is unlikely to be acceptable in Santa Barbara. The need for more CCRC options in the future is certain. I urge you to endorse the Valle Verde Plan and let it proceed without further changes.

It may be worth noting that most of the residents at Valle Verde have previously owned homes in Santa Barbara. As empty nesters move to Valle Verde they free up desirable homes in the city making homes available in a city with a very constrained housing stock. The new units will permit this process to occur at a slightly greater level.

Valle Verde residents have played vital roles in the life of Santa Barbara as working professionals, as volunteers and as generous contributors to many city institutions. We look forward to having a few more people in our new housing who will participate in this warm relation between this small community and the city in which we live.

Please approve the Valle Verde Master Plan as it now stands without further changes and permit the building program to move forward.

Sincerely,

Donald D. O'Dowd
801-A Senda Verde
Santa Barbara, CA 93105

6/6/2011

Rodriguez, Cyndi

From: Russ Tyler [ruschar@cox.net]
Sent: Sunday, June 05, 2011 1:56 PM
To: Rodriguez, Cyndi
Cc: tayars@cox.net
Subject: Valle Verde Master Plan

To the Santa Barbara City Council: This e-mail is sent in support of the Valle Verde Master Plan and to urge the denial of the appeal with no changes. The plan has been well researched and is presented with many compromises. It has been unanimously approved by your Planning Commission and is well supported by many neighbors and institutions.

I was Director of Clinical Services of the S.B. County Department of Public Health from 1975 to 1980 and was Director of the S. B. Department of Veterans Services Out Patient Clinic from 1980 to 1995. My experience in these positions and my previous eighteen years in private practice make me painfully aware of the need for retirement communities like Valle Verde for the oncoming expansion of the baby boomer demographic of senior citizens.

Again, please deny the present appeal and approve the Valle Verde Master Plan with no further changes.

Sincerely, Russell D. Tyler, M.D., FACP, FACPE

Rodriguez, Cyndi

From: Kathlyn Paxton [kathlynpaxton@gmail.com]
Sent: Monday, June 06, 2011 1:25 PM
To: Rodriguez, Cyndi
Subject: Rutherford Development, Valle Verde

Dear City Council,

In preparation for the Council meeting on June 14th regarding the Valle Verde Master Plan, my husband Bill and I would like to express our strong support. We are currently living in our own home but are on the waiting list for a residence at Valle Verde. As the leading edge of the baby boomers, we are conscious of the growing scarcity of options for senior living. Although demand is certainly not enough to persuade a favorable vote, in our view, the plan has been thoroughly thought out and reviewed by the county over many months and has received Planning Commission approval.

We appreciate the opportunity to be heard.

Sincerely,

Bill and Kathlyn Paxton
1042 Via Los Padres
Santa Barbara, CA 93111

Rodriguez, Cyndi

From: pdking@cox.net
Sent: Monday, June 06, 2011 1:33 PM
To: Rodriguez, Cyndi
Subject: Valle Verde Project Appeal

June 4, 2011

Dear Council members:

We are writing you regarding the Appeal To Deny Approval of the Valle Verde Master Plan Project. We urge you to deny this Appeal and approve the project of this very worthwhile upgrade to the Valle Verde community. We are relatively new residents of Santa Barbara, one of us moving here from Canada and the other from San Luis Obispo. Like others in our community, we feel it was one of the best moves in our life.

Valle Verde is an outstanding retirement community and this Master Plan will bring to completion the upgrading of this community consistent with its outstanding ambience. We have not been here through the long history of changes and modifications this project has seen over the last eight to ten years, but now it is time to move on without burdening the project with additional delaying changes or conditions. Valle Verde has completely satisfied the Planning Commission's many requests as evidenced by their unanimous approval.

You represent the final step in the approval process and we urgently request your denial of the appeal and approval of the project.. This will expand the serious availability of senior housing in Santa Barbara, giving others the opportunity to enjoy coming here as much as we have.

Respectfully yours,

Paul D. and Verna M. King

1102D Calle de los Amigos
Santa Barbara CA

Rodriguez, Cyndi

From: Lorilee Torrey [LBT@atlassmarketing.com]

Sent: Monday, June 06, 2011 1:23 PM

To: Rodriguez, Cyndi

Cc: tayars@cox.net

Subject: Valle Verde Master Plan

I am writing on behalf of the entire Torrey Family, residents of Santa Barbara since 1949, to express our support for The Valle Verde Retirement Community's Master Plan:

- this project is NEEDED and we support it!
- senior housing is a community benefit and priority for Santa Barbara
- the current Master Plan up for approval has many significant changes which are deserving of Planning Commission approval - this isn't the same project that was conceptually reviewed in 2006
- Valle Verde has been in the neighborhood since 1966 and it's a compatible, successful and much needed part of Santa Barbara
- NOW is the time to certify the Environmental Impact Report - independent review found NO significant impacts!
- NOW is the time to approve Valle Verde's Master Plan

The Torrey Family sincerely hopes that for the benefit of the entire community, and seniors in particular, that you approve Valle Verde Master Plan.

Respectfully,

Lorilee Torrey - The Torrey Family

lorilee torrey
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3905 state street, suite 7
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fx 805.681.2566
cell 805.403.1311
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LBT@atlassmarketing.com



MARKETING & MEDIA

Rodriguez, Cyndi

From: hlevyjr@cox.net
Sent: Monday, June 06, 2011 3:56 PM
To: Rodriguez, Cyndi
Cc: tayars@cox.net
Subject: Valle Verde Master Plan, City Council Hearing, June 14, 2011

To the members of the Santa Barbara City Council.

As a 15 year resident of Valle Verde, I am writing to urge your approval of the Valle Verde Master Plan, and to re-certify the Environmental Impact Report. I believe that senior housing is an important benefit to its residents and to the City of Santa Barbara, and that Valle Verde, which has been in operation here since 1966, has demonstrated its ability to provide the best. With its single story housing and beautiful landscaping, It is certainly harmonious with the neighborhood. The new structures included in the Master Plan will simply enlarge this desirable ambiance.

I am a lifelong (94 years) resident of Santa Barbara, and love it dearly. I urge you most sincerely to give your approval.

Henry Levy, Jr.

828-B Calle de los Amigos
Santa Barbara, CA 93105
June 5, 2011

City Council
735 Anacapa
Santa Barbara, CA 93101

Re: Valle Verde Master Plan Project
App. No. MST2005-00742

Dear Council Members:

My wife and I have been residents of Valle Verde, in Independent Living, since March of 2006, shortly after the filing of the original Master Plan project with Santa Barbara. For over five years, we have enjoyed living in an environmentally friendly community, which is an asset to Santa Barbara through its award winning Green Building Initiatives. Valle Verde has won 5 green awards – city, county, and national. Our green planning incorporates native and drought tolerant landscaping, water conservation and recycling, solar energy production, and alternative energy efficient transportation. This green planning will continue with our project plans that will leave 67.4% of the campus as Green and Open Space. We will also be contributing to expanding the adjacent oak woodlands to 9.8 acres with planting of new oak trees that have been growing on-site for four years.

During these intervening 5 years since the application was filed, Valle Verde has responded to concerns of both the City and our neighbors by making changes to the plan of: building sites; setbacks; grading and retention walls; parking; proposed architecture; and, woodland preservation. Valle Verde has met or exceeded requirements for setback, density, grading, preservation of open space, and impact on the environment. With the project's unanimous approval by the Planning Commission, and the Commission's certification of the environmental impact report, the time has come to move ahead without further changes.

The new senior homes are a community benefit to Santa Barbara's General Plan Update. Valle Verde will continue to be an asset to its community and to Santa Barbara by serving seniors, providing health care, and maintaining a beautiful campus.

Please deny the appeals and vote to approve this project.

Sincerely,



Robert J. Buegler

Copy to: Toby Ayars at tayars@cox.net

828-B Calle de los Amigos
Santa Barbara, CA 93105
June 5, 2011

City Council
735 Anacapa
Santa Barbara, CA 93101

Re: Valle Verde Master Plan Project

Dear Council Members:

We moved to Valle Verde, Independent Living, 5 years ago – originally from New England, and having lived in the Southwest, and most recently the Midwest. We had a choice of different retirement communities, but came to Valle Verde because of its unique neighborhood character. This has not changed, and will not change in the revised Master Plan, already approved by the unanimous vote of the Planning Commission. Valle Verde is still a compatible neighborhood community, vital to Senior Living in Santa Barbara.

Please deny the appeals, and approve Valle Verde's Master Plan project.

Sincerely,



Marion D. Buegler (Mrs. Robert J.)

Copy to: Toby Ayars at tayars@cox.net

Julia M Springer

June 7, 2011

Santa Barbara City Planning Commission
c/o PCSecretary@SantaBarbaraCA.gov

Dear Commissioners,

I am writing to encourage the Planning Commission to certify the Final EIR for the Valle Verde Project as well as approve the project application along with the modifications, lot line adjustment and Conditional Use Permit required as part of the project.

The EIR addressed aesthetics, biology and transportation and circulation and found no significant unavoidable environmental impacts. The Valle Verde project is sustainable development, will not have a significant, cumulative impact on the environment and is a much needed expansion in the senior housing/care base of the community. In addition, Valle Verde has agreed to set back buffers and parking requirements that exceed usual requirements. The campus itself blends into the surrounding neighborhood and does not detract from the semi-rural atmosphere and, in my opinion, adds value both to the immediate neighborhood and the broader community.

The project plan has been amended and updated since it was first proposed in 2006 to meet CEQA requirements and address the concerns of neighboring home owners and now is the time for approval. It is understandable that there are neighborhood concerns but it seems to me that these have been addressed thoroughly by the EIR and the mitigations will do much to alleviate those concerns.

On a personal note, my mother lived her final twenty years at Valle Verde and my husband and I are hoping to move to Valle Verde in a few years. I was then, and have continued to be, impressed with all facets of the Valle Verde community – from the quality of care afforded the residents to the physical upkeep of the grounds and facilities. It is a quality community, one that should be encouraged to expand its capabilities to fill an ever growing need in our community for senior housing and life care.

Best regards,

Julia Springer

P.O. Box 904
Summerland, CA 93067-0904
(805) 695-0804
jmssb@cox.net

Rodriguez, Cyndi

From: Toby Ayars [tayars@cox.net]
Sent: Tuesday, June 07, 2011 2:54 PM
To: Rodriguez, Cyndi
Subject: FW: Valle Verde June 14 Hearing

Hi Cyndi,

The following is for the June 14 City Council Hearing in regards to the Valle Verde Master Plan. Charles Schneider tried to send it to you but it bounced back and asked me to forward to you. It looks as if he used a "q" instead of a "g" in your last name.

Best,
Toby

Toby Ayars
Ayars & Associates
805.845.5682
805.403.1309
tayars@cox.net

From: CHARLES SCHNEIDER [mailto:chasnjanie@verizon.net]
Sent: Tuesday, June 07, 2011 2:08 PM
To: cmrodriquez@santabarbaraca.gov
Subject: Valle Verde June 14 Hearing

To whom it may concern, my name is Charlie Schneider, a 13 year resident of the City of Santa Barbara. I wish to support the Valle Verde Master Plan. I am a past President of Vistas Lifelong Learning, a non profit adult education organization of over 250 members who hold discussion seminars in Santa Barbara. We are most appreciative of how Valle Verde has supported us to bring low cost interesting seminars to the Santa Barbara community. Their Master Plan should be approved without further delay. Thank you.

Charlie Schneider
55 Alston Place

Devereux

CALIFORNIA

6/7/2011

Santa Barbara City Council
735 Anacapa,
Santa Barbara, CA 93101

Dear Honorable Santa Barbara City Council Members,

I am writing today to voice my support for the Valle Verde master Plan and to encourage your approval of the plan at the Santa Barbara City Council meeting on June 14th.

Some key points for consideration in your decision:

-Senior housing is a community benefit priority for the City of Santa Barbara. Not having enough appropriate senior housing impacts our entire community.

- Valle Verde has revised its Master Plan to meet requests from neighbors, Planning Commissioners, and Architectural Board of Review members. This isn't the same project that was conceptually reviewed in 2006. Numerous changes were made during Planning Commission and Architectural Board of Review hearings. Valle Verde's project is good for the community and fits well within the character of the existing neighborhood which it has existed in since 1966. It is a compatible and successful part of Santa Barbara.

-Setbacks: Numerous site design changes have resulted in a **setback buffer of 126'** from Hidden Oaks Estates - more than 3x their requirements and more than 6x Valle Verde's existing campus setbacks.

-Off-street parking: Valle Verde's Master Plan has **new employee parking lots** to move all employee parking on-site. There are 414 parking spaces in the project, so that all employees, residents, and visitors can park on-site.

-Appearance & Open Space: The proposed senior homes have a **similar look and feel** as the existing campus - single-story, low profile, and surrounded by landscaping. Valle Verde is proposing an **oak-woodland preserve of 9.8 acres**. This will be dedicated open space with new oak trees that have been grown on-site for the last 4 years.

-Conditional Use Permit: Valle Verde has had a **conditional use permit since 1960**. Planning Commissions have found it compatible in 1960, 1971, 1981, and 1984. Valle Verde remains compatible and provides a community benefit to Santa Barbara.

-Now is the time to re-certify the Environmental Impact Report - independent review found NO SIGNIFICANT IMPACTS.

Please give consideration to approving Valle Verde's Master Plan.

Thank you for your time and consideration.
Sincerely,

Amy Marie Evans
Executive Director
Devereux California

Santa Barbara City Council
735 Anacapa Street, Santa Barbara
CMrodriguez@santabarbaraca.gov

June 7, 2011

Dear Council members,

My name is Charlie Johnson. I'm a Retired Fire Captain from Santa Barbara County Fire Department and have been on the Valle Verde Advisory Board since 2004. I was asked to become a Board member because of my knowledge and experience with Fire and Life Safety and Disaster Preparedness Training.

I'm writing this letter to express my **strong support** for the Valle Verde Master Plan, the Plan that will be before your Board on June 14, 2011 as a Project Appeal. I encourage you to support the findings of Planning Commission and the Environmental Impact Report which found "**No Significant Impacts**". This Master Plan has had a tremendous amount of critical review by a myriad of experts and through all of the review process it's been Valle Verde that has shown its willingness to listen and respond in positive ways to the wishes and desires of the various interested parties and City Staff. The Project (Master Plan) before you is not the same project it was in its inception, it's infinitely better, because Valle Verde went the extra mile and did more than was asked in its efforts to be a good neighbor. The Project Appeal before you is the result of a small group of very vocal homeowners that do not want this project to move forward ever. It does not matter what concessions Valle Verde could make, it will never be enough, they quite simply are self centered and locked into their own little world with no ability to see a greater good for our community. Now is the time to **re-certify the Environmental Impact Report and approve Valle Verde's Master Plan** for the betterment of all, not just a few.

Why do I so strongly support the Valle Verde Master Plan!

- It very much needed and is a community benefit; it's even listed as a Community Benefit in the City's General Plan.
- The design details of the Master Plan are incredibly functional, esthetically pleasing and incorporate the latest in green building technologies.
- Valle Verde's design team went the extra mile to design on-campus parking for residents, staff, and guest. They kept the same feel in terms of height, scale, and architectural style of the buildings.
- This Master Plan adds value to the City of Santa Barbara, it serves seniors, it provides health care, and during the recent wildfires it served as a safe refuge for evacuees from another Adult Living Community.

In closing I'd like to remind the Council members that each and every resident at **Valle Verde is also a "neighbor"** to the community as a whole. Their voices should be heard loud and clear they want this Master Plan, they want it now! The vocal minority from Hidden Oaks will never be satisfied, they've challenged you, the planning commission, and the folks that did the Environmental Review, it's time to do the right thing for the greater good of all of Santa Barbara, re-certify the EIR and Approve the Master Plan.

Respectfully,
Charlie Johnson, Advisory Board Member

Rodriguez, Cyndi

From: Barbara Greene [bbgreene@impulse.net]
Sent: Wednesday, June 08, 2011 3:04 PM
To: Rodriguez, Cyndi
Cc: tayars@cox.net
Subject: Denial of Appeal to the Planning Commission's Approval of the Valle Verde Master Plan

June 8, 2011

Dear City Council Members:

We love our wonderful city! We have lived in Santa Barbara since 1963 and hope to die here.

We urge you to support unanimously the Planning Commission's approval of Valle Verde's Master Plan on your June 14 agenda, and deny the appeal of a few disgruntled neighbors. This plan has been scrutinized and tweaked over many many years of working with the ABR, the Planning Commission, City staff and others, and has undergone an unbelievable number of changes and concessions. Now it is deemed perfect!

Valle Verde is a unique retirement community. It is well run, well maintained, a very friendly place, a happy place. Valle Verde's residents are good citizens. Residents support Santa Barbara, giving thousands of volunteer hours to the city's many non-profits each year. Residents support the local economy. More residents will be even better!

The approved construction is compatible with existing facilities and the Hidden Valley neighborhoods, and addresses needed improvements like employee parking. Almost 10 acres of open space will be given to Santa Barbara in perpetuity. Valle Verde plays a vital role in making Santa Barbara such a desirable place for seniors to live.

We ask you to deny the appeal before you and approve the Valle Verde Master Plan without any changes.

Thank you.

Sincerely,

Charles and Barbara Greene
728 B Mas Amigos
Santa Barbara, CA 93105
805 682-7023

Rodriguez, Cyndi

From: Henry Jones [sb.jones@cox.net]
Sent: Wednesday, June 08, 2011 4:17 PM
To: Rodriguez, Cyndi
Subject: Valle Verde Retirement Community Master Plan, Mtg, 6-14-2011

To: The Santa Barbara City Council
From: Henry Jones, Valle Verde Resident
Subject: Valle Verde Retirement Community Master Plan
Date: June 8, 2011

I support this project because of the improvements it will bring to my retirement community. It is also a significant expansion of needed senior housing in Santa Barbara.

Six years of continuous and coordinated work with the Planning Commission and the Architectural Board of Review have produced a plan of new construction far superior to the original concept in areas of building design and locations, sight-lines, grading modifications, a large, on-site parking area moving all staff cars off Calle de los Amigos, landscaping upgrades and oak woodland enlargement. The Environmental Impact Report found "No Significant Impacts".

Please don't make any more changes; they could only confuse the good work done now!

Certainly this is a Master Plan fully deserving approval by City Council.

Henry Jones



RECEIVED

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CITY OF SANTA BARBARA
CITY CLERK'S OFFICE

May 9, 2011

The Honorable Helene Schneider
Mayor
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93101

Re: Your Agenda of June 14, 2011, Valle Verde Retirement Community Appeals

Dear Mayor Schneider:

The undersigned is President and CEO of American Baptist Homes of the West ("ABHOW"), a California nonprofit public benefit corporation. ABHOW is the owner of Valle Verde Retirement Community in Santa Barbara, California.

I am writing to provide information that is pertinent to the City Council's consideration of the appeal filed by the Service Employees Internal Union-United Healthcare Workers West ("Union") and the so-called "Friends of Valle Verde."

Valle Verde Retirement Community is one of eight continuing care retirement communities ("CCRCs") owned by ABHOW in California. In addition, ABHOW owns or manages three other CCRCs in other states along with 26 Affordable Housing Communities. In each of the cities and towns we serve, we take great care to comply with local ordinances, policies and permitting procedures. We have brought that same approach to our five-year effort to secure permits for our proposed expansion of our Santa Barbara community.

The Union that has filed this appeal appeared in these permitting proceedings for the first time just six months ago. At that time, it submitted a comment letter on the Draft Environmental Impact Report. A second letter was submitted to the Planning Commission prior to its April 14 hearing, and a third letter was submitted as part of the appeal you will be hearing. All three of the letters purport to raise environmental issues and, in our opinion, all of the Union's claims and arguments have been thoroughly refuted in the Final EIR and the Planning Commission staff report.

At the same time, the letters conspicuously fail to disclose their true purpose: to drive up the costs of securing permits for our Santa Barbara expansion in order to put financial pressure on us in connection with a labor dispute involving two other CCRCs in Oakland, California, a dispute which is now in its second year. The Union has no stake whatsoever in the Valle Verde project or the proposed expansion of the Valle Verde campus. There are no unionized employees at Valle Verde.

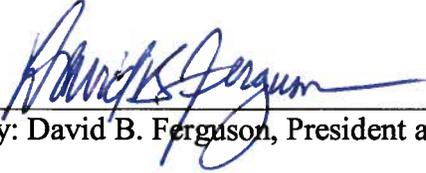
The SEIU has no legal or contractual interests in the operation of Valle Verde or the employees who staff Valle Verde. We regret that these labor tactics are being injected into a land use and environmental decision.

We respectfully urge the Santa Barbara City Council to reject the Union's unfounded arguments and to uphold the decisions of the Planning Commission.

Thank you for your consideration.

Yours very truly,

AMERICAN BAPTIST HOMES OF THE WEST



By: David B. Ferguson, President and CEO

cc. Steven Amerikaner, Esq.
Edward Steinfeldt
Randall Stamper, Esq.

Rodriguez, Cyndi

From: davecole1@cox.net
Sent: Thursday, June 09, 2011 8:00 AM
To: Rodriguez, Cyndi
Cc: tayars@cox.net
Subject: Valle Verde Master Plan hearing

June 9, 2011

City Council
735 Anacapa
Santa Barbara
CA 93101

I write in support of the Valle Verde Retirement Community's Master Plan. The time has come to move this master plan forward without further modification, and without further delay. Opponents of the master plan have had ample opportunity to express themselves, and they have been heard, and Valle Verde has responded generously. The independent Environmental Impact Report found no significant negative impacts. In fact, there are several positive impacts for the city, and the public ought not to be kept waiting any longer.

Santa Barbara has set the need for increased senior housing as a high priority in its agenda, and the master plan will address that need by increasing availability. Moreover, the quality of the current facilities will be substantially enhanced as a component of the project. Valle Verde has enjoyed a warm and healthy relationship with the city ever since it was founded 45 years ago, and it has been a substantial asset for Santa Barbara throughout that period, but it needs enhancement in order to keep up with the progress of senior health care providers that is ongoing, nationally.

The Council's staff has done its job admirably. The Planning Commission is unanimous in its approval of the master plan, as it now stands. I urge you to deny the appeal being made against the Planning Commission's judgment, and to approve the plan in its present form.

Thank you for your consideration.

Roger David Cole
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