



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: April 7, 2010
AGENDA DATE: April 14, 2011
PROJECT ADDRESS: 900 Calle de los Amigos (MST2005-00742)
 Valle Verde Retirement Community
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *AKD for DYK*
 Peter Lawson, Associate Planner

I. INTRODUCTION

The Valle Verde Retirement facility is licensed by the State both as a Residential Care Facility for the Elderly and a Skilled Nursing Facility. Since 1965, when the first phase was constructed, the use of the site has included independent living and 24-hour care for seniors. The approved development consists of up to 254 independent living units (defined as each independent unit with kitchens or studios sharing a common kitchen), a skilled nursing building with 80 beds, an assisted living building, common dining areas, recreational common rooms, bed and breakfast, and administrative and maintenance buildings. All of the development was approved through four permits. Other uses and services include but are not limited to: recreational activities, a beauty salon, a wellness clinic, a library and crafts areas. Activities at Valle Verde include, but are not limited to art classes, continuing education, seminars and college alumni meetings, which are attended by both Valle Verde residents and members of the surrounding community. Also, on an intermittent basis, Valle Verde provides meeting rooms to community groups, such as local homeowner associations, or other local groups.

The proposed Conditional Use Permit Amendment will not only include the development described below in Section II, Project Description, but will also incorporate all of the existing development and uses in this permit. The existing development is defined as all of the development that currently exists on the site. The attached conditions of approval include a project description that is the sum total of all of the existing development and the proposed development in this amendment.

II. PROJECT DESCRIPTION

The proposed project would be for an amended Conditional Use Permit (CUP) for additions and remodeling to the facilities at the Valle Verde Retirement Community facility. The CUP would also expand to encompass an adjacent parcel, known as the Rutherford Lot. The project would involve the demolition of 3 independent living residential units (defined as each unit containing a kitchen), and the construction of 40 new independent living residential units for a net increase of 37 new independent residential units. The existing 11 studio units (defined as a shared kitchen among the units per

building) would be reduced to 7 units with the demolition of 4 units. When combined with the existing on-site residential development, the project would result in 246 independent living units (each with kitchens) and 7 studios (shared kitchens) for a total of 253 units.¹

Project components involving the support facilities for the residents would include a two-story addition to the Administration building, where a 4-room bed and breakfast and a small banking office would be located. The existing 2-room bed and breakfast, currently located in a former independent living unit would be demolished. The Assisted Living facility would include an addition for four new beds, and the Dining & Multi-Purpose Building would be remodeled along with minor additions totaling 1,300 square feet. The existing 4,348 square foot Maintenance Building would be demolished and a 5,642 square foot new maintenance facility would be constructed. A total of 15,172 square feet of support facility additions would be constructed among four buildings.

Several of the existing parking areas on the project site would be reconfigured for dedicated residential, visitor and employee parking, and would provide a total of 83 new parking spaces. A parking permit program would be implemented to track the residential and employee parking. After project implementation, a total of 414 parking spaces would be provided on the project site. A new driveway from the Rutherford Lot would provide access to eight of the proposed residential units proposed on that lot. The project would include a development restriction of a 9.8-acre oak woodland area on the western portion of the project site. The project also includes a minor Lot Line Adjustment between two parcels owned by Valle Verde. See Attachment E for description of existing square footage, demolition, additions and total new square footage.

III. REQUIRED APPLICATIONS

The discretionary applications (see Attachment D for a detailed description of Modifications) required for this project are:

1. Modifications to allow less than the required front setback for proposed Unit 6 along Torino Drive, and for proposed development along Valle Verde's private roads (SBMC § 28.92.110.2);
 - Unit number 6 would be located within the required 30 feet setback from Torino Drive, a public road.
 - All other reduction of front setbacks would be from Valle Verde private streets.
2. Modifications to allow less than the required distance between buildings for some of the proposed development (SBMC § 28.92.110.2)
3. Modifications to allow less than the required interior yard setback for some of the proposed development (SBMC § 28.92.110.2).
4. An Amended Conditional Use Permit to allow additional dwelling units and additions to support buildings for a retirement community (SBMC §28.94.030.R); and

¹ The baseline number of existing independent living units has decreased since preparation of the EIR. A Substantial Conformance Determination was approved in 2000 that allowed units to be combined, but did not specify a time limit to complete the project. Thus, units were combined during the environmental review process which reduced the unit count.

5. Approval of a Lot Line Adjustment to allow an exchange of land between APNs 049-440-015 and -016, which would result in a decrease of APN 049-440-015 from 3.6 acres to 3.4 acres and a corresponding increase of APN 049-440-016 from 11.5 to 11.7 acres (SBMC §27.40).

IV. RECOMMENDATION

With approval of the Modifications, the proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Planning Commission certify the Environmental Impact Report and approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.

Vicinity Map



V. SITE INFORMATION

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: Retirement Community Facility (skilled nursing & independent living)	Topography: 3% - 32%
Adjacent Land Uses: North - La Cumbre Country Club South - Residential	East - Hidden Valley Park, Arroyo Burro Creek, Residential West - Vacant, Residential

VI. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance		Existing		Proposed	
	A-1	E-1	A-1	E-1	A-1	E-1
Setbacks						
-Front	- 35'	- 30'	- 200'	- 20' - 25'	- 7' - 20'	- 12' - 30'
-Interior	- 15'	- 10'	- 130'	- 5' - 10'	- 13'	- 12' - 14'
-Rear	N/A	N/A	N/A	N/A	N/A	N/A
Building Height	30'	30'	20'	20'	- 15-20'	- 15 - 26'
Parking	Independent Living - 1/unit Skilled Nursing - 0.5/unit		331 total		414	
Lot Coverage:						
-Building	N/A		271,910 s.f.	10.45%	330,789 s.f.	12.70%
-Paving/Driveway	N/A		487,094 s.f.	18.71%	518,508 s.f.	19.93%
-Landscaping	N/A		829,129 s.f.	31.86%	808,841 s.f.	31.08%
-Open Space	N/A		1,014,514 s.f.	38.98%	944,572 s.f.	36.28%

Note: Because the site is developed with multiple buildings, all numbers are an average. There are two anomalies: 1) The existing A-1 area is developed with a single-family residence in the middle of a 3 acre parcel, there is no other development. 2) The administration building is proposed to be two stories and a height of 25 feet. All other development would average between 15 and 17 feet.

The retirement facility is allowed with the residential zone districts with the approval of a Conditional Uses Permit. The proposed project would meet the requirements of the A-1 & E-1 Zone, with the exception of Modifications for a front setback along Torino Drive, interior setback for three units and building separations.

VII. ISSUES

A. PERMIT HISTORY

One of the overarching issues associated with the Valle Verde project is the lack of clarity in the permits issued for each phase of development (Exhibit F). Valle Verde was constructed within a former walnut orchard in mid-1960. Permits at that time were very general, and there were very few conditions for each permit. The first permit was based upon a prescribed number of residents and staff, and not the number of units. Subsequent permits assisted staff in determining the number of units originally permitted. The first phase of development included a mix of independent living units and a skilled nursing care facility.

Through the ensuing years, some of the independent units were converted to other uses, such as storage facilities for records or a wellness clinic. In the past decade, several one-bedroom living units were combined to create two bedroom units through a Substantial Conformance Determination; however, not all of the approved conversions have been completed. The definition of a studio has also changed over time. The first permits described living units as one-bedroom, two-bedroom or studios, implying that all would have kitchens. The current configuration of the studio units is one bedroom, one-bath efficiency units where the units share a common kitchen area. In some cases a few of the studios were combined, creating larger studios, which would result in some buildings containing three units.

Additionally, the layout and use of the common buildings has evolved over time. A few rooms in the assisted living area were converted to: dining area expansion, offices or storage units, thereby reducing the number of beds below the maximum allowed under the permit. Activities for the residents have evolved over the years. In the past, the residents left the campus to attend events; however, with the addition of common facilities, more events now occur on the campus, which include both the residents and the community.

In 1976, an arts and crafts building, a lounge and dining facility were added to the Valle Verde campus, and in 1984 a recreation building, along with additions to the dining complex were constructed. All of these facilities are used predominately by the residents, and activities include painting, college alumni gatherings, and other types of meetings. Each of the activities reflect the interests of the residents, and evolve over time as new residents arrive. These interests are also shared by the community outside of Valle Verde, and attendees of the activities include a mixture of Valle Verde residents and members of the public. Finally, on an intermittent basis Valle Verde provides its facilities to groups that need an area large enough to meet. Fees are typically collected only if food service is provided. Use of the facilities by outside groups is self-limiting since the facilities are used on a daily basis by the residents.

What is certain is that the number of independent units constructed on the campus has declined, as have the number of beds in the assisted living and skilled nursing facilities. The goal of the amended CUP is to clearly quantify both the existing and proposed number of living units, skilled nursing beds, assisted living beds, number of parking spaces and community activities. Additionally, conditions are included in the amended CUP that assist in defining the responsibilities of Valle Verde to minimize impacts on the neighborhood.

B. DESIGN REVIEW

This project was reviewed by the ABR on three separate occasions (meeting minutes are attached as (Exhibit G). On January 26, 2009, the ABR stated that the project is headed in the right direction. The Board appreciated the increased setback of the development from the common lot line with Hidden Oaks, beyond the requirement of the Ordinance. The Board supported the Modifications between the buildings and the Modification to reduce the setback from Torino Drive for unit number 6 (located on the Rutherford Lot). The ABR also felt that the location of unit number 6 would provide more room for the wildlife corridor between Hidden Oaks and the proposed development. The Board wanted the reconfigured parking lot in front of the Administration Building to comply with the Zoning Ordinance for finger planting. The Board reserved the right to review more closely the architectural design during the next review phase.

C. COMPLIANCE WITH THE GENERAL PLAN

Land Use Element

The proposed project is located within the Hidden Valley neighborhood, which is bounded by the 101 Freeway on the north, Hope Ranch and Arroyo Burro Creek on the south and west and Veronica Springs on the east. The Land Use Element describes this area as mostly built out with single-family residences and duplexes. The description acknowledges the two retirement facilities, Vista del Monte and Valle Verde, in this neighborhood, but makes no further comment.

Open Space Element

The Open Space Element neither designates nor discusses this site as open space or open land. The Major Hillside Designation boundary is located south-west of the project site and does not extend onto the project site. Hidden Valley Park is located along the northeastern boundary of the project site. This 15-acre park is partially developed with a lawn, barbeque facilities and children's play area, and partially left in it's natural state of creek side habitat. Valle Verde dedicated land for this park in 1965 as part of the first phase approvals of the development. The project would be consistent with this Element because there would be minimal development within the vicinity of the park and the project would include a development restriction of open space along the steeper slopes of the project site.

Conservation Element

The proposed project would be consistent with the Conservation Element. As discussed under the environmental review section, an archeological survey was conducted of the site and no resources were discovered. Also discussed in the environmental review section, the additional development would not greatly affect visual resources. The project would include preserving open space² comprised of an oak forest on the steeper slopes of the site, consistent with the policies of this element.

² The open space includes both open space that was previously required to be dedicated under a previous permit but was not recorded, and the development restricted open space proposed as part of the current project

Noise Element

The project would be consistent with the goals and policies of the Noise Element. The area of greatest concern to the neighborhood is the Rutherford Lot. The proposed development of that lot is residential and located further from the interior lot line than required by the Zoning Ordinance. Because the site is proposed to be developed as part of a retirement community, there will not be typical early morning noise of traffic leaving the site. Construction operations would be limited to certain days of the week and daytime hours consistent the EIR mitigations, which are included with the conditions of approval.

Seismic-Safety Element

A soil report prepared for the proposed project, examined the areas of development on the Rutherford Lot, the service building and the residential units near the adjacent golf course. The report determined that the site is adequate for the proposed existing development. The majority of the development would not be located on steep slopes. The areas where development would occur on slopes greater than 20% are typically disturbed with development or were graded in the past. The Rutherford Lot includes fill material contributed partly by the development of the existing residence on this lot and the extension of Torino Drive. Per Building Code requirements, this material would either be removed or re-compacted as recommended by the soils report. Finally, as part of the building permit process the project will demonstrate compliance with the provisions of the Storm Water Management Plan requirements, which requires both treatment and control of runoff from additional impervious surfaces.

Valle Verde is not located within a mapped high fire hazard area. The brush and other natural vegetation on site are defined generally in the fire code as a hazard. Valle Verde currently manages the on site brush by clearing 100 feet or more from structures. As part of the project, a fuel management program was prepared, and is similar to the type of program prepared for a high fire hazard area, which includes clearance based upon zones measured from the edge of structures.

A high-pressure distribution gas line is located on a lot adjacent to Valle Verde and within the Torino Drive right-of-way. No development is proposed near this line. Any utility development within the right-of-way would require compliance with current State and local regulations, such as contacting DigAlert.

D. PARKING

Existing Development

A consistent concern raised by the neighbors is the lack of parking on site, and the impact to the adjacent street, Calle de los Amigos. Since the close-of-the-comment period for the EIR, the applicant provided an existing parking plan, which staff verified by counting all of the parking spaces with the applicant during a site visit. Staff has verified that 331 parking spaces are currently provided on the site; and those spaces do not include the eight parking spaces provided for Valle Verde service vehicles and electric carts.

The amount of parking on site exceeds the 269 parking spaces required by Ordinance. The amount of parking required by the permits is less clear. The 1974 CUP did not specify the number of parking spaces. However, when adding up all of the parking spaces required by the approved permits (328 parking spaces), it appears that the current number of parking spaces meets or exceeds the total estimated number of parking spaces required for each of the phases. It should be noted that 254 independent units were constructed on site under all of the permits, but that number now stands at 208 units³. The reduction in units resulted from some single bedroom units being combined, and units being converted to record and archive storage, a hospice, a bed and breakfast and other uses. For some of these uses, such as hospice, the parking demand is lower, or no parking is necessary.

Based upon staff's site visit to verify the number of parking spaces, as well as previous site visits, all during the weekdays, it is apparent that the parking layout does not promote employee parking on site. During each of the site visits, staff found that, while there were a number of vacant parking spaces throughout the campus, there was no specific employee parking area. None of the previous Valle Verde permits specified the designation of employee parking, only that an aggregate number of residents, staff, and visitor parking spaces shall be provided. The result is the employee seeking a parking space where they are comfortable to park their vehicle based on factors such as distance from their destination. Many of the employees work in the center of the campus. The on-street parking on Calle de los Amigos is unrestricted and somewhat near the center of campus. In many cases, the employee will park on the street, which is not prohibited by the previous permits.

Finally, another issue raised by the neighbors is the use of the site by outside organizations for public events. Documentation provided to staff by the neighbors, which was acknowledged by the Valle Verde director, states that organizations use Valle Verde facilities to hold meetings. The previous permits approved for Valle Verde do not include a specific prohibition on outside groups using the campus, and a larger facility typically includes some outside activity if the impacts on the neighborhood remain at a minimal level. Currently, the main parking impacts from Valle Verde appear to be generated from employee parking not being provided in specific areas that are large enough to accommodate a number of employees, as opposed to community activities. Finally, based upon recently raised neighbor concerns, Valle Verde has provided valet parking service for some events and used the nearby church parking lot for the community event attendees.

Proposed Development

Concerns were raised that not enough parking is being provided for the proposed project and that they need to address the existing parking concerns. The project, as proposed, would add independent living units, skilled nursing beds, and increases to the square footage of the support facilities. Parking is provided for all of these additional uses, including the five additional employees, which is not required by the Zoning Ordinance.

³ Since the start of environmental review, the number of units was further reduced from the 213 units stated in the EIR. This reduction was allowed under a previously approved substantial conformity determination.

In addition to the proposed new development of the site, the project also includes reconfiguring the existing parking areas to provide specific employee and visitor parking lots. The employee lots would be centered around the areas where the employees check in, and also where the majority of the employees work, which is the skilled nursing facility and the dining areas. Visitor parking areas would be provided in small clusters throughout the entire campus, including on the Rutherford Lot. These visitor spaces would also allow room for the campus service vehicles to park while working on, around, or in one of the independent living units. The parking reconfiguration should provide a noticeable decrease on street parking.

This amended CUP also includes a requirement that a parking sticker program shall be implemented, and defines how the common buildings are used. Each independent unit shall be assigned one parking space and a parking sticker would be provided. Additionally, every employee that drives to the campus shall also be assigned a parking sticker. Valle Verde would maintain the program. With the parking sticker program and reconfigured parking areas, visitors to community activities would be able to park on site the majority of the time.

Community-based events that would not be fully accommodated on the project site would include memorial events for residents, emergency evacuation and elections. Both Calle de los Amigos and Torino Drive are both a total of 60 feet wide, designed to accommodate parking on both sides of the street, and have adequate travel lanes consistent with current street design standards. Historically Valle Verde is a designated polling place, which provides a service to not only the residents, but also the immediate neighborhood. Because elections average twice a year and with the increase in vote by mail, the inconvenience to the neighborhood would be minor. In regard to the emergency evacuations, local retirement facilities provide mutual shelter during emergencies, which are few and far between. One example is the residents of Wood Glen Hall were evacuated to Valle Verde for a few days during the Jesusita Fire.

E. NEIGHBORHOOD COMPATIBILITY & LAND USE

Valle Verde and the Hidden Oaks development comprise the neighborhood for purpose of compatibility determination. There are two access roads into this neighborhood, Calle de los Amigos and Torino Drive and each cross Arroyo Burro Creek. These two roads terminate in this neighborhood. Hope Ranch and La Cumbre Country Club, located the west and south of the neighborhood, is not accessed from these roads, but from Las Palmas Drive and Modoc Road, respectively.

Valle Verde began construction on the first phase off the campus approximately the same time the Plaza Marina Tract, located between Modoc and the eastern bank of Arroyo Burro Creek, was being built. Up until the mid 1980's there was no other residential development adjacent to Valle Verde common lot lines. La Cumbre Country Club borders the site to the north. Arroyo Burro Creek along with the park is located to the east and creates a buffer of more than 100 feet from the nearest residential development. To the west and north were open lands with agricultural remnants. In mid-1980, the Hidden Oaks PUD was constructed to the west of the project site and is comprised of two story, approximate 2,500 square foot homes, with three-car garages.

The development pattern of the Valle Verde campus has resulted in all of the residential units located around the edge of the property and the support facilities located within the interior. This layout has created an additional buffer for non-residential development from the adjacent residential development. The proposed development would continue to follow this pattern, with the new residential units located among the existing units, as well as located along the southern edge of the existing development. Further, the hospice building would be demolished and would be moved off site and the bed and breakfast units would be relocated to above the administration building. This would further consolidate the nonresidential uses to the interior of the site.

The proposed development on the Rutherford Lot has generated the majority of the comments. Ten units are proposed for the Rutherford Lot, and eight of the units would access Torino Drive through a new driveway. Neighboring property owners do not support the amount of development, the proximity of the development to their properties, view impacts to their property, and the new access to Torino Drive.

The Rutherford Lot is zoned A-1, one acre per dwelling unit. A Conditional Use Permit (CUP) could allow the additional units. However, as discussed in the CUP findings, the development would have to be equal to or less than the intensity of a single-family residence development or equal to or less than the intensity of the existing development. The peak development of Valle Verde was 254 units in the 1990's. Since that time, a number of units were combined or converted to other uses. Additionally, a 2002 Substantial Conformance Determination allowed up to 30 units to be combined, which could reduce the count by another 15 units. At the beginning of the environmental review for the current proposal, 213 independent living units were on site. Since that time additional units were combined, further reducing the number of units to 208. The additional 40 units would not exceed the intensity of the previously approved development.

The closest portion of the proposed development on Rutherford to the Hidden Oaks common lot line is the guest parking area, and it is 60 feet from the lot line, which is greater than the interior setback ordinance requirement of 35 feet. Additionally, the orientation of the guest parking area and most of the proposed units is toward Torino Drive and the existing Valle Verde development to the east rather than towards the Hidden Oaks development. Additionally, the finished floor elevation of the proposed development is lower than the adjacent development to the west by five feet or more and would not exceed one story. Since the development would be similar to the existing Valle Verde development and smaller in square footage and height than the Hidden Oaks development, and is residential in character, it is compatible with the neighborhood.

F. ENVIRONMENTAL REVIEW

As part of the scoping process for the Environmental Impact Report (EIR), an Initial Study was prepared, which determined the project impacts that rose to a level of significance that required further study in an EIR. While the scope of the EIR was limited to three impact areas, the initial study identified other project specific impacts that could be reduced to a less than significant

level through mitigation measures. Those mitigation measures are included in the conditions of approval.

A Draft EIR was prepared and circulated beginning on Monday, August 30, 2010, closing on October 18, 2010. The Draft EIR focused on three issues: Aesthetics, Biology and Transportation (traffic trips). All impacts were found to be significant, mitigable; less than significant; or not significant. No Class I impacts (significant, unmitigable impacts) were identified. All comments on the Draft EIR received during the comment period were evaluated and no issues were raised that resulted in amendments in the Draft EIR. The following is a brief discussion of each issue area analyzed in the EIR:

Aesthetics

Impacts to public views were evaluated for the Rutherford Lot. The proposed project would place ten units independent living units on this lot currently that is currently developed with a single-family residence. Photo simulations of the proposed development were provided, which viewed the site from different public viewing points. The analysis concluded that given the low number of potential viewers on Torino Drive, and the scale of the single story development, impacts were less than significant. The project must return to ABR for further review, which would include consideration the architecture of the adjacent development.

Biology

Biological impacts were the principle reason that the EIR was prepared. A fair argument was raised by a biologist regarding the boundary of the oak woodland habitat on the Rutherford Lot. The EIR evaluated all of the biological information submitted for the project, including the original biological report, and no Class I impacts were identified. The majority of the development would be located among the existing campus development. The development on the Rutherford Lot would occupy most of the former walnut orchard area and the rest of the development would be located at least 10 to 20 feet from the edge of the oak woodland. The project includes recordation of a development exclusion area for the majority of the oak woodland habitat, which also incorporates an exclusion area that was required under a previous permit, but was never recorded. Impacts on an existing oak woodland would be reduced to less than significant level.

Transportation (traffic trips)

For purposes of traffic analysis, the proposed project would add 33 net new senior independent residential units and additional skilled nursing beds. Five additional employees would staff the skilled nursing and dining facilities. Because of the type of housing being provided and the low number of new employees, no Class I impacts were identified.

The traffic study evaluated eleven intersections within the vicinity of the project site, including Los Positas Road/101 intersections. The preliminary analysis concluded that, due to the low traffic generation characteristics of the proposed project, the project would not have the potential to result in significant project-specific or cumulative impacts to seven (including Las Positas/101) of the intersections. Therefore, no further analysis of those seven intersections was required. The detailed analysis of the four remaining intersections identified in the traffic study

concluded that the project would not result in significant (Class I or Class II) impacts to those intersections

A number of concerns were raised during the public comment period that a one-mile radius around the project determined which intersections would be studied. The one-mile radius actually determined projects under development, recently approved or currently in the planning process for purposes of analyzing cumulative traffic impacts. This radius included projects such as the Sandman Inn, Hillside House and Elings Park, as well as smaller projects. The one-mile radius was only a starting point to identify cumulative development projects. Eleven of the fourteen projects are located beyond a one-mile radius of the project site but were determined to have the potential to send traffic trips to the intersections potentially affected by the Valle Verde project.

In addition to traffic impacts, other transportation related issues were examined which included sight distance from driveways and parking lots, emergency evacuation plans, short-term construction parking and facility parking. While the sight distances from all ingress and egress points were found to be adequate, a recommended mitigation to provide five feet of red curb on either side of the driveways was included. Valle Verde conducts emergency evacuation drills at least twice a year, consistent with State licensing agreements. Recommended mitigations address short-term impacts from construction and standard conditions of approval would address all other construction related impacts. The overall improvements to the parking facility for Valle Verde would not result in significant environmental impacts.

G. MODIFICATION – FRONT SETBACK

The proposed project includes a Modification to the front setback along Torino Drive. One unit proposed on the Rutherford Lot would be located in the front setback. The required setback is 35 feet and as proposed, the closest portion of the building would be 20 feet from the right-of-way. The Modification can be supported since the setback is similar to other existing development in the area. The proposed development would be single story, also similar to the existing development.

The proposed project also includes reducing front setbacks from the private streets located within the Valle Verde campus. On the Rutherford parcel, three units would be located within 7 feet of the new private road (Mesa Verde), instead of the required 35 feet. Mesa Verde is considered a road since it serves more than four residences. This reduction would be appropriate since this private road functions more as a driveway than a road, it is not a through road, there would be no development on the opposite side of road and the road would be located further from the adjacent Hidden Oaks development. The remaining front setback reductions would occur within the existing Valle Verde development and would follow the development pattern that was established over the four decades.

H. MODIFICATION – BUILDING SEPARATIONS

The project includes Modifications to the required building separation of 20 feet between main buildings. The separation between buildings varies based upon the configuration of the unit, with some portions of the buildings being approximately 10 feet apart, and others further apart.

On the Rutherford Lot, there are two units that are less than 20 feet apart. The scale of the proposed development is similar to the existing development, with the majority of the existing independent units being separated by less than 20 feet. Therefore, these Modifications would be appropriate.

I. MODIFICATION – INTERIOR SETBACK

The project site is comprised of five parcels. The existing private roads serving Valle Verde development follow most of the parcel lines. Under the proposed project, part of the proposed development would be located adjacent to the lot lines located along the sloped area of the parcel. Three units would be located with the required fifteen-foot interior setback. The encroachments would range from one to three feet. All Modifications to interior setbacks would reduce the setback from adjacent parcels owned by Valle Verde and therefore would be appropriate.

J. LOT LINE ADJUSTMENT

The proposed lot line adjustment would be between the Rutherford Lot (3.5 acres) and the adjacent, developed, Valle Verde owned parcel (10.77 acres). Based on the existing configuration of the lot lines, units 16 and 17 would straddle the lot line and unit 18 would be located immediately adjacent to the lot line. The reduction of the Rutherford Lot by 8,709 square feet would be minor, and would accommodate three units in the interior of the campus without requiring a Modification request. The Rutherford Lot would continue to comply with the Municipal Code requirement of 1 acre and the slope density requirement of 1.5 acres. The Lot Line Adjustment would not affect the required lot frontage of the parcels.

K. AMENDED CONDITIONAL USE PERMIT

The proposed project is requesting an amended Conditional Use Permit. The amendment would not only include the additional development being proposed, but would address issues with the current development. The amended CUP will incorporate all previous permits into one permit to provide more clarity.

The proposed parking configuration would alleviate a number of neighborhood concerns regarding impacts to surrounding public streets for both the existing and proposed development. The common buildings would be remodeled, and include small additions, but would continue to be buffered from neighboring residential parcels by the on site residential units. The proposed new residential units would comply with all current building codes to reduce demand on City resources and the existing units are being upgraded to comply with ADA requirements and more efficient utilities.

As discussed in this staff report, the primary neighbor concern is the development of the Rutherford Lot. Neighbors are concerned with the proximity of proposed development to their residences. The project includes components to buffer the new development from the adjacent residential development, such as orientation of the development toward the existing campus, using low level lighting, screening the private outdoor patios closest to the neighbors, greater than required setbacks, and limiting the development to one story.

VIII. FINDINGS

The Planning Commission finds the following:

A. FINAL ENVIRONMENTAL IMPACT REPORT (EIR) CERTIFICATION

Consistent with the California Environmental Quality Act Section 15090, Certification of the Final EIR, prior to approving a project the lead agency shall certify that:

1. The Final Environmental Impact Report for the Valle Verde project was presented to the Planning Commission of the City of Santa Barbara. The Planning Commission reviewed and considered the information contained in the Final Environmental Impact Report, along with public comment and responses to comments, and determined that the document constitutes a complete, accurate, and good faith effort toward full disclosure of the project's impacts and is an adequate environmental analysis of the project.
2. The Final Environmental Impact Report, dated February 2011, prepared for the Valle Verde project has been completed in compliance with CEQA.
3. The Final Environmental Impact Report for the Valle Verde Project reflects City of Santa Barbara Planning Commission's independent judgment and analysis.
4. The location and custodian of documents and materials that constitute the record of proceedings upon which this decision is based, is the City of Santa Barbara Community Development Department, Planning Division, 630 Garden Street, Santa Barbara, CA, which is also the Lead Agency.
5. A mitigation monitoring and reporting program (MMRP) is hereby adopted. Mitigation measures have been made enforceable through incorporation into the project description or are included as conditions of project approval.

Class II Impacts (Potentially Significant and Mitigated). Project elements incorporated as part of the project description and mitigation measures applied as conditions of project approval would result in the avoidance or substantial lessening of the following environmental impacts to less than significant levels. These findings are supported by substantial evidence in the record including the Final EIR.

- a. **Visual Aesthetics.** Removal of existing mature trees and additional development would affect the site's visual appearance. This impact would be reduced to a less than significant level by replacing each mature tree removed with an appropriate replacement tree, as determined by the City's Architectural Board of Review.
- b. **Biological.** Short-term impacts to wildlife could occur as a result of the project construction. Mitigations include survey for nests prior to construction, construction fencing, and designated equipment parking, which would reduce impacts to a less than significant level. Long-term impacts to the Oak Woodland habitat from the new development and

associated fuel management requirements could also occur. The project includes a revised fuel management program, an oak woodland restoration plan and standard conditions for lighting that manage lighting and direct it toward the ground, which would reduce impacts to a less than significant level.

- c. **Geophysical Conditions.** Components of the project are proposed to be located on steeper slopes and could be impacted by slope stability. This impact would be reduced to a less than significant level with the implementation of the recommendations in the Soils Engineering Report for grading the site, directing drainage, as well as compliance with building code requirements that would minimize potential hazards associated with slope stability.
- d. **Hazards.** The project is not located within a high fire hazard area. However, there is heavy vegetation and non-native grasses within close proximity of the proposed development. Implementation of the revised fuel management program would reduce impacts to less than significant levels by reducing the fuel load and using a fire resistant construction techniques.
- e. **Noise.** Construction noise has the potential to impact adjacent residents. Mitigation measures to address construction hours, construction equipment sound, and noise barriers have been included and would reduce impacts to a less than significant level.
- f. **Public Services.** Construction and demolition activities required to implement the proposed project would generate a substantial amount of solid waste. This impact would be reduced to a less than significant level with the implementation of a waste management plan that would recycle the majority of the waste.

Class III Impacts (Less than Significant). The proposed project would result in a less than significant impact in the following environmental issue areas, as identified in the Final EIR. As applicable, Mitigation measures are incorporated as conditions of project approval to further reduce the level of impact, consistent with City policies. These findings are supported by substantial evidence in the record including the Final EIR.

- a. **Air Quality.** Long-term impacts were considered less than significant. Short-term project-related grading and construction activities would result in fugitive dust and emissions from construction equipment that would be well below the established threshold of significance. Standard dust and emissions control measures to further reduce potential impacts are included as recommended mitigation measures and in the Conditions of Approval. Therefore, the project is anticipated to have a less than significant short-term air quality impact.

- b. **Cultural Resources.** The project involves ground-disturbing activities, which means there is a remote possibility of encountering unknown buried archeological deposits. The project site was surveyed to detect the presence of prehistoric and historic cultural materials. The survey did not detect the presence of any resources. Standard mitigation requiring contractor notification if resources are excavated would further reduce potential impacts.
- c. **Population and Housing.** The proposed project would provide 40 new dwelling units, resulting in a net gain of 33 dwelling units in the City and would have no significant housing- or population-related impacts.
- d. **Recreation.** The Valle Verde campus includes various on-site passive and active recreation opportunities for residents. Increases in park and recreation demand associated with the proposed project would be less than significant.
- e. **Transportation/Circulation.** Short-term construction related impacts could occur during construction. Recommended mitigations and standard conditions of approval for construction traffic and construction parking would further reduce impacts. The project would result in approximately five new employees and new senior housing. No long-term significant traffic impacts would result from the project. A recommended mitigation to prevent parking within five feet of all driveways would further reduce impacts.
- f. **Water Environment.** Through the recommended mitigations, which would be incorporated into the conditions of approval, less than significant short-term construction-related water quality impact would be further reduced to a less than significant level. All new development would be required to comply with the provisions of the Storm Water Management Program, which mandate that post construction runoff is equal to pre-construction runoff and runoff is treated prior to leaving the site, thus long term impacts would be less than significant.

Findings for the Fish & Game Code

An Environmental Impact Report has been prepared by the lead agency (City of Santa Barbara), which has evaluated the potential for the proposed project to result in adverse effects, either individually or cumulatively, on wildlife resources. For this purpose, wildlife is defined as "all wild animals, bird, plants, fish, amphibians, and related ecological communities, including the habitat upon which the wildlife depends for its continued viability." The proposed project has the potential for adverse effects on trees and mature vegetation and associated wildlife during project construction. Mitigation measures have been applied such that any less than significant impacts would be further reduced. The project does not qualify for a waiver and is subject to payment of the California Department of Fish and Game fee.

B. MODIFICATION FRONT SETBACK (SBMC §28.92.110.2)

The proposed Modification along Torino Drive to reduce the front setback from 35 feet to 25 feet is consistent with the purpose and intent of the Zoning Ordinance and is necessary to promote uniformity of improvement. The reduction of the setback would not be out of character with the existing Valle Verde development or the adjacent Hidden Oaks development, because the unit that would be located in the front setback would be single story, similar to the existing Valle Verde development on Torino Drive.

The proposed Modification from the private streets with Valle Verde can also be found consistent the purpose and intent of the Zoning Ordinance. The proposed development along the private streets would follow a similar development pattern established over the four phases of the site development.

C. MODIFICATION DISTANCE BETWEEN BUILDINGS (SBMC §28.92.110.2)

The Modification to reduce the distance between buildings requirements is consistent with the purpose and intent of the Zoning Ordinance and is necessary to promote uniformity of improvement. The existing development of the site includes reduced distances between buildings. The typical existing development is comprised of single story duplexes and triplexes, which does not create a crowded feel. The proposed Modifications between the buildings would be similar in nature. Typically, some of the buildings are at an angle to other buildings and only part of the building is closer than required to the other buildings.

D. MODIFICATION INTERIOR YARD SETBACK (SBMC §28.92.110.2)

The Modification to reduce the interior setback is consistent with the purpose and intent of the Zoning Ordinance and is necessary to promote uniformity of improvement. Two units on the Rutherford parcel would encroach within one to two feet of the interior setback and place the development closer to the existing Valle Verde development. A third unit, located on the hillside above Sende Verde, would be placed three feet into the required setback. This location is appropriate since the unit would be located further from the Oak Woodland habitat and only affects Valle Verde interior lots.

E. LOT LINE ADJUSTMENT MODIFICATION (SBMC §27.40.040)

The parcels resulting from the lot line adjustment conform to the General Plan, and zoning ordinance and building code, and specifically satisfy all lot area, street frontage and setback requirements as described in Section VI of the staff report.

F. CONDITIONAL USE PERMIT

In keeping therewith, the Planning Commission may permit, by issuance of a conditional use permit, any of the uses specifically enumerated in Section 28.94.030 upon a finding that:

1. Any such use is deemed essential or desirable to the public convenience or welfare and is in harmony with the various elements or objectives of the

Comprehensive General Plan; *The improvements and updated conditions of approval for the amended CUP will clarify the uses of the campus and improve the parking on site, thereby reducing parking on the public street. The project is consistent with the General Plan Elements, because it will not cause a significant traffic impact, the buildings will be a similar design to the existing development, and will provide an updated facility consistent with both local building code and state code for licensed retirement facilities.*

2. Such uses will not be materially detrimental to the public peace, health, safety, comfort and general welfare and will not materially affect property values in the particular neighborhood involved; *The project site is located in an area that is somewhat buffered from the majority of the neighboring properties. Hope Ranch is adjacent to the site on two sides, Hidden Valley Park is on the eastern side and a dedicated open space is on the southern side. Hidden Oaks subdivision, a Planned Urban Development (PUD) is located immediately west of the Rutherford Lot, where ten of the proposed units will be located. Of the ten parcels, eight would have direct access onto Torino Drive. This public street was constructed in the mid-1980's and has a low traffic volume, since it only serves Hidden Oaks. The proposed units would be set further back from the common lot line than required by Ordinance and the clustering would be similar to the Hidden Oaks development.*
3. The total area of the site and the setbacks of all facilities from property and street lines are 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 development of the Rutherford Lot includes one unit encroaching closer to the front setback line through a Modification request. However, the location of this development would be consistent with the front setbacks of the existing Valle Verde development of the project site and would not be adjacent to existing off-site neighborhood development.*
4. Adequate access and off-street parking including parking for guests is provided in a manner and amount so that the demands of the development for such facilities are adequately met without altering the character of the public streets in the area at any time. *The applicant is providing additional parking for the proposed development. The project includes a reconfiguration of the existing parking lots and designating specific parking lots for employees, residents, and visitors. A parking program is proposed to be implemented to track the number of residents and visitors to ensure that vehicles are parked on site and not on the surrounding streets.*
5. 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. The Planning Commission shall have the authority to approve the design of open space. Design shall mean size, shape, location and usability for proposed private,

public, or quasi-public purposes and development. Approval of such open spaces may be expressly conditioned upon an offer of conveyance by the owner to the City of Santa Barbara of the development rights, the right to prohibit the construction of additional buildings, or other property rights, necessary to achieve the purpose set forth in this title. *The proposed development is all single story, similar to the existing development, except for the addition to the administration building. The additions to the administration building would include a second story element for the four bed and breakfast units; however this second floor element would be in the center of the campus away from the public roads or off-site development. Open space is being dedicated as part of the project and along with a previously required, but unrecorded dedicated open space, a total of 9.8 acres of oak woodland would be provided. Finally, the project was reviewed on several occasions by the Architectural Board of Review and the Board found the project was moving in the right direction.*

Compliance with any additional specific requirements for a conditional use permit:

Section 28.94.030.R.2 states that for existing State-licensed residential care facilities for the elderly, community care facility or hospice as of the effective date of this Ordinance requesting an alteration or modification, in addition to the findings required under Section 28.94.020 (stated above), the Planning Commission or City Council on appeal must find upon a showing of adequate information that:

6. The proposal has been reviewed and approved by the City Fire Marshall and the City Building Official. *The proposed project was reviewed as part of the application process. The project will be required to apply for a building permit and representatives of the Fire Department and the Building Department will review the project for consistency with the applicable codes. The review will encompass all aspects of the project, including emergency access, ingress and egress of the parking areas and location of parking spaces.*
7. The facility will generate a demand for resources such as water, traffic and parking capacity, and other public services equivalent to no more than that which would be demanded by development of the property in accordance with the underlying zone, or if existing resource use exceeds the underlying zone, then resource use shall be equivalent to no more than that of the existing use. *The project would be consistent with both scenarios of this finding. Water usage for the proposed residential uses on the site would be less than what would be necessary to supply two single-family residences⁴, each located on one and one half acres⁵. Because the use of the site is senior housing, peak hour traffic trips would be less than a typical residential development and all parking can be accommodated on site in the attached garages and surface parking lot.*

⁴ Water usage for two single family residences each on a parcel greater than one acre is 2,88 acre feet/year and for 10 senior units is 1.2 acre feet/year.

⁵ Because of slope density and the A-1 Zone District with a minimum one acre parcel size, the 3 acre site would result in two parcels at 1.5 acre.

9. The intensity of use in terms of the number of people, hours of operation, hours of major activities and other operational aspects of the proposed facility is compatible with any neighboring residential use. *The portion of the proposed development located closest to the adjacent residential use will be similar in use and intensity because it will be residential use. There will be a greater separation between the residential units and the adjacent properties than required by Ordinance. All of the core support buildings (i.e. dining areas, wellness clinics, recreational facilities, etc.) will remain in the current location and would not expand any further toward the adjacent residential properties.*

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated April 5, 2011
- D. Modification Table
- E. Existing & Proposed Development Table
- F. Current Conditional Use Permits
- G. ABR Minutes dated January 26, 2009
- H. Draft Final Environmental Impact Report (provided under a separate cover)

PLANNING COMMISSION CONDITIONS OF APPROVAL

900 CALLE DE LOS AMIGOS
AMENDED CONDITIONAL USE PERMIT, MODIFICATIONS, & LOT LINE ADJUSTMENT
APRIL 14, 2011

In consideration of the project approval granted by the Planning Commission and for the benefit of the owners and occupants of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:

- A. **Order of Development.** In order to accomplish the proposed development, the following steps shall occur in the order identified:
1. Pay Fish and Game fee immediately upon approval of the land use applications. Delays in payment will result in delays in filing the required Notice of Determination.
 2. Obtain all required design review approvals.
 3. Pay Land Development Team Recovery Fee at the time of submittal for either a Building or Public Works permits.
 4. Make application and obtain a Building Permit (BLD) to demolish any structures / improvements and/or perform rough grading. Comply with condition E "Construction Implementation Requirements."
 5. Record any required documents (see Recorded Conditions Agreement section).
 6. Permits.
 - a. Make application and obtain a Building Permit (BLD) for construction of approved development.
 - b. Make application and obtain a Public Works Permit (PBW) for all required public improvements.

Details on implementation of these steps are provided throughout the conditions of approval.

- B. **Recorded Conditions Agreement.** The Owner shall execute a *written instrument*, which shall be prepared by Planning staff, reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:
1. **Approved Development.** The development approved by the Planning Commission on April 14, 2011, as shown on the plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara, is limited to the following:

An amendment to the Conditional Use Permit for the Valle Verde project to allow the following land uses:

- a. 246 Independent Living Units (separate living units with individual kitchens and no more than two bedrooms).
- b. 7 Studio Units (multiple attached living units of no more than one bedroom each sharing a common kitchen)
- c. A 2-story, 6,870 S.F. Administration Building which includes within the footprint:
 - (1) 1st story - Administrative offices, conference room and a resident bank office. (5,045 S.F.)
 - (2) 2nd story - 4 Bed and Breakfast units each with full bath & wet bar (1,825 S.F.)
- d. A 4,923 s.f. Poolside Lounge, which includes a library, a lounge, resident resale room (La Tienda room) with annex, a storage area, a laundry area and bathrooms with shower facilities.
- e. A 13,764 s.f. Dining complex, which includes a 351 seat multi-purpose/theater/aerobic room, a lobby area, a 12 seat chapel, a kitchen, bathrooms, a dining hall that includes a 32 seat formal dining alcove, a 679 s.f. outdoor patio dining area, a 110 seat main dining area, and a wellness center.
- f. A 2,658 s.f. Beauty Salon building, which also includes a staff room lounge, an outdoor staff area (with designated smoking area), a conference room (Santa Barbara Room), and a store for the residents (Country Store).
- g. A 2,646 s.f. social room, which includes a card/conference room, a business office with help desk, 8 seat deli & lounge area, and bathrooms.
- h. A 28,558 s.f. 80 bed Skilled Nursing building.
- i. A 33,401 s.f. 48 bed Assisted Living building, which also includes a 44 seat dining area with kitchen, a lounge, an art room, a fitness room and staff office area.
- j. A 2-story 5,899 s.f. Maintenance Building:
 - (1) 1st Story – Hobby shop, maintenance shop, landscape storage, and remodel storage. (4,099 s.f.)
 - (2) 2nd Story – Maintenance staff offices, meeting room and file storage. (1,800 s.f.)
- k. A 252 s.f. Laundry room with a storage room and bathroom.
- l. A 8,079 s.f. open air plaza including café seating & bbq trellis
- m. Five gazebos totaling 3,175 s.f. with a restroom, storage & janitor/laundry area. Four gazebos have indoor seating with exterior open air seating.
- n. A 588 s.f. storage area

- o. 414 Parking spaces.
- p. Dedication of 9.8 acres of Oak Woodland habitat to remain undeveloped.
- q. New access driveway onto Torino Road.
- r. A Lot Line Adjustment which would result in APN 049-440-015 being 3.4 acres and APN 049-440-016 being 11.7 acres.

Note: The square footage of items e. (Dining Complex), h. (Skilled Nursing) & i. (Assisted Living) are accurate within a factor of 10% + or -. In the event more substantial renovations occur in any of these buildings in the future, a more thorough evaluation of the building square footage shall be provided. This approved development includes the total of all the development requested under the Conditional Use Amendment, along with all of the existing Valle Verde development.

The uses allowed in this amendment to the conditional use permit are expressed as maximum limits. The amended conditional use permit supersedes all prior conditional use permits for the Valle Verde project.

2. **Development Rights Restrictions - Oak Woodland.** The Owner shall not make any use of the restricted portion of the Real Property as designated on the approved plans in order that those portions of the Real Property remain in their natural state. This area shall encompass one area of the oak woodland habitat totaling 9.8-acres. The Owner shall not make use of the restricted area including, but not limited to, grading, irrigation, structures, ornamental landscaping, or utility service lines. The restricted areas shall be shown on the site plan. The only exception to activity in this restricted area is fuel management as prescribed under the approved fire clearance plan and restoration of the area as described in a habitat restoration plan. The Owner shall continue to be responsible for maintenance of the restricted area, and compliance with orders of the Fire Department. Any brush clearance shall be performed without the use of earth moving equipment.
3. **Uninterrupted Water Flow.** The Owner shall provide for the continuation of any historic uninterrupted flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
4. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats, or trailers shall be stored on the Real Property.
5. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan, including any tree protection measures. If said landscaping is

removed for any reason without approval by the ABR, the owner is responsible for its immediate replacement.

6. **Oak Tree Protection.** The existing Oak trees shown on the Tree Protection Plan & Landscape Plan shall be preserved, protected, and maintained in accordance with the recommendations contained in the Valle Verde Retirement Community Tree Assessment and Protection Plan (Spiewak, 2008). See Condition D.2.d. for further detail on tree protect and also the copy of the Spiewak report, which shall be attached to the recorded conditions as an exhibit.
7. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices in a functioning state. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the Owner shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.
8. **Senior Housing Restrictions.** The Real Property may only be used for residential uses by elderly or senior persons who are sixty-two (62) years of age or older (herein sometimes referred to as "senior housing").
9. **Required Redesign if Senior Housing Not Used.** In the event that the Real Property, or any portion thereof, is not or cannot be used solely for senior housing, the structures shall be redesigned and possibly reconstructed and the number of dwelling units shall be reduced so that the maximum number of dwelling units on the Real Property does not exceed the number of dwelling units that would be allowed if there is compliance with the City's parking requirements then in effect and in compliance with the underlying residential zone district.
10. **Pesticide or Fertilizer Usage Near Creeks.** The use of pesticides or fertilizer shall be prohibited within the south-eastern area, which drains directly into Arroyo Burro Creek.
11. **On Site Employee Amenities** – On site employee amenities shall be maintained for the life of the project which include break room areas, outdoor seating areas and smoking areas.
12. **On Site Residential & Employee Permit Parking Program.** Valle Verde shall create a residential and employee permit program with the purpose that all residents and employees shall park on site. Valle Verde shall maintain the program with the name of the resident or employee, the make and model of the car, and license

number. Records shall be maintained by Valle Verde staff and be provided to City staff as needed to ensure compliance with this condition. The program shall include the following components:

- a. All residents of the independent living units and studios shall participate in the Permit Parking Program. Each independent residential living unit and studio unit shall be issued one (1) parking sticker.
 - b. In the event a resident moves out of an independent living unit or a studio, the automobile shall be removed off site to a designated storage area or other appropriate location that is not in the public right-of-way and the permit forfeited.
 - c. Designated residential parking spaces shall be clearly marked on wheel stops or other such signage.
 - d. All employees shall be issued one (1) parking sticker. All employees shall park on-site, and Valle Verde staff in charge of maintaining the parking program shall ensure that employees are using the on site parking spaces.
 - e. Designated employee parking lots shall be provided as shown on the approved site plan and each employee parking lot shall include appropriate signage, approved by City Public Works Transportation staff.
13. **Common Area Maintenance.** All common/shared areas/facilities/improvements shall be kept open, available and maintained in the manner in which it was designed and permitted.
14. **Areas Available for Parking.** All parking areas and access thereto shall be kept open and available in the manner in which it was designed and permitted. No storage of equipment, such as storage containers or construction material, shall occur, unless allowed during construction or remodeling of buildings. Visitors to Valle Verde shall be encouraged to park on site prior to parking in the public right-of-way. As part of scheduling facilities for use by outside groups, Valle Verde shall encourage carpooling or other alternative transportation. 414 Parking spaces shall be divided among the residents, visitors and employees in the following manner:
- a. Residents – 251 spaces (note: includes a combination of single car attached garages and surface parking lots)
 - b. Employees – 114 spaces
 - c. Visitors – 49 spaces

C. **Design Review.** The project, including public improvements, is subject to the review and approval of the Architectural Board of Review (ABR). The ABR shall not grant project design approval until the following Planning Commission land use conditions have been satisfied.

1. **Landscape Plans:**

- a. The project shall adhere to the Fire Department Landscape Guidelines and Fuel Management Standards identified for properties within the project area. The Landscape plan shall be reviewed and approved by the Fire Department prior to submittal to the Environmental Analyst or ABR for review. (HAZ 1.)
 - b. Prior to issuance of grading or building permits, final landscaping plans for the development shall be submitted for review and approval of the Environmental Analyst, Creeks Division and Architectural Board of Review (ABR), and shall include the following: (AES 1)
 - (1) Planting of only native species in development areas adjacent to native riparian, oak woodland, and coastal sage scrub areas. Drought tolerant, water wise landscaping should be used throughout the site. No highly invasive non-native species listed by the California Native Plant Society are to be used onsite.
 - (2) Replacement of all skyline and specimen trees proposed for removal or significantly impacted onsite at a minimum of a 1:1 ratio, preferably with native species. Should any of the large sycamore trees onsite be impacted by the project, they should be replaced at a 3:1 ratio per the specifications of the Tree Assessment and Protection Plan.
2. **Habitat Restoration Plan.** Prior to issuance of grading or building permits, an oak woodland and coastal sage scrub restoration plan prepared by a qualified biologist shall be submitted for review and approval by the City's Environmental Analyst. At minimum, the restoration plan shall contain the following elements:(BIO-1a.)
- a. The plan shall include all recommendations related to restoration and tree replacement contained in the Biological Assessment and Tree Assessment and Protection Plan prepared for the project.
 - b. Removed/disturbed oak woodland and coastal sage scrub habitat shall be provided/restored at a minimum 2:1 replacement ratio. To the extent possible, this mitigation shall be performed on the project site in existing non-native and/or disturbed habitat such as areas where fuel management activities have occurred but will no longer be required, and nonnative annual grassland habitat. The habitat restoration plan shall at a minimum create 0.48 of an acre of oak woodland and 0.24 of an acre of coastal sage scrub habitat. The oak woodland and coastal sage scrub habitat restoration/mitigation may be implemented in conjunction with proposed oak tree replacement mitigation (BIO-2a).
 - c. At minimum, the oak woodland and coastal sage scrub habitat restoration/mitigation plan shall describe the following plan elements:
 - (1) Restoration site selection criteria.

- (2) Where restoration/mitigation will occur.
 - (3) The existing conditions in the restoration/mitigation area(s).
 - (4) Site preparation and planting methods.
 - (5) A planting pallet using locally obtained native coast live oak trees and coastal sage scrub plant materials.
 - (6) A maintenance schedule.
 - (7) Mitigation goals, objectives, and success criteria.
 - (8) A description of the monitoring methods and reporting that will be used to document and measure the progress of the restoration/mitigation effort.
- d. The coastal sage scrub habitat restoration/mitigation performance standard shall be a minimum of 80 percent native herb and shrub cover. The oak woodland habitat restoration/mitigation performance standard shall be a minimum of 45 percent canopy cover for native trees. Both the coastal sage scrub and oak woodland areas shall have no more than 15 percent non-native weeds (excluding non-native annual grasses) and the required performance standards shall be achieved within five (5) years after initial planting.
 - e. Monitoring of the restoration areas shall occur for a minimum of five (5) years. Monitoring reports shall be submitted annually and at the completion of the five year period. If the final report indicates that the restoration project has in part or in whole been unsuccessful based on the performance standards specified in the restoration plan, the applicant shall submit within 90 days a revised or supplemental restoration program.
 - f. All plantings shall be maintained for the life of the project.
 - g. All cleared, graded, or disturbed areas on the project site shall be planted or protected and maintained for erosion control purposes as soon as feasible following initial disturbance.
 - h. All disturbed soil around the margins of the development proposed on the western side of the campus adjacent to the existing oak woodland shall be hydroseeded with a native coastal sage scrub seed mix using native species found in adjacent habitats. Seed shall be collected from locally-occurring plants (either on-site or within the south coast of Santa Barbara County).
 - i. Areas adjacent to the oak woodland on the western side of the property that are currently subject to fuel modification but would no longer require management after the approval of the proposed project (approximately 1.5 acres), shall be cleared of existing invasive, nonnative species (oleander, ice plant, ivy, etc.) and replanted with native, locally-occurring ground cover, brush and trees found in the oak woodland and coastal sage scrub habitats.

- j. Planting shall be undertaken immediately after completion of construction.
 - k. Cages around the saplings shall be installed during planting to prevent wildlife from damaging the young trees. Weeds shall be controlled and a 2-3 inch layer of mulch shall be placed around the trees, but not against the stems. Newly planted saplings shall be irrigated with drip or other water source for the first two years, until the saplings are established.
 - l. All trees removed during construction shall have their trunks and large limbs cut into three to four-foot long sections and scattered around adjacent natural habitat to function as microhabitat for small animals.
 - m. To restore oak woodland habitat functions as quickly as possible, it is recommended that at least 80 percent of the of removed native trees replacement (80 percent of 150 removed oak replacement trees = 120 trees) be performed using 15-gallon or 24-inch box trees at a 3:1 mitigation ratio (12 removed trees would require 36 15-gallon and/or 24-inch box trees); and that 20 percent of the removed native trees replacement be performed replaced using one to five gallon trees planted at a 10:1 mitigation ratio (3 impacted trees would require 30 on- to five-gallon replacement trees).(20 percent of 150 replacement trees = 30 trees).
3. **Arborist's Report / Tree Protection Plan.** Include a note on the plans that the recommendations/conditions contained in the arborist's report, Valle Verde Retirement Community Tree Assessment and Protection Plan (Spiewak, 2008), shall be implemented. See Condition D.2.d. for further detail.
 4. **Landscape Screening.** Landscaping with low water use plants and/or a solid screen wall or fence shall be provided to buffer the visitor parking area on the Rutherford Lot from Torino Road and adjacent properties to the south.
 5. **Preliminary Hydraulic Report.** All recommended measures in the Preliminary Hydraulic Report prepared by MAC Design Associates, dated November 20, 2008, shall be followed and shown on final project plans. (W-1)
 6. **Project Directory.** A project directory (including map and parking directional signs) listing all units on-site shall be indicated on the project plans. This directory shall be lit sufficiently for readability for site visitors and placed in a location or locations acceptable to the Fire Department, shall meet current accessibility requirements, and is subject to Design Review Approval.
 7. **Trash Enclosure Provision.** A trash enclosure with adequate area for recycling containers (an area that allows for a minimum of 50 percent of the total capacity for recycling containers) shall be provided on the Real Property and screened from view from surrounding properties and the street.

Dumpsters and containers with a capacity of 1.5 cubic yards or more shall not be placed within five (5) feet of combustible walls, openings, or roofs, unless protected with fire sprinklers.

- D. **Requirements Prior to Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.
1. Public Works Department.
 - a. **Approved Public Improvement Plans.** Public Improvement Plans as identified in condition D.1.h - k for both Private and Public street Improvements shall be submitted to the Public Works Department for review and approval. Upon acceptance of completed public improvement plans, a Building permit may be issued if the Owner has bonded for public improvements and executed the Agreement to Construct and Install Improvements (Not a Subdivision).
 - b. **Dedication.** Easements, as shown on the approved site plan and described as follows, subject to approval of the easement scope and location by the Public Works Department and/or the Building and Safety Division:
 - (1) A minimum 20-foot wide easement within the center of the proposed private road to be known as "Mesa Verde" for storm drainage, City of Santa Barbara sanitary sewer main and City of Santa Barbara water main purposes as shown on the approved site plan / utility plan.
 - c. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an *Agreement Assigning Water Extraction Rights*. Engineering Division Staff prepares said agreement for the Owner's signature.
 - d. **Drainage and Water Quality.** In addition to complying with Condition C.5, the project plans for grading, drainage, stormwater facilities, and project development shall be subject to review and approval by City Building Division and Public Works Department per City regulations, (and Regional Water Quality Control Board). Sufficient engineered design and adequate mitigation measures shall be employed to ensure that no significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water quality pollutants, or groundwater pollutants would result from the project. (W-2)
 - e. **Erosion Control/Water Quality Protection Plan.** Prior to the issuance of a demolition permit for the proposed project, the applicant or project developer shall prepare an erosion control plan that is consistent with the requirements outlined in the Procedures for the Control of Runoff into Storm Drains and Watercourses and the Building and Safety Division

Erosion/Sedimentation Control Policy (2003). The erosion control/water quality protection plan shall specify how the required water quality protection procedures are to be designed, implemented and maintained over the duration of the development project. A copy of the plan shall be submitted to the Community Development and Public Works Departments for review and approval, and a copy of the approved plan shall be kept at the project site. (W-3)

At minimum, the erosion control/water quality protection plan prepared for the proposed project shall address the implementation, installation and/or maintenance of each of the following water resource protection strategies:

- Paving and Grinding
 - Sandbag Barriers
 - Spill Prevention/Control
 - Solid Waste Management
 - Storm Drain Inlet Protection
 - Stabilize Site Entrances and Exits
 - Illicit Connections and Illegal Discharges
 - Water Conservation
 - Stockpile Management
 - Liquid Wastes
 - Street Sweeping and Vacuuming
 - Concrete Waste Management
 - Sanitary/Septic Waste Management
 - Vehicle and Equipment Maintenance
 - Vehicle and Equipment Cleaning
 - Vehicle and Equipment Fueling
- f. **Minimization of Storm Water Pollutants of Concern.** The applicant shall submit project plans incorporating long-term BMPs to minimize storm water pollutants of concern to the extent feasible, and obtain approval from Public Works Engineering. The approved facilities shall be maintained in working order for the life of the project and should incorporate passive design (bioswales, buffers, etc) to the extent feasible. (W-4)
- g. **Storm Drain System Stenciling and Signage.** Within the project area, the applicant shall implement stenciling of all storm drain inlets and catch basins, and posting of signs at all public access points along channels and

creeks, with language in English and Spanish and graphic icons prohibiting dumping, per approved plans. The applicant shall submit project plans to the satisfaction of Public Works Engineering that identify storm drain inlet locations throughout the project area, and specified wording and design treatment for stenciling of storm drain inlets and signage for public access points that prohibit dumping. The owners association shall maintain ongoing legibility of the stenciling and signage for the life of the project, and shall inspect at least annually and submit report to City annually. (W-5)

- h. **Calle de los Amigos (public) Road Improvements.** The Owner shall submit building plans for construction of improvements along the property frontage on Calle de los Amigos (public portion). As determined by the Public Works Department, the improvements shall include the following to City standards: Construct one (N) commercial style driveway; construct one (N) residential style driveway; and three (N) Type B curb drain outlets. Any work in the public rights-of-way requires a Public Works permit.
- i. **Calle de los Amigos (private) Road Improvements.** The Owner shall submit building plans for construction of improvements along the property frontage on Calle de los Amigos (private portion). As determined by the Public Works Department, the improvements shall include the following to City standards: Construct one (N) commercial style driveway; construct one (N) residential style driveway; construct one (N) Type B Curb drain outlet; saw-cut (E) curb and gutter and construct (N) infiltration trenches per plan at driveway approaches and parking area.
- j. **Torino Drive (public) Road Improvements.** The Owner shall submit building plans for construction of improvements along the property frontage on Torino Drive. As determined by the Public Works Department, the improvements shall include the following to City standards: Supply and install one (N) stop sign and paint Stop legend on street per the 2006 MUTCD. Any work in the public rights-of-way requires a Public Works permit.
- k. **Senda Verde (private) Road Improvements.** The Owner shall submit building plans for construction of improvements along the property frontage on the private road known as Senda Verde. As determined by the Public Works Department, the improvements shall include the following to City standards: Construct 2 (N) commercial style driveways and one (N) residential style driveway; construct 3 x 3-inch Type B curb drain outlets (or 4-inch if 8-inch curb); construct +/-100 LF (N) sidewalk; construct +/-400 LF (N) curb & gutter; saw-cut +/- 130 LF (E) curb & gutter & install new infiltration trenches per plan at driveway approaches and parking area; and relocate (E) private street light. Install and connect one (N) irrigation water meter at the end of the (E) water main on Senda Verde in order to

flush the mainline. The new Irrigation Meter requires a Public Works Permit/ Work Order.

1. **Lot Line Adjustment Required.** The Owner shall submit an executed *Agreement Related to the Lot Line Adjustment, Quitclaim Deed and Acceptance Thereof* or *Declarations of Lot Line Adjustment* to the Public Works Department. A surveyor licensed in the state of California shall prepare the legal description and required exhibits to attach to the subject Agreement or Declaration for the subject properties, which shall be recorded in the Office of the County Recorder.
 - m. **Construction Traffic.** The haul routes for all construction related trucks, three tons or more, entering or exiting the site, shall be approved by the Transportation Engineer. Construction-related truck trips for all trucks three tons or more shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) to help reduce truck traffic and noise on adjacent streets and roadways. The route of construction-related traffic shall be established to minimize trips through surrounding residential neighborhoods. (TRF-2a)
 - n. **Construction Parking. Construction.** Parking and vehicle/ equipment/ materials storage shall be provided as follows (T-2b):
 - (1) During construction, free parking spaces for construction workers shall be provided on-site or off-site in a location subject to the approval of the Transportation and Parking Manager.
 - (2) On-site or off-site storage shall be provided for construction materials, equipment, and vehicles. Storage of construction materials within the public right-of-way is prohibited.
 - o. **Disabled Accessibility.** Project circulation shall maintained for disabled accessibility or equivalent facilitation in accordance with American Disabilities Act requirements (T-3a).
 - p. **Private Road Improvements.** The proposed private road identified as "Mesa Verde" shall be constructed to the same standards as public roads, as outlined in the Greenbook, the 1975 Interim Design and Improvement Standards, the DRAFT Engineering Design Guidelines, and as approved by the Public Works Director. New driveway approaches, curb & gutter, sidewalk, curb drain outlets and other road improvements shall be included on construction plans for the new road.
 - q. **Stop Sign.** A "STOP" sign shall be installed at (N) private road "Mesa Verde" and shown on the approved plans.
2. **Community Development Department.**
- a. **Recordation of Agreements.** The Owner shall provide evidence of recordation of the written instrument that includes all of the Recorded

Conditions identified in condition B "Recorded Conditions Agreement" to the Community Development Department prior to issuance of any building permits.

- b. **Project Environmental Coordinator Required.** Submit to the Planning Division a contract with a qualified independent consultant to act as the Project Environmental Coordinator (PEC). Both the PEC and the contract are subject to approval by the City's Environmental Analyst. The PEC shall be responsible for assuring full compliance with the provisions of the Mitigation Monitoring and Reporting Program (MMRP) and Conditions of Approval to the City. The contract shall include the following, at a minimum:
- (1) The frequency and/or schedule of the monitoring of the mitigation measures.
 - (2) A method for monitoring the mitigation measures.
 - (3) A list of reporting procedures, including the responsible party, and frequency.
 - (4) A list of other monitors to be hired, if applicable, and their qualifications.
 - (5) Submittal of weekly reports during demolition, excavation, grading and footing installation and biweekly reports on all other construction activity regarding MMRP and condition compliance by the PEC to the Community Development Department/Case Planner.
 - (6) Submittal of a Final Mitigation Monitoring Report.
 - (7) The PEC shall have authority over all other monitors/specialists, the contractor, and all construction personnel for those actions that relate to the items listed in the MMRP and conditions of approval, including the authority to stop work, if necessary, to achieve compliance with mitigation measures.
- c. **Geotechnical Review.** The final project plans reviewed and approved by the City Building Division prior to issuance of any grading or building permits shall show that the project is constructed in accordance with California Building Code requirements and the recommendations contained in the Geotechnical Report prepared by Fugro West, Inc., dated October 2006, updated on February 18, 2008 regarding site preparation, grading, paving, foundation design, retaining walls, and construction plans. (GEO-1.)
- d. **Native and Specimen Tree Replacement and Protection.** The project applicant shall implement the Valle Verde Retirement Community Tree Assessment and Protection Plan (Spiewak, 2008), and the mitigation measures provided by the Initial Study prepared for the Valle Verde project.

The following tree replacement/protection measures shall be implemented:
(BIO-2a.)

- (1) A minimum oak tree replacement ratio of 10:1 shall be required to mitigate the loss of the 15 coast live oaks. A minimum survivorship ratio of 8:1 after three years post-planting shall be achieved. Acorns collected from on-site oak trees shall be used. One hundred fifty oak saplings, one gallon in size shall be planted in areas between the new structures on the west side of the property (project north) and the oak woodland. Additional trees shall be planted if damage occurs to existing trees during construction related activities. Mitigation trees and required protection/maintenance requirements shall be installed prior to issuance of project permits.
- (2) The following measures shall be noted on the grading plan submitted to the building department prior to issuance of grading permit and implemented prior and during construction-related activities to ensure the protection of trees:
 - (a) Tree protection fencing and barriers shall be installed as indicated on the fencing plan.
 - (b) Fences shall be chain link or orange plastic, four to six feet high and positioned at the Critical Root Zone (CRZ) as specified in the tree inventory table and illustrated on the site maps of the Tree Assessment and Protection Plan.
 - (c) CRZs shall have a radius measured from the center of the trunk to the outside edge of the CRZ, wherever possible. If work is approved within the CRZ, the fence shall be placed at the outside edge of the work zone.
 - (d) Fencing shall remain upright and intact throughout the duration of the project.
 - (e) Construction related activities shall be prohibited within the Tree Protection Zones (TPZ), including the use of heavy equipment, storage of materials, or accumulation of soil for later use.
 - (f) Demolition and excavation within TPZs of all native and non-native trees shall be done by hand where reasonable. Reasonableness shall be determined by the Project Environmental Coordinator, Supervising General Contractor and the Project Arborist.
 - (g) Special attention shall be given to construction related activity around sycamore No. 104 and all oak trees to

minimize impacts. Three 24-inch boxed sycamores shall be planted to mitigate impacts to sycamore #104.

- (h) Any roots encountered within the CRZs of trees, even if outside the TPZs shall be cleanly cut back to an undisturbed section of the root zone. In areas where roots are cut, the soil profile shall be irrigated to reduce drying of newly exposed soil and subsequent damage to remaining roots in that profile. The Project Arborist shall determine the quantity, area and frequency of irrigation to the disturbed area.
 - (i) A permethrin-based pesticide (Astro) shall be applied to the lower six feet of oak tree trunks stressed from root cutting in the early Spring and late Summer (through September), to reduce the risk of attack by fatal oak bark beetles. It may need to be repeated for several years at the discretion of the City Arborist.
 - (j) Tree removal should, to the extent feasible, be scheduled between August 16 and January 31 to avoid bird nesting season or survey and construct only if nesting birds are absent (see mitigation measure Bio3a-2).
 - (k) All trees not indicated for removal on the site plan shall be preserved, protected, and maintained, in substantial accordance with the Tree Assessment and Protection Plan dated November 12, 2008.
 - (l) All required mitigation trees, and each of the impacted but not significantly impacted trees shall be monitored once a year following the completion of construction activities for a period of five years. Should any of these trees die during the monitoring period, they shall be replaced at the specified tree replacement mitigation ratio.
- e. **Sensitive Species Surveys and Monitoring.** Prior to issuance of any grading or building permits, the applicant shall submit a draft contract with a qualified biologist for the review and approval of the Environmental Analyst. The following monitoring and survey activities shall be implemented: (BIO-3a)
- (1) A qualified biologist shall supervise the installation of the construction fencing around all work areas and access roads. Fencing shall be maintained through the duration of project construction.
 - (2) Tree removal/relocation/trimming activities shall not occur during nesting season (February 1 – August 15). If these activities must occur during this time, a qualified biologist shall conduct a survey of

the trees no more than one week prior to the activity to identify active nests and nest holes. The biologist shall map the location of all active and inactive nests and nest holes in trees. A 300-foot radius no-disturbance buffer shall be established around trees containing active nests and this buffer shall be maintained until the biologist has verified that young birds have fledged the nest.

- (3) A city approved biologist familiar with the habits of legless lizards and coast horned lizards shall monitor initial vegetation removal efforts (grubbing), grading and other surface-disturbing activities for silvery legless lizards and coast horned lizards. The biologist shall direct the equipment operator to slowly remove vegetation and the top 12 inches of topsoil while the biologist scans the soil for lizards. Any and all reptiles found shall be relocated to appropriate microhabitats in adjacent, undisturbed habitat out of harm's way. The monitoring biologist shall complete a California Natural Diversity Database Field Survey form should any sensitive reptiles be found and shall fax a copy to the City, and the California Department of Fish and Game California Natural Diversity Database per the instructions on the field survey form.

f. **Sensitive Plan Survey and Restoration Requirements.** Prior to issuance of grading or building permits, a survey plan prepared by a qualified biologist shall be submitted for review and approval by the City's Environmental Analyst. The survey plan shall also describe restoration efforts that will be implemented if it is determined that the proposed project would result in significant impacts to Santa Barbara honeysuckle and/or mesa horkelia. At minimum, the plan shall contain the following elements. (BIO-4a.)

- (1) Prior to the issuance of a grading permit, a botanical survey shall be performed to confirm the presence or absence of Santa Barbara honeysuckle and mesa horkelia on the western side of the project site.
- (2) The grading limits and the outer limits of the proposed fuel modification zone shall be staked by a licensed surveyor prior to performance of the botanical surveys. The surveys shall be performed by a qualified biologist/botanist and shall be performed within one month of any scheduled ground and/or vegetation disturbance.
- (3) Should the surveys required by mitigation measure BIO-4a.1 find any sensitive plants within the area where disturbance will occur, a mitigation plan shall be prepared by a qualified biologist/botanist. The mitigation plan shall describe what measures shall be used to avoid impacts to any sensitive plants found in the survey area.

Should the removal of any sensitive plant be unavoidable, replacement shall be performed at a minimum 10:1 ratio for each plant that is removed. This sensitive plant replacement mitigation may be implemented in conjunction with the proposed oak woodland and coastal sage scrub habitat restoration/mitigation plan (BIO-2a).

- (4) At minimum, the habitat restoration/mitigation plan shall describe the plan elements:
 - (a) Restoration site selection criteria.
 - (b) Where restoration/mitigation will occur.
 - (c) The existing conditions in the restoration/mitigation area(s).
 - (d) Site preparation and planting methods.
 - (e) A planting pallet using locally obtained plant materials.
 - (f) A maintenance schedule.
 - (g) Mitigation goals, objectives, and success criteria.
 - (h) A description of the monitoring methods and reporting that will be used to document and measure the progress of the restoration/mitigation effort.
- (5) The sensitive plant mitigation performance standard shall be a minimum 80 percent survival of all mitigation plantings, with no more than 15 percent non-native weeds (excluding non-native annual grasses) to be achieved within 5 years after initial planting.
- (6) Monitoring of the restoration area shall occur for a minimum of five (5) years. Monitoring reports shall be submitted annually and at the completion of the five year period. If the final report indicates that the restoration project has in part or in whole been unsuccessful based on the performance standards specified in the restoration plan, the applicant shall submit within 90 days a revised or supplemental restoration program.

- g. **Unanticipated Archaeological Resources Contractor Notification.** The following information should be printed on the grading plans submitted to the building department prior to issuance of a grading permit (CR-1):

Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and an

archaeologist from the most current City Qualified Archaeologists List shall be retained by the applicant. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization

- h. **Contractor and Subcontractor Notification.** The Owner shall notify in writing all contractors and subcontractors of the site rules, restrictions, and Conditions of Approval. Submit a draft copy of the notice to the Planning Division for review and approval.
- i. **Letter of Commitment for Neighborhood Notification Prior to Construction.** The Owner shall submit to the Planning Division a letter of commitment to provide the written notice specified in condition E.3 "Neighborhood Notification Prior to Construction" below. The language of the notice and the mailing list shall be reviewed and approved by the Planning Division prior to being distributed. An affidavit signed by the person who compiled the mailing list shall be submitted to the Planning Division.
- j. **Letter of Commitment for Pre-Construction Conference.** The Owner shall submit to the Planning Division a letter of commitment to hold the Pre-Construction Conference identified in condition E.1 "Pre-Construction Conference" prior to disturbing any part of the project site for any reason.
- k. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the appropriate design review

board and as outlined in Section C "Design Review," and all elements/specifications shall be implemented on-site.

- l. **Mitigation Monitoring and Reporting Requirement.** Note on the plans that the Owner shall implement the Mitigation Monitoring and Reporting Program (MMRP) for the project's mitigation measures, as outlined in the Environmental Impact Report for the project.
- m. **Emergency Evacuation Plan.** Provide an emergency evacuation plan subject to approval by the Fire Department.
- n. **Visitor Parking.** 49 guest parking spaces shall be provided throughout the site in addition to the resident and employee parking required by the Zoning Ordinance. The size and location shall be based upon the Planning Commission approved site plan.
- o. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the sheet as follows: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

_____		_____
Property Owner		Date
_____		_____
Contractor	Date	License No.
_____		_____
Architect	Date	License No.
_____		_____
Engineer	Date	License No.

E. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction, including demolition and grading.

- 1. **Pre-Construction Conference.** Not less than 10 days or more than 20 days prior to commencement of construction, a conference to review site conditions, construction schedule, construction conditions, and environmental monitoring requirements, shall be held by the General Contractor. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, Community Development Department Building and

Planning Divisions, the Property Owner, (Archaeologist, Architect, Arborist, Landscape Architect, Biologist, Geologist, Project Engineer, Project Environmental Coordinator, Mitigation Monitors), Contractor and each Subcontractor.

2. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractors and Project Environmental Coordinator's (PEC) name, contractors and PEC's telephone numbers, construction work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed 24 square feet if in a multi-family or commercial zone or six square feet if in a single family zone.
3. **Neighborhood Notification Prior to Construction.** Construction Notice. At least 20 days prior to commencement of construction, the contractor shall provide written notice to all property owners and residents within 450 feet of the project area. The notice shall contain a description of the proposed project, a construction schedule including days and hours of construction, the name and phone number of the Project Environmental Coordinator (PEC) who can answer questions, and provide additional information or address problems that may arise during construction. A 24-hour construction hot line shall be provided. Informational signs with the PEC's name and telephone number shall also be posted at the site. (N-1)
4. **Construction Hours.** Construction (including preparation for construction work) shall only be permitted Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. excluding the following holidays:

New Year's Day	January 1st*
Martin Luther King's Birthday	3rd Monday in January
Presidents' Day	3rd Monday in February
Cesar Chavez Day	March 31 st *
Memorial Day	Last Monday in May
Independence Day	July 4th*
Labor Day	1st Monday in September
Thanksgiving Day	4th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25th*

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

Occasional night work may be approved for the hours between 5 p.m. and 8 a.m. by the Chief of Building and Zoning per Section 9.13.015 of the Municipal Code) between the hours of 5 p.m. and 8 a.m. weekdays In the event of such night work approval, the applicant shall provide written notice to all property owners and

residents within 450 feet of the project property boundary and the City Planning and Building Divisions at least 48 hours prior to commencement of any. Night work shall not be permitted on weekends and holidays. (N-2)

5. **Construction Equipment Sound Control.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices. (N-3)
6. **Sound Barriers.** As determined necessary by the Project Environmental Coordinator, the project shall employ sound control devices and techniques such as noise shields and blankets during the construction period to reduce the level of noise to surrounding residents. (N-4)
7. **Construction Storage/Staging.** Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Transportation Manager with a Public Works permit.
8. **Construction Parking.** During construction, free parking spaces for construction workers shall be provided on-site or off-site in a location subject to the approval of the Transportation Manager.
9. **Mitigation Monitoring Compliance Reports.** The PEC shall submit weekly reports during demolition, excavation, grading and footing installation and biweekly reports on all other construction activity regarding MMRP compliance to the Community Development Department Planning Division.
10. **Unanticipated Archaeological Resources Contractor Notification.** Standard discovery measures shall be implemented per the City master Environmental Assessment throughout grading and construction: Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be

retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project.

11. **Construction Dust Control** – Throughout grading and other ground disturbance, the following conditions shall be followed:

a. **Minimize Disturbed Area/Speed.** Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less. (AQ-1)

b. **Watering.** During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to achieve minimum soil moisture of 12% to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.

Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas every three hours. Increased watering frequency will be required whenever the wind speed exceeds 15 mph. (AQ-2)

c. **Tarping.** Trucks transporting fill material to and from the site shall be covered from the point of origin and maintain a freeboard height of 12 inches. (AQ-3)

d. **Gravel Pads.** Gravel pads, 3 inches deep, 25 feet long, 12 feet wide per lane and edged by rock berm or row of stakes or a pipe-grid track out control device shall be installed to reduce mud/dirt track out from unpaved truck exit routes. (AQ-4)

e. **Construction Dust Control – Disturbed Area Treatment.** After clearing, grading, earth moving or excavation is completed, the entire area of disturbed soil shall be treated to prevent wind erosion. This may be accomplished by:

(1) Seeding and watering until grass cover is grown;

- (2) Spreading soil binders;
 - (3) Sufficiently wetting the area down to form a crust on the surface with repeated soakings as necessary to maintain the crust and prevent dust pickup by the wind;
 - (4) Other methods approved in advance by the Air Pollution Control District. (AQ-5)
- f. **Construction Dust Control – Paving.** All roadways, driveways, sidewalks, etc., shall be paved as soon as possible. Additionally, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. (AQ-6)
 - g. **Stockpiling.** If importation, exportation and stockpiling of fill material are involved, soil stockpiled for more than two days shall be covered, kept moist by applying water at a rate of 1.4 gallons per hour per square yard, or treated with soil binders to prevent dust generation. Apply cover when wind events are declared. (AQ-7)
 - h. **Project Environmental Coordinator (PEC).** The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when construction work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading for the structure. (AQ-8)
12. **Exhaust Emissions –** The following vehicle emissions controls/maintenance shall be followed through out construction:
- a. **Engines.** Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) shall be used. (AQ-9)
 - b. **Engine Size.** The engine size of construction equipment shall be the minimum practical size. (AQ-10)
 - c. **Equipment Numbers.** The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time. (AQ-11)
 - d. **Equipment Maintenance.** Construction equipment shall be maintained to meet the manufacturer's specifications. (AQ-12)
 - e. **Engine timing.** Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines. (AQ-13)

- f. **Catalytic Converters.** Catalytic converters shall be installed on gasoline-powered equipment, if feasible. (AQ-14)
 - g. **Diesel Catalytic Converters.** Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed, if available. (AQ-15)
 - h. **Diesel Replacements.** Diesel powered equipment shall be replaced by electric equipment whenever feasible. (AQ-16)
 - i. **Idling Limitation.** Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units shall be used whenever possible. (AQ-17)
 - j. **Worker Trips.** Construction worker trips shall be minimized by requiring carpooling and by providing for lunch onsite. (AQ-18)
 - k. **Biodiesel.** Biodiesel shall be used to the maximum extent feasible. (AQ-19)
 - l. **Energy Use.** Minimize the use of energy by designing and constructing structures using sustainable development principles including green building designs and materials. (AQ-20)
 - m. **Carpool Parking.** Provide preferential parking for carpools and vanpools. (AQ-21)
13. **Demolition -** The following conditions shall be carried out through the demolition phase:
- a. **Demolition and Debris Removal.** Apply water every 4 hours to the area within 100 feet of a structure being demolished, to reduce vehicle trackout. Apply water to disturbed soils after demolition is completed or at the end of each day of cleanup.
 - b. **Post Demolition.** Apply dust suppressants (e.g., polymer emulsion) to disturbed areas upon completion of demolition. (AQ-23)
 - c. **Demolition Activities.** Prohibit demolition activities when wind speeds exceed 25 mph. (AQ-24)
 - d. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill. Indicate on the plans the location of a container of sufficient size to handle the materials, subject to review and approval by the City Solid Waste Specialist, for collection of demolition/construction materials. A minimum of 90% of demolition and construction materials shall be recycled or reused. Evidence shall be submitted at each inspection to show that recycling and/or reuse goals are being met. (PS-1)

- F. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
1. **Repair Damaged Public Improvements.** Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC §22.60.090. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
 2. **Complete Public Improvements.** Public improvements, as shown in the public improvement plans or building plans, including utility service undergrounding and installation of street trees, if any, shall be completed.
 3. **Red Curb Painting.** Prior to the occupancy of any proposed residential unit, curbs adjacent to the Valle Verde driveways on Calle de los Amigos and Torino Drive should be painted red to prohibit parking within five feet of the driveways. (TRF-1a.)
 4. **Mitigation Monitoring Report.** Submit a final construction report for mitigation monitoring.
 5. **Biological Monitoring Contract.** Submit a contract with a qualified biologist acceptable to the City for on-going monitoring consistent with condition D.2.g.6, which states:

Monitoring of the restoration area shall occur for a minimum of five (5) years. Monitoring reports shall be submitted annually and at the completion of the five year period. If the final report indicates that the restoration project has in part or in whole been unsuccessful based on the performance standards specified in the restoration plan, the applicant shall submit within 90 days a revised or supplemental restoration program

G. **General Conditions.**

1. **Prior Conditions.** These conditions shall supersede the conditions identified in all previously approved Planning Commission Resolutions and Substantial Conformance Determinations.
2. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.
3. **Approval Limitations.**
 - a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.

- b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Planning Commission.
 - c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.
4. **California Department of Fish and Game Fees Required.** Pursuant to Section 21089(b) of the California Public Resources Code and Section 711.4 et. seq. of the California Fish and Game Code, the approval of this permit/project shall not be considered final unless the specified Department of Fish and Game fees are paid and filed with the California Department of Fish and Game within five days of the project approval. The fees required are \$2,839.25 for projects with Environmental Impact Reports. Without the appropriate fee, the Notice of Determination cannot be filed and the project approval is not operative, vested, or final. The fee shall be delivered to the Planning Division immediately upon project approval in the form of a check payable to the California Department of Fish and Game. Please note that a filing fee of \$50.00 is also required to be submitted with the Fish and game fee in the form of a separate check payable to the County of Santa Barbara.
5. **Land Development Team Recovery Fee Required.** The land development team recovery fee (30% of all planning fees, as calculated by staff) shall be paid at time of building permit application.
6. **Site Maintenance.** The existing site/structures shall be maintained and secured. Any landscaping shall be watered and maintained until demolition occurs.
7. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of being notified of a lawsuit regarding the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing

contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

NOTICE OF APPROVAL TIME LIMITS:

The Planning Commission action approving the Conditional Use Permit and Modification shall terminate two (2) years from the date of the approval, per Santa Barbara Municipal Code §28.87.360, unless:

1. An extension is granted by the Community Development Director prior to the expiration of the approval; or
2. A Building permit for the use authorized by the approval is issued and the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy.

NOTICE OF LOT LINE ADJUSTMENT TIME LIMITS:

The Planning Commission's action approving the Lot Line Adjustment shall expire 24 months from the date of approval. The applicant may request an extension of this time period in accordance with Santa Barbara Municipal Code §27.40.100.

NOTICE OF TIME LIMITS FOR PROJECTS WITH MULTIPLE APPROVALS (S.B.M.C. § 28.87.370):

If multiple discretionary applications are approved for the same project, the expiration date of all discretionary approvals shall correspond with the longest expiration date specified by any of the land use discretionary applications, unless such extension would conflict with state or federal law. The expiration date of all approvals shall be measured from date of the final action of the City on the longest discretionary land use approval related to the application, unless otherwise specified by state or federal law.



VALLE VERDE

OWNED AND MANAGED BY ABHOW



MASTER PLAN

OVERVIEW

INCLUDING:

SITE HISTORY

NEIGHBORHOOD FEEDBACK & PROJECT CHANGES

PARKING STATISTICS

GREEN BUILDING

April 5, 2011

Valle Verde is a community of the American Baptist Homes of the West (ABHOW), a trusted nonprofit provider of quality retirement housing and health care services. As an expression of its Judeo-Christian mission, ABHOW seeks to enhance the well-being and security of seniors through the provision of housing, healthcare, and supportive services. We serve people of many religions and ethnicities.

ABHOW operates 11 continuing care retirement communities (CCRCs) and 18 affordable housing communities. CCRCs provide residents with the continuity of a flexible, independent lifestyle while offering the security of healthcare. The ABHOW Foundation helps these communities by providing financial support to residents who require assistance.

EXHIBIT C

Overview

Valle Verde is pleased to submit the following summary of its Master Plan and the changes that have occurred since 2006 based on neighbor and Planning Commissioner requests. Included in this overview are the following sections: Collaborative Changes, Campus Statistics, History, Today's Campus, Proposed Project, Resident & Neighbor Involvement, Parking, Emergency Evacuations, and Green Building.

Seven years ago, Valle Verde Retirement Community began planning to meet a portion of the growing need for senior housing while also renovating our aging campus.

Our Master Plan objectives include:

- **Enhance campus facilities** and amenities *without* raising resident fees.
- Meet a portion of Santa Barbara's need for **senior housing**.
- Maintain the **balance** of outdoor spaces for pedestrian activities and landscaping.
- Maintain **single story** homes to best serve the physical needs of the residents.
- Continue to be **good neighbors** by maintaining neighborhood compatibility.
- Provide useable and sufficient on-site **staff parking**.
- Stay within **Valle Verde's current CUP** limit of 254 independent living homes.
- Continue to expand our **Green Initiative** as we work towards a sustainable campus.

In establishing the Master Plan, a committee of 15 people, including Valle Verde residents, staff, and community Advisory Board members analyzed future development and services needed for Valle Verde's existing and future seniors. The *Master Planning Task Force* began its work in March of 2004 and has met regularly to discuss campus visioning.

Collaborative Changes

Over the last six years, Valle Verde has also been working with Hidden Oaks and Hidden Valley neighbors, City staff, ABR, and the Planning Commission to move its Master Plan through the environmental review and permitting process. During that time, the project has been changed through a collaborative process with all parties.

These changes include:

- Redesigning site plans so that 26 of the proposed 40 homes are incorporated as **infill**
- Limiting development to **previously disturbed areas**
- Moving the proposed **employee parking lot** to the central campus
- Reducing **grading** by 62% overall
- Increasing **setbacks** from nearest neighbor's fence from 15' to 126'
- Redesigning site plans so that EIR analysis concludes **no Class I Significant Impacts**
- Numerous **Rutherford parcel redesigns** (see page 9)

Campus Statistics

The Valle Verde Retirement Community is a Continuing Care Retirement Community (CCRC) located at 900 Calle De Los Amigos. It is a non-profit, owned and operated by American Baptist Homes of the West. Valle Verde provides seniors with residential options of independent living, assisted living, dementia care, and skilled nursing and is licensed by the Department of Social Services as a Community Care facility.

Valle Verde has 3 levels of housing:

<i>Independent Living</i>	
Studios [11 - no kitchens]	
1-Bedroom Apartments	93
2-Bedroom Apartments	115
<i>Assisted Living</i>	
	44 beds
<i>Skilled Nursing</i>	
	80 beds

Valle Verde's campus is made up of five independent legal parcels totaling approximately **60 acres** of land. The campus zoning is primarily E-3, but smaller portions include E-1 and A-1 designations.

History

The following timeline shows the changes to Valle Verde's campus since 1902. The photos are from UCSB and Pacific Aerial archives with yellow property lines added to show Valle Verde property boundary changes.



1902 - 1959

- The Rutherford family operates a walnut orchard on the property

1958

- Property purchased for senior homes

1960

- March 3 & 17, 1960: Planning Commission grants Conditional Use Permit (CUP) to annex to the City 45-acres of Valle Verde property and develop 182 independent living apartments with a separate 15-bed convalescent hospital.
- May 24, 1960: City Council approval
- Overall density = 350 residents and staff (last use of population numbers associated with CUPs)
- Portions of the property, including Arroyo Burro creek, were deeded to the City of Santa Barbara for use as Hidden Valley Park

1961

- October 1961: Planning Commission reevaluates project and City Council endorses recommendation of revised plot plan



1965 - 1966

- Valle Verde constructed

1967

- Valle Verde purchases additional acreage

1971

- Planning Commission and City Council approve addition of 34 new nursing care beds, a dining room, and day room to the campus.
- Permit includes rezone from E-3 and A-1 (One-Family Residential) to E-3-S-H (One Family Residential with a Senior Housing Overlay).

1974

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

History



1980

- December 18, 1980: Planning Commission reviews CUP for 44 additional independent living units. Regarding General Plan Consistency, the Staff Report says Valle Verde is consistent.
- Valle Verde has an 8-year waiting list.
- Valle Verde constructs bridge over Arroyo Burro Creek and connects Calle De Los Amigos

1981

- January 22, 1981: Planning Commission approves 44-unit addition to Valle Verde

1983

- City authorizes 5 new skilled nursing beds

1984

- APN 49-440-016 (then known as 49-040-020) was annexed into the City
- Planning Commission certifies Environmental Impact Report and Valle Verde expansion
- Valle Verde adds 28 independent living apartments, a 45-unit personal care facility with 48 beds, a 14-room nursing care facility with 28 beds, a recreation building, a laundry/kiosk, 2 five-car carports and additions to the existing central kitchen & dining building

1986

- City approves annexation of the Rutherford property as a condition of project approval for Hidden Oaks Estates

1987

- Valle Verde purchases Rutherford parcel

1989 - 1996

- Hidden Oaks Estates built

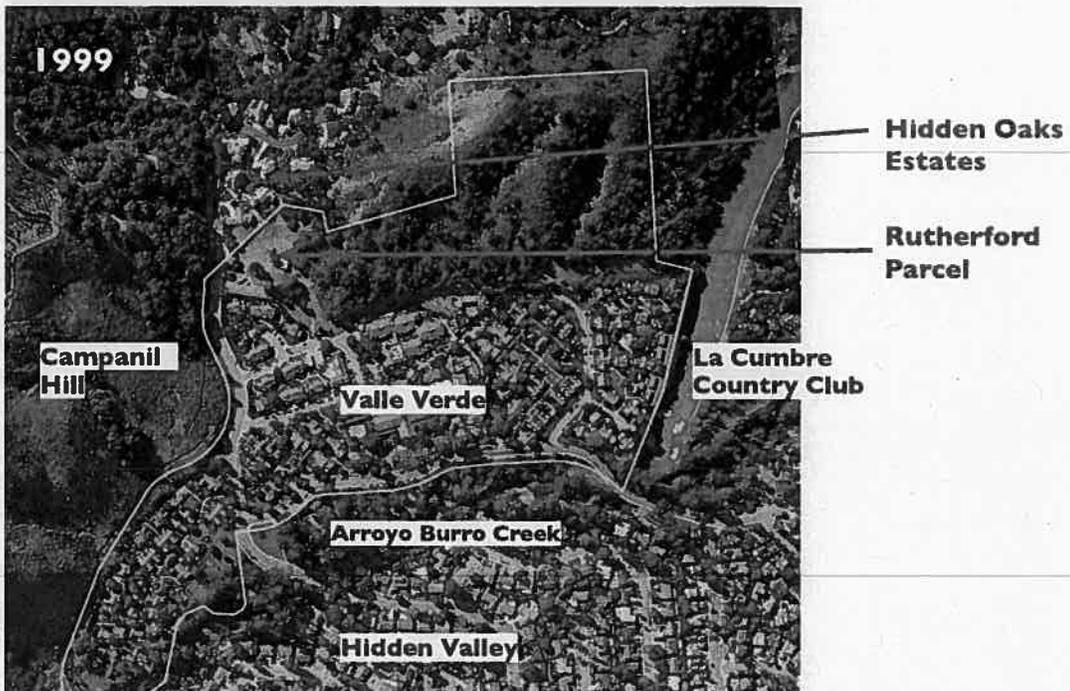
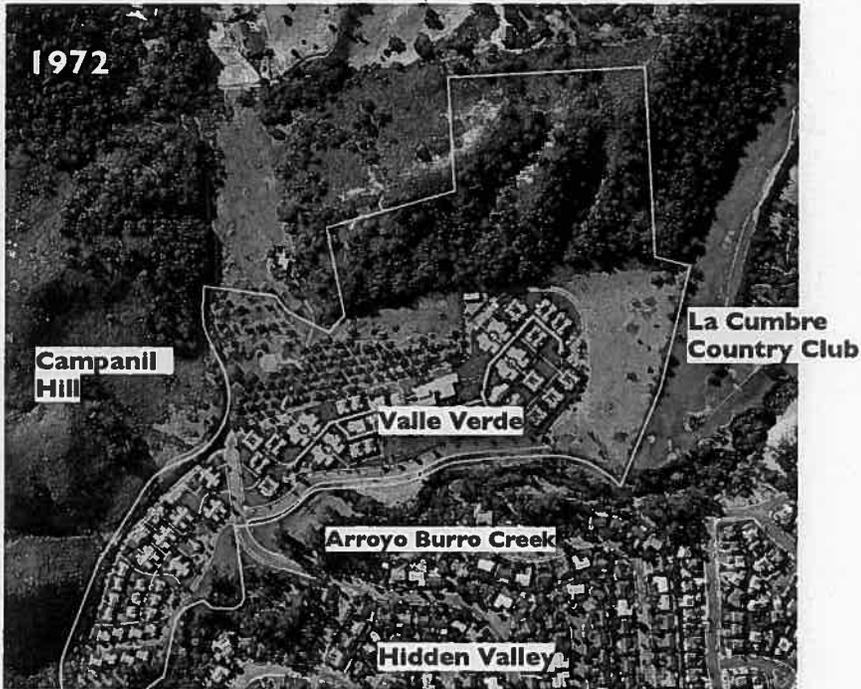
History



2003

- Valle Verde adds dementia care services within existing Assisted Living facility

1972 - 1999: A Visual Overview



Today's Campus

City Authorized Uses

Year	Independent Living Apartments	Assisted Living	Skilled Nursing
1960	182		15 beds
1971			+ 34 beds
1981	+ 44		
1983			+ 5 beds
1984	+ 28	+ 48 beds (45 rooms)	+ 28 beds (14 rooms)
Total Authorized	254	48 beds (45 rooms)	82 beds

* In 1960, the Santa Barbara City Council found Valle Verde Retirement Community to be in harmony with the adjacent Hidden Valley neighborhood. In 1971, 1981, and 1984, the Planning Commission found that Valle Verde additions were compatible with the surrounding neighborhoods.

Senior Needs Influence Today's Campus

Over the past 20 years, due to longer life expectancies, the demand for larger homes suitable for couples has increased. In 2004, the City approved a mini-master plan to alter certain independent living units on the campus. Some have enabled expansions of single units while others have involved tenant improvements to combine two independent living units into one independent living unit. Via such additions and/or combinations, Valle Verde has reduced its overall campus density from 254-permitted independent living units.

Current Campus Counts

	Independent Living	Assisted Living	Skilled Nursing
Actual (2011)	208	44 beds	80 beds
City Authorized Totals	254	48 beds	82 beds

* Campus population counts have not been updated as a Condition of Approval since 1961. Some numbers were studied in various Environmental Impact Reports, but overall population limits have not been used by the City as a regulatory device since 1961.

Proposed Project

New Senior Homes Proposed Within Existing Conditional Use Permit

The proposed Valle Verde Master Plan consists of 40 new senior homes, mainly 2-bedroom duplexes each consisting of 1,267 net sq. ft. on average (1,340 gross). These will be built in 24 buildings (19 new, 5 replacement) on multiple parcels within the existing Valle Verde campus. This would bring the total independent senior apartments on campus to 246.

With input received from meetings with neighbors and four ABR and PC concept hearings, the site plan and unit mix has been altered since 2006:

- Setbacks have been increased from 15' to 126' to the nearest Hidden Oaks Estates neighbor fence.
- Seven proposed residential units have been relocated from the Rutherford parcel adjacent to Hidden Oaks Estates.
- Site layout has been reconfigured to reduce pinch points and increase interior building setbacks.
- Finish grades have been reduced to further enhance views from the Hidden Oaks Estates neighbors.
- Retaining wall heights have been limited to no more than 8' and all two and three tiered walls eliminated.
- Overall site grading has been reduced by 62% from the original proposal.
- Development envelopes have been concentrated on areas that have been previously disturbed.
- Proposed staff parking lot has been moved, requiring the rebuilding of the maintenance building.

As outlined in our objectives, the new senior homes will fund the upgrades (including energy efficiency upgrades) to campus common areas. These include renovations to existing gazebos, a redeveloped theater/multipurpose room, a new residential cafe, an expanded residents' dining room, expanded resident salon services, residents' business center, redesigned resident fitness center, redeveloped maintenance building, and new staff parking lots.

Existing & Proposed Campus Counts

Status	Independent Living	Assisted Living	Skilled Nursing	Residents	Staff (peak shift change)	Parking
Existing	208	44 beds	80 beds	381	109	331
Proposed	40 new, (2) removed	4 beds		60	5	209 new, (126) removed
Total	246	48 beds	80 beds	441	114	414

Resident & Neighbor Involvement

Community Input Changes Site Plans

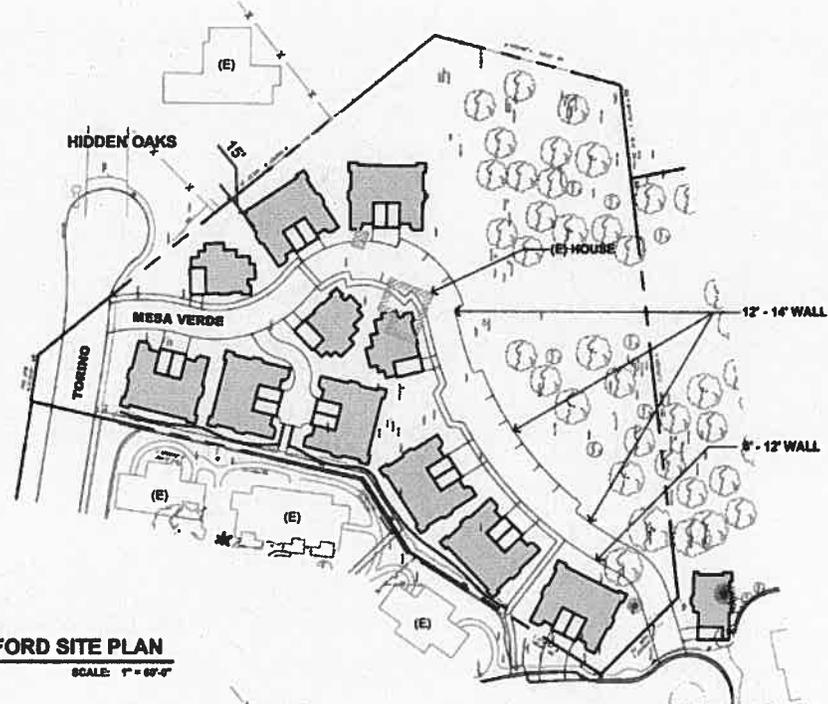
Since 2004, Valle Verde has worked with residents and staff to create the Master Plan and keep residents involved in the permitting process. Valle Verde staff have also made it a priority to reach out and work with campus neighbors. Over the years this has included the following:

Groups	Meetings	Mailings
Valle Verde Residents & Community Board Members	57	22
Neighbors	20	8
Public Officials	15	2
Community Organizations	14	1
Total	106	33

Based on feedback from the meetings and mailings, the project has been redesigned numerous times. A sampling of the changes is listed below with more detail on the following page.

Neighbor Comments	Project Changes
<p>Rutherford Parcel</p> <ol style="list-style-type: none"> Increase setbacks to mirror neighbor's 40' setbacks Reduce # of homes Lower rooflines for better view corridors Relocate homes west of road Eliminate road connecting to Torino Drive 	<p>Rutherford Parcel</p> <ol style="list-style-type: none"> Increased setback to nearest neighbor to 126' (3x neighbor setbacks) Reduced from 20 to 13 homes Lowered roof height by 2'2" Homes relocated to central campus Eliminated proposed road in favor of driveway & added cart path for staff use
Eliminate on-street staff parking	Included on-site employee parking lots (114 employee parking spaces; 414 total parking spaces)
Increase oak woodland preserve	Increased oak woodland from 4 to 9.8 acres

Rutherford Parcel Site Plan: 2006 to 2008



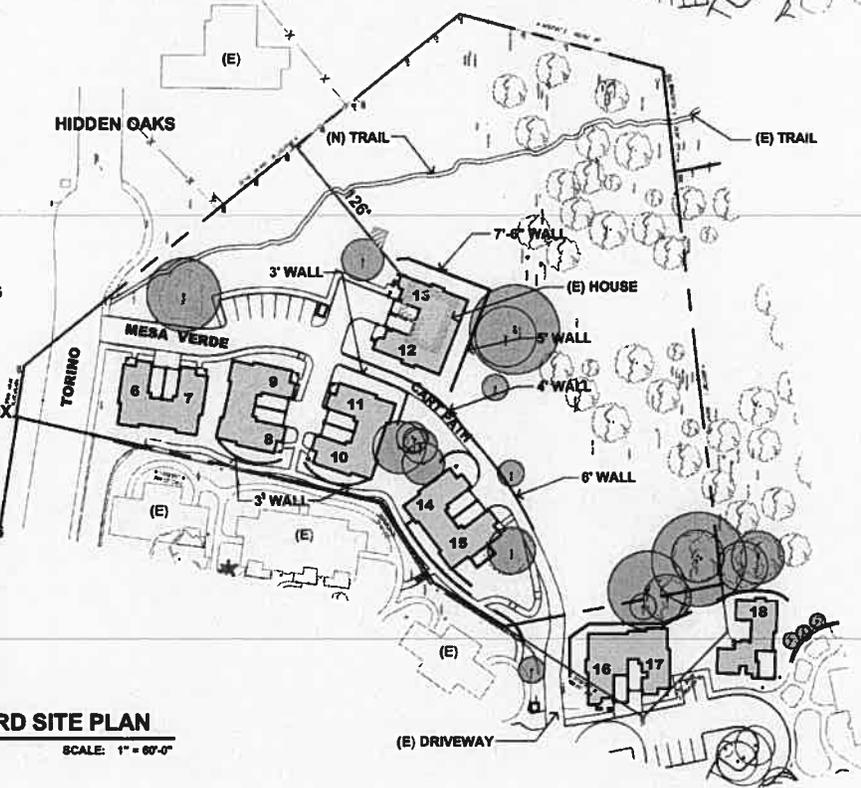
RUTHERFORD 20 UNITS

- 8' - 14' RETAINING WALLS
- GRADING: 22,500 CUT / 12,500 FILL
- ROAD PAVING ± 18,724 S.F.

PRE APPLICATION - RUTHERFORD SITE PLAN

JULY 2006

SCALE: 1" = 60'-0"



RUTHERFORD 13 UNITS (REDUCED BY 35%)

- 11 MATURE OAKS PRESERVED
- INCREASED DISTANCE TO HIDDEN OAKS FENCE FROM 15' TO 128'
- ELIMINATED 2 & 3 TIERED RETAINING WALLS
- AVERAGE HEIGHT OF NEW WALLS BETWEEN 3'-6' HIGH
- RETAINING WALLS REDUCED APPROX 10,000 S.F.
- GRADING REDUCED BY 24,200 CU. YDS. (89% REDUCTION)
- MINIMIZED GRADING ON 30% SLOPES
- PROPOSED LOT LINE ADJUSTMENT
- TOTAL HABITABLE UNIT S.F. REDUCED BY 11,600 S.F.
- 7 UNITS REMOVED (SINCE PRE-APP)

DART III REVISED - RUTHERFORD SITE PLAN

DECEMBER 2008

SCALE: 1" = 60'-0"

Existing Parking & Employees

New On-site Employee Parking

Associated Transportation Engineers conducted an on-site parking demand study at Valle Verde and found the following existing conditions:

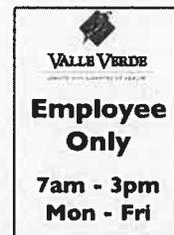
Existing Parking Conditions

Existing Stalls*	Peak Demand (7am - 3pm, residents & staff)	% Occupied
331	219	66%

*Count includes 12 existing resident garages

While Valle Verde currently has enough parking for residents, staff, and visitors, the spaces are spread throughout its 60-acre campus. Due to this layout, on a regular basis approximately 60 Valle Verde staff park along Calle De Los Amigos during the day. Even though parking on a public street is legal, Valle Verde would like to ensure the use of on-site parking for employees as a neighborhood benefit. Valle Verde is proposing 414 parking spaces, even though City requirements for employee, resident, and visitor parking are 312 spaces total (as stated in the EIR).

Proposed Parking Types	Proposed Parking Spaces
Employee (accommodates peak shift change & 5 new employees)	114
Employee/Visitor	49
Resident	251
Total	414



To ensure parking compliance:

- Employee time clocks will be placed near the new lots.
- Parking permit stickers for both residents and staff will be issued to ensure compliance.
- Employee-only parking will be signed.

The campus has a volunteer, incentive-based alternative transportation program that encourages carpooling, bus riding, commuter bus use, bicycling, and walking to work. **When surveyed, 28% of employees were found to use various forms of alternative transportation**, which reduces neighborhood traffic.

Valle Verde is staffed in multiple shift patterns, with three predominant shifts. Employee counts on average run:

7:00 am - 3:00 pm	33 - 109 employees (includes crossovers for shift changes)
3:00 pm - 11:00 pm	17 - 95 employees
11:00 pm - 7:00 am	17 - 35 employees

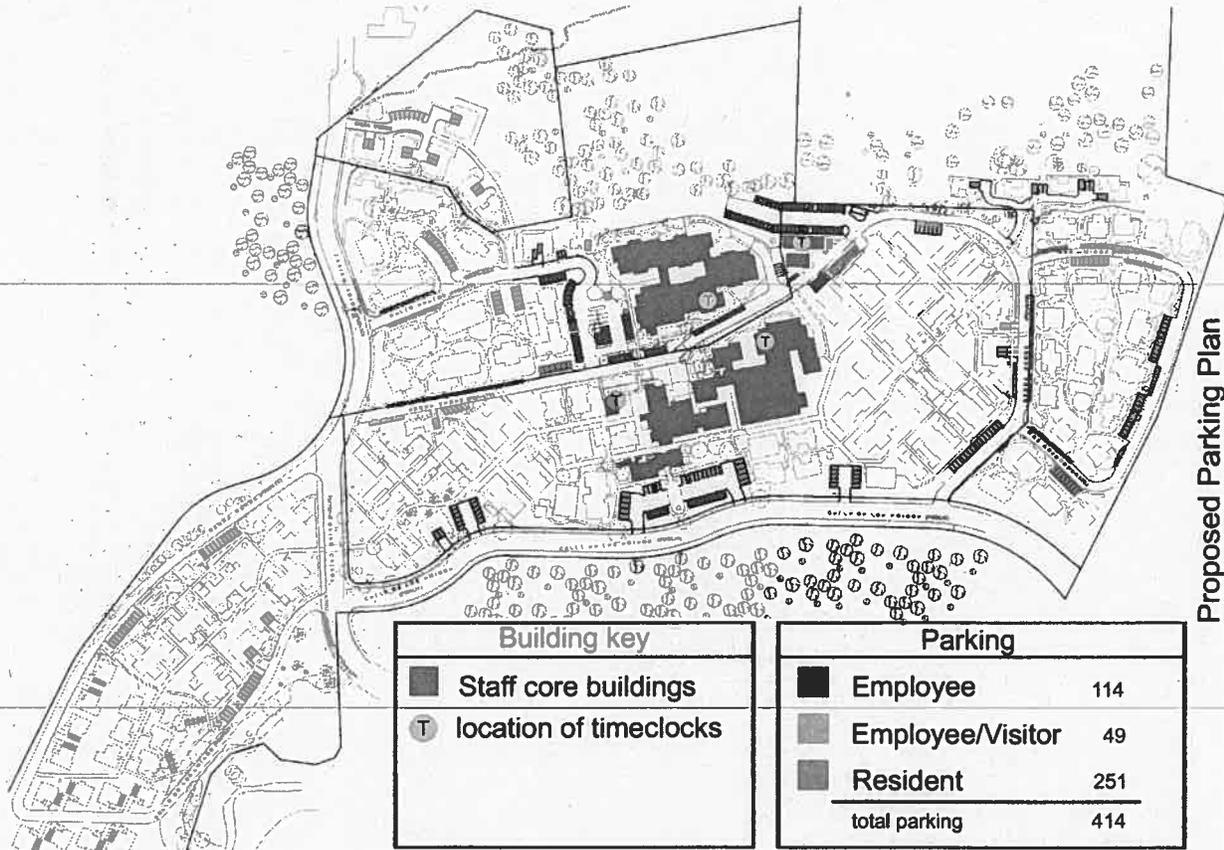
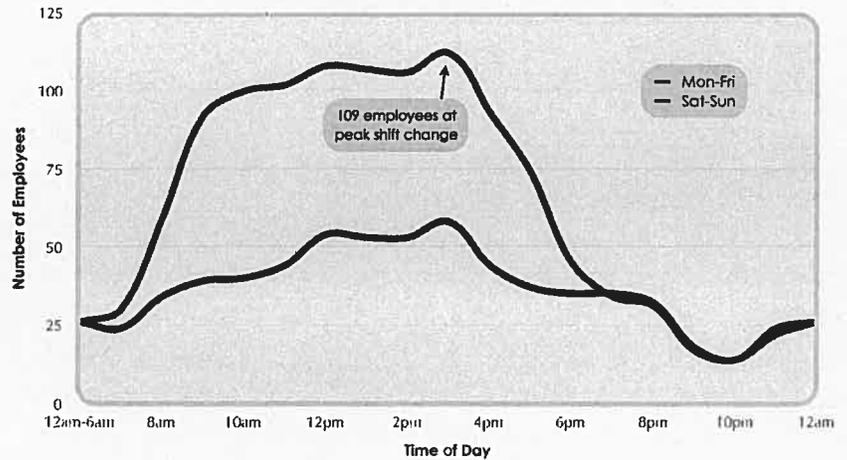
Proposed Parking Plan

The largest number of employees occurs at the shift change during the 2 o'clock hour. At this time, there are 109 employees on campus.

Proposed Parking Plan

With the proposed employee parking lots and additional spaces (see below), there will be enough employee parking to meet the existing shift change over, accommodate the proposed 5 new employees, provide spaces for existing and new residents, and have additional spaces for employees and visitors.

Valle Verde Employee Counts by Hour



Emergency Evacuations & Green Building

EMERGENCY EVACUATIONS

A Tried and Tested Approach

California law requires Valle Verde conduct fire drills monthly and disaster drills semiannually. Valle Verde meets this requirement and has an extensive emergency evacuation plan. At least twice a year, residents and staff drill for the emergency evacuation plan. Valle Verde's evacuation plan is outlined below.

Status: Evacuation Warning

- Under an evacuation "warning," independent living residents evacuate to local family and friends via private vehicles. Area relatives are also encouraged to pick up relatives at this time if feasible.
- Under direction of the City of Santa Barbara's Emergency Operations Center (EOC), the rest of the campus shelters in place.

Status: Evacuation Order

- If instructed by the EOC to evacuate, the remaining independent living residents evacuate to the nearest Red Cross evacuation site via private vehicle. Carpooling is encouraged and coordinated by Valle Verde.
- Under direction of the EOC, Assisted Living residents are transported in Valle Verde buses along with their care staff to a facility with a mutual aid agreement.
- Skilled Nursing residents are transported via Valle Verde and E-Z lift vehicles with their care staff to licensed, mutual aid facilities.
- Valle Verde facility staff evacuate with the residents, but a team of administrators and maintenance staff remain until the campus is certified and locked down.

Practical Experience: During the Painted Cave fire, Valle Verde used the above evacuation plan to safely evacuate residents and staff.

GREEN BUILDING

Valle Verde's Green Initiative Continues to Expand

As a community, Valle Verde has already embraced green building principles on its campus.

- Valle Verde currently has a 58,000 watt **photovoltaic solar energy generation** system.
- Landscaping is watered with **reclaimed water**.
- Campus **recycling programs** have won 4 awards from CalRecycle Waste Reduction Awards.
- Food waste from the dining room is composted with the City's **Foodscraps** program.
- Apartments undergoing remodeling are outfitted with **energy efficient windows, low VOC paints, and efficient compact fluorescent lighting**.
- Administration offices are green certified by the **Green Business Program** of Santa Barbara County.

Green Building & Conclusion

Valle Verde's construction methods will include tree/waterway protection, erosion control measures, site dust control, proper disposal of construction waste and hazardous materials. The green elements to the project design include native/drought tolerant landscaping, reclaimed water for irrigation, tankless hot water systems, energy efficient building layouts, ENERGY STAR appliances, programmable thermostats, dual glazed windows, minimal garage sizes, front porches, dimmer switches, compact fluorescent light fixtures, storm water treatment, low VOC paints and carpets, operable skylights, and whole house fans.

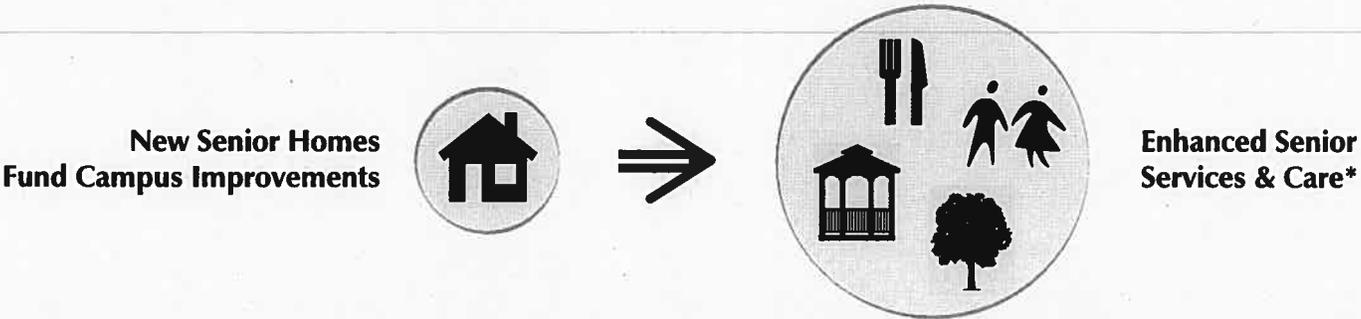
As reflected in the EIR, Valle Verde's Master Plan meets the City's sustainable development standards.

Additionally, Valle Verde has partnered with UCSB's **Bren School of Environmental Science & Management** to create a carbon neutral plan for the campus. The plan will assess the existing campus' Green Initiative performance and formulate new programs to achieve carbon neutrality by 2020.

Conclusion

The Valle Verde Master Plan is a much different project than the proposal conceptually reviewed by the Planning Commission in 2006. Over the past five years, with the assistance of the Architectural Board of Review, Planning Commission, and neighbors, the project has made substantive improvements in design to a point where the project poses **no significant environmental impacts** as stated in the Environmental Impact Report. The Master Plan accomplishes this result while staying within the already approved total of 254 independent living units.

The proposed homes will provide the Valle Verde campus the funding needed to upgrade its aging campus and provide needed senior housing to meet the ever rising demand.



**Existing resident rates will not be increased to pay for improvements to Valle Verde's aging campus.*

Today, the Valle Verde community asks you to approve its Master Plan. Please take into consideration the five years of project review and extensive, collaborative revisions that make this project a benefit both for existing and future seniors and the surrounding neighborhood.

Modification Requests

Unit (s) Number	Assessor Parcel Number	Front Modification	Interior Yard	Building Separation
1, 2, 3 & 4	049-040-053			Ord. requirement – 20 Feet Variable reduction from 20' between units 1 & 2 (duplex) and units 3 & 4 (duplex)
6	049-440-015 - Rutherford	35' to approximately 20' Torino Road (Public Road)		
6 & 7	049-440-015 - Rutherford	35' to approximately 7' Mesa Verde (Private Road)		Variable reduction from 20' between units 6 & 7 (duplex) & units 9 & 8 (duplex)
9	049-440-015 - Rutherford	35' to approximately 7' Mesa Verde (Private Road)		
10.	049-440-015 - Rutherford		15' to approximately 14'	
14	049-440-015 - Rutherford		15' to approximately 12'	Variable reduction from 20'
16 & 17 (duplex)	049-440-016	30' to approximately 12' Calle Sastre (Private Street)		
18	049-440-016	30' to approximately 13' Calle Sastre (Private Street)		
20, 21 & 22	049-040-054			Variable reduction from 20' between unit 20 and units 21 & 22
22	049-040-054			Variable reduction from 20' between unit 22 & existing building
26	049-040-050	20 to approximately 11 feet Sende Verde (Private street)		Variable reduction from 20' between unit 26 & existing building

		Modification Requests	
28	049-040-053		Variable reduction from 20' between unit 28 & existing building
31	049-040-050	15' to 11'	
35,36, & 37 -	049-040-053		Variable reduction from 20' between units 35,36, & 37 (triplex) and units 5 & 38 (duplex)
5 & 38 - Existing Building	049-040-053		Variable reduction from 20'
39			Variable reduction from 20' between unit 39 & existing building
40			Variable reduction from 20' between unit 40 & existing building

PROJECT STATISTICS

	Existing	Demolished	Additions	Total
Support Facility Components Includes: Dining Hall, Fitness/Pool Area & parts of Assisted Living Building	37,540 s.f.	4,460 s.f. - Maintenance 416 s.f. - <u>Gazebos</u> 4,876 s.f.	1,728 s.f. - Gazebos 599 s.f. - Salon 5,899 s.f. - Maintenance 4,855 s.f. - Administrative 743 s.f. - Multipurpose 73 s.f. - Recreation 298 s.f. - Wellness 725 s.f. - <u>Dining</u> 14,920 s.f.	47,584 s.f.
Assisted Living (located within a building that includes a few support facility components)	25,394 s.f. (gross)	N/A	946 s.f.	26,340 s.f.
Skilled Nursing	27,244 s.f. (net)			No change
Hospice	2,390 s.f.	2,390 s.f.	0	0
Residential Component	1 - SFR (Rutherford) 208 independent living units 11 -studio units (shared kitchen/4 units) Total - 219 units 169,743 s.f.	1 - SFR (Rutherford) 2 independent units 4 - Studio units Total - 7 units 7,105 s.f.	40 independent units	246 independent units 7 studio units Total - 253 units 216,253 s.f.
Parking	331 spaces	129	53,615 s.f. 212	414 spaces

RESOLUTION

WHEREAS, the City Planning Commission of Santa Barbara, at regular meetings held March 3 and March 17, 1960, considered the application of Gustave A. Gabelman and J. R. LaMont, for the Baptist Homes, Inc., and Stephen and Verde Rutherford, owners, for a conditional use permit under provisions of Section 25.00 of City Zoning Ordinance No. 2585, in order to construct and operate a non-sectarian residence home for senior citizens on approximately 50 acres of land lying in unincorporated territory westerly of and adjacent to present city boundaries along Arroyo Burro Creek on the east, Santa Barbara Estates, Inc. on the south, Hope Ranch on the west, and La Cumbre Estates Corp. on the north, said conditional use to be contingent upon and subject to annexation of this property to the City of Santa Barbara, a petition for which action is currently pending for city approval; and

WHEREAS, this Commission has recommended to City Council that favorable consideration be given to annexing the subject property to the City of Santa Barbara, with A-1 and E-3 zoning classifications to be applied in event of such annexation; and

WHEREAS, if annexed to the City of Santa Barbara and developed to a high quality of development, it is believed that such use of the property may become a desirable element of the community and, if so developed, may provide a use of the land which will not be inharmonious with the development of adjacent properties for single family residences; and

WHEREAS, it is observed that the proposed Baptist Homes development is intended to house approximately 325 residents, with a staff of 50 or 60 persons, who would not live on the property, and that this compares favorably with the potential population of 430 persons who could be accommodated on these 36 acres of land if developed for single family purposes at E-3 zoning density, or approximately four families per acre; and

WHEREAS, this Commission recognizes that this application for a conditional use permit and the accompanying application for annexation of the property to the City of Santa Barbara are mutually interdependent, the approval of each being contingent upon approval of the other, and this Commission believes that development of this property in the manner proposed can be an asset to the community if developed with suitable controls;

NOW THEREFORE BE IT RESOLVED that the City Planning Commission of Santa Barbara hereby approves and recommends to City Council the approval of the application as described and for the reasons and with the qualifications as outlined hereinabove, this approval to be based on adherence to the following conditions:

1. Development to be in close compliance with plans submitted at this time, with any minor deviations therefrom to be approved by the Architectural Board of Review and by the Planning Director prior to issuance of building or other permits, to avoid unnecessary and time consuming referrals to this Commission and to City Council.

2. This approval shall be valid for an initial period of one year from date of final approval by City Council, during which time the initial building permit applications shall be submitted; and subsequent applications for building permits shall be authorized on the basis of these tentative plans now approved, without the necessity for referral back to this Commission.

3. Density of development shall be not greater than presently contemplated, with accommodations for a maximum of 350 residents, including resident staff; height of buildings shall not exceed two stories; and parking spaces provided on the site shall be adequate to meet all requirements of the residents, staff and visitors, and in no case less than 90 spaces, exclusive of all areas dedicated to the city for public use.

4. Approval of the Architectural Board of Review and the Planning Director shall be secured on final landscaping plans for this development, such landscaping to be provided and maintained at high standards acceptable to the city.

5. Streets shown on those plans, comprising a major north-south street and an east-west street, shall be located, developed and improved to the satisfaction of the Public Works Director and shall fit in with and become a part of the overall city street system approved by the Public Works Director and the Planning Director for this general area, the two streets in question to be constructed to city standards of a 60 ft. right-of-way with minimum 40 ft. paved width and with provision of on-site and participation in off-site improvements as are deemed necessary to the

opinion of the Public Works Director to integrate this proposed development into the city public street system. Sidewalks shall be constructed to city standards on at least one side of each of the proposed city streets.

6. Land in and adjacent to the creek channel along the easterly boundary line of this property and immediately adjoining the easterly right-of-way line of the proposed north-south street shall be dedicated to the City of Santa Barbara for public park purposes and shall be cleared of underbrush and otherwise improved from its present state so as to be acceptable to the City Park Superintendent, in a manner generally similar to the improvement of the easterly portion of these park lands by the developers of Hidden Valley Subdivision. Improvement of the creek channel, including street improvements at creek crossings shall meet with approval of both the City Public Works Director and the County Flood Control District.

CITY PLANNING COMMISSION
SANTA BARBARA, CALIFORNIA

Resolution #36 -4/21/60

File

BOARD OF LAND USE CONTROLS
CITY OF SANTA BARBARA

RESOLUTION NO. 358

SUBJECT: Application of Valle Verde Baptist Homes for a variance from the provisions of Section 28.15.030 of Title 28 of the Municipal Code of the City of Santa Barbara, the Zoning Ordinance, as applied to City Parcel 49-040-12 located at 900 Calle de los Amigos in an C-3 One-Family Residence zone, in order to permit an addition of sixteen (16) resident rooms, lounge, dining room and an arts and crafts room to an existing nursing home.

WHEREAS, the Board of Land Use Controls has held the required public hearing on the above application; and the applicant was present ; and

WHEREAS, 7 persons appeared to speak in favor of the application and 0 persons appeared to speak in opposition thereto, and the following exhibits were presented for the record:

- Application
- Staff Report
- Site plan and elevations
- 14 letters in favor
- Negative Declaration by the Environmental Hearing Board
- Fire Department Report

; and

WHEREAS, the matter having been fully considered by this Board, the Board of Land Use Controls finds as follows:

See Attachment.

9/59440 5/76

NOW, THEREFORE, IT IS RESOLVED that the Board of Land Use Controls hereby approves the subject request, subject to the following conditions:

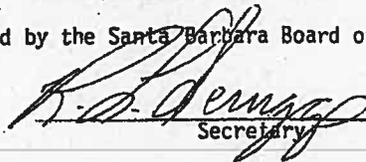
1. That use of the additional residence rooms be restricted to residents of Valle Verde;
2. That the three (3) considerations listed in the Negative Declaration become requirements of the variance approval.

Passed and adopted this 6th day of May, 1976, by the Board of Land Use Controls of the City of Santa Barbara, by the following vote:

AYES: 3	Abstained: 1
NOES: 0	Absent: 3

BOARD OF LAND USE CONTROLS,
SANTA BARBARA, CALIFORNIA

I hereby certify that the above Resolution was adopted by the Santa Barbara Board of Land Use Controls at its meeting of the above date:


Secretary

NOTE: This action of the City Board of Land Use Controls shall become effective ten days from date of mailing of this resolution copy, unless appealed to City Council within that time, and shall remain in effect thereafter unless the conditions have not been met, or unless the variance is unused, abandoned or discontinued for a period of six months. If you have an existing zoning violation on the property, it must be corrected within 40 days from the date of this action.

(the above shall not apply to rezonings).

Date: May 11, 1976

ATTACHMENT - Resolution No. 358

1. There are exceptional circumstances applicable to the property involved which do not apply generally to other property in the same zone or vicinity as the Master Plan previously approved for the project included the structures in this request, that zoning changes have been made which make the project nonconforming, and that a similar variance was approved in 1971 but it expired before it could be used.
2. The granting of this variance will not be materially detrimental to the public welfare or to other property in such zone or vicinity.
3. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, possessed by other property in the same zone and vicinity.
4. The granting of this variance will not adversely affect the Comprehensive General Plan.

CITY OF SANTA BARBARA
BOARD OF LAND USE CONTROLS
April 16, 1976

APPLICANT: VALLE VERDE BAPTIST HOMES
TYPE OF REQUEST: VARIANCE
PARCEL NUMBER: 49-040-12
ADDRESS: 900 Calle De Los Amigos
ZONE: E-3 One Family Residence
LOT SIZE: 57 Acres
EXISTING USE: Retirement Community
PROPOSED USE: Retirement Community
NATURE OF REQUEST: A variance to permit an addition of sixteen (16) resident rooms, lounge, dining room and an arts and crafts room to an existing nursing home.

DISCUSSION: The Valle Verde Baptist Home was approved in 1960 and the project constructed in subsequent years. In 1971 a change in zone from E-3 and A-1 One Family Residence zone to E-3-S-H One Family Residence zone with a Senior Housing Overlay was approved by the Planning Commission and City Council, however the zoning action was not completed as apparently all the conditions of the zoning were not satisfied. At this same time a variance was approved to add 16 resident rooms, lounge, dining room and day room. City Council also approved the construction of the nursing care facilities. Because of various reasons stated in the applicant's letter the work was not commenced and the variance expired. It is desired to complete this portion of the project but the variance must be approved.

STAFF COMMENTS: Fire Department has no objections to the request, but notes that all plans must be submitted through their office for review of requirements of California Administrative Code Title 19 after review by the State Fire Marshal.

Staff has no objections to the request as the proposed addition is located between existing buildings and is screened from public view, and the addition is in substantial conformance with the overall development plan previously approved.

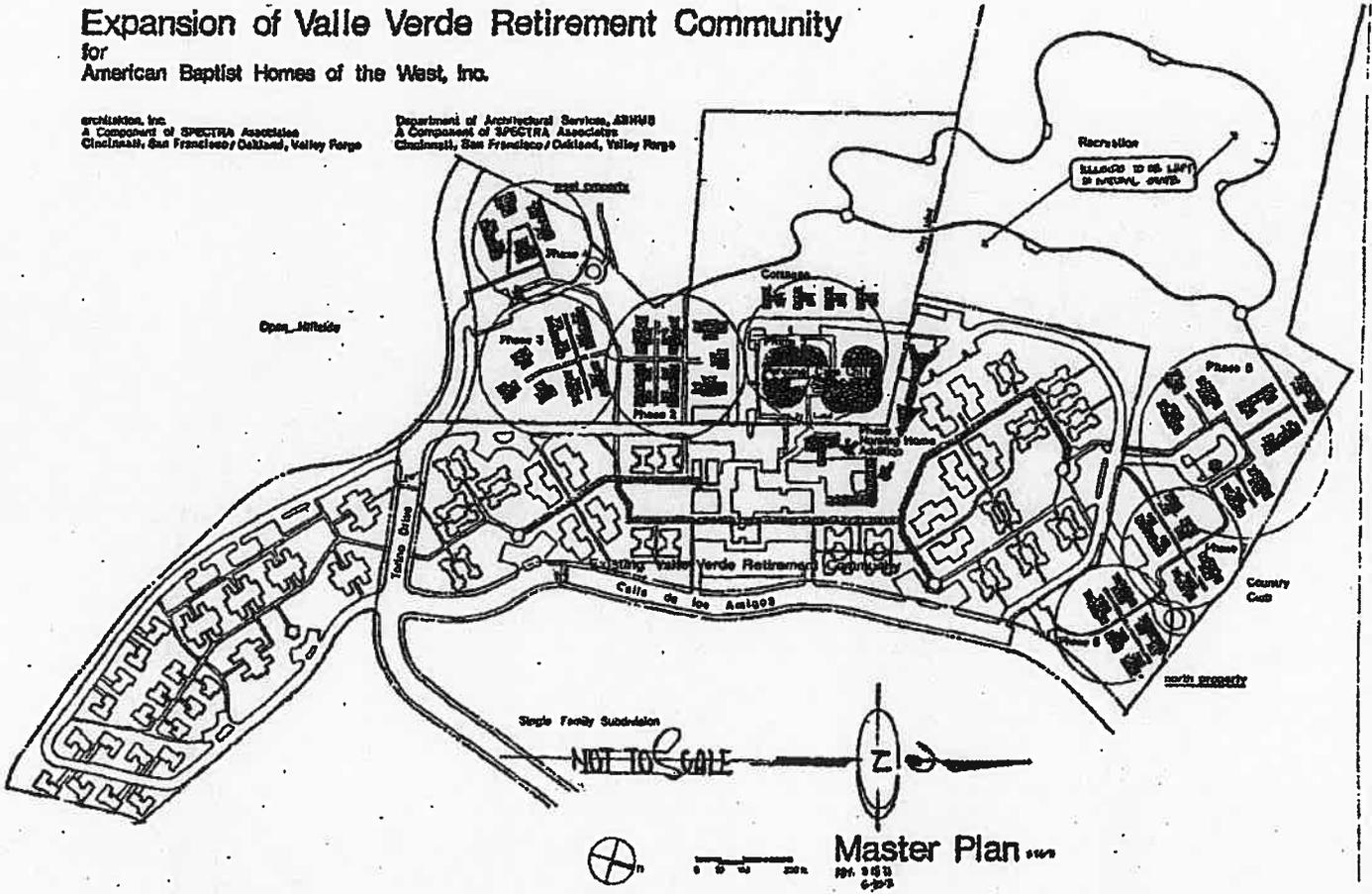
Although the Environmental Hearing Board has not heard this item the application is on file and it will be recommended for a negative declaration. One possible adverse effect of this project on the area will be the traffic, noise and other effects of the actual construction phase and the applicant should be required to reduce these adverse effects to a minimum.

ATTACHMENTS: Applicant's letter
Site plan with location map

Expansion of Valle Verde Retirement Community
for
American Baptist Homes of the West, Inc.

architects, inc.
A Component of SPECTRA Associates
Cincinnati, San Francisco/Oakland, Valley Forge

Department of Architectural Services, ABHWB
A Component of SPECTRA Associates
Cincinnati, San Francisco/Oakland, Valley Forge



NOTICE IS HEREBY GIVEN that the Board of Land Use Controls of Santa Barbara has set a hearing for the application of Valle Verde Baptist Homes for a variance from the provisions of Section 28.15.030 of Title 28 of the Municipal Code of the City of Santa Barbara, the Zoning Ordinance, as applied to City Parcel 49-040-12 located at 900 Calle De Los Amigos in a E-3 One Family Residence zone, in order to permit an addition of sixteen (16) resident rooms, lounge, dining room and an arts and crafts room to an existing nursing home.

The above notice is sent to you because your property is within 450 feet of the property in this request. If you have any question in regard to the above, please call 963-0611, Ext. 361.

Date: April 16, 1976

Time: The Board of Land Use Controls meeting will commence at 1:00 p.m.

Place: Council Chambers
City Hall

The Board of Land Use Controls will hear the agenda items in the order that they appear on the agenda.

Santa Barbara City Fire Department

April 6, 1976

OUT OR
OK

To: Zoning Office

From: R. R. Peterson, Fire Chief

Subject: Variance Request for Sixteen (16) Resident Rooms,
Lounge, Dining Room, and Arts and Craft Room to
be Added to Valle Verde - 900 Calle De Los Amigos

This department has no objections to the proposed request
for a variance.

We will, however, want all plans to be submitted through
this office for review for requirements of California
Administrative Code Title 19 after review by the State Fire
Marshal.

Yours truly,



R. R. Peterson, Fire Chief

RRP:glc

cc D. Warburton-Division of Land Use Controls
F. Bonde -Division of Land Use Controls



Samar kand

Retirement Community 2663 Tallant Road
 Samar kand Hospital (Skilled Nursing Facility) 2566 Treasure Drive
 Santa Barbara, California 93105
 Phone (805) 687-0701

April 2, 1976

M's Joanne Miller
 Planning Commission
 City Hall
 Santa Barbara

Dear M's Miller:

Recently it has come to the attention of the Commission On Aging that Valle Verde retirement community is desirous of adding beds at their skilled nursing facility. Realizing that there are always delays and problems in putting such a project together, it was moved, seconded and carried in our April 1, 1976 meeting that we send a letter to the Planning Commission with our wholehearted approval and endorsement of this project.

It is hoped that your Commission will respond favorably to this request in order to meet this vital need.

Since I am personally involved in similar activity with retired people, there is no question in my mind at all that these additional beds are needed in order to meet the requirements for the number of people they have on grounds.

Sincerely yours,


 Harry J. Ekstam
 Administrator

cc Ray Schneider
 Valle Verde

RESOLUTION NO. 3

SUBJECT: Application of the American Baptist Homes of the West, Inc., for a conditional use permit under provisions of Section 28.94 and Section 28.94.030.30 of Title 28 of the Municipal Code of the City of Santa Barbara, the Zoning Ordinance, as applied to City Parcel 49-040-12, located at 900 Calle de los Amigos in an E-3 one family residence zone in order to permit forty-four (44) additional dwelling units to an existing retirement home.

WHEREAS, the City Planning Commission has held the required public hearing on the above application; and the applicant was present.

WHEREAS, 0 persons appeared to speak in favor of the application and 0 persons appeared to speak in opposition thereto, and the following exhibits were presented for the record:

- Application
- Environmental Impact Report
- Site Plan
- Letter from City Administrator

; and

WHEREAS, the matter having been fully considered by this Commission, the Planning Commission finds as follows:

1. Such use is deemed essential or desirable for the public convenience and welfare and is in harmony with the General Plan.
2. Such use will not be materially detrimental to the public peace, health, safety, or general welfare and will not materially affect property values in the neighborhood involved.
3. This commission approves the location and site development plans, drawings of buildings and landscaping of the proposed use.
4. The proposed use is one permitted in the zone for which it is proposed; upon the granting of a conditional use permit.

NOW, THEREFORE IT IS RESOLVED that the City Planning Commission hereby approves the subject request, subject to the following conditions:

A. Bridge

1. The existing equestrian trail shall be incorporated into the bridge design.
2. The following shall be incorporated into the plans:

a. Concrete box culvert adequate in size and with proper orientation in the (OVER) Passed and adopted this 22nd day of January, 1981, by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 6	Abstained: 0
NOES: 0	Absent: 1

CITY PLANNING COMMISSION
SANTA BARBARA, CALIFORNIA

I hereby certify that the above Resolution was adopted by the Santa Barbara City Planning Commission at its meeting of the above date.

William M. Hethercole
Secretary

NOTE: This action of the City Planning Commission shall become effective 10 days from date of mailing of this resolution copy, unless appealed to City Council within that time, and shall remain in effect thereafter unless the conditions have not been met, or unless the Conditional Use Permit is unused, abandoned or discontinued for a period of 6 months.

Date Mailed: 1/27/81 (the above shall not apply to rezonings)

Date: 1/27/81

81

CONDITIONS CONTINUED

creek bed to allow passage of the 100-year flood flow.

- b. Gabion wing walls and end walls extending from the box culvert both up and down stream to prevent bank erosion where the stream passage will be constricted through the culvert. Also, large boulders shall be placed in the creek bed immediately downstream of the culvert to dissipate stream energy and prevent channel scouring and erosion.
- c. All cut and fill slopes will be revegetated by hydromulch techniques with an appropriate seed mix including native and drought resistant plants, subject to the review and approval of the ABR. No fertilizer or eucalyptus seed is to be used.
3. Cuttings of River Willow (Salix Spp) shall be planted at the toe of the cut and fill slopes along the creek. One gallon size containers of Rhus, Ceanothus and Sycamore shall also be planted along these slopes.
4. Prior to the issuance of Occupancy Permit a performance bond to insure revegetation of slopes promptly, and to see to replacement for a period of up to two years, subject to the review of the Chief of Building & Zoning, be provided.

B. Expansion/ Conditional Use Permit

1. Prior to submittal for building permits, domestic water service to the subject site shall be assured subject to the review and approval of the Public Works Department.
2. The Conditional Use Permit shall expire two years from the date of Planning Commission approval unless bridge construction has begun.
3. The applicant shall work with the Architectural Board of Review on the following:
 - a. The exterior lighting shall be of low intensity in order to avoid impacting the neighborhood.
 - b. The landscaping along La Cumbre Country Club shall be adequate to visually screen the project from the club.
 - c. Sidewalks shall be provided around all parking areas and streets.
 - d. Covered carports (19 spaces total) shall be provided in two locations.
 - e. Hydroseed mix including native and drought resistant plants for all cut and fill slopes.
4. Parking spaces shall be assigned to each resident with a car. Guest spaces shall be so indicated.
5. No recreational vehicles, boats or trailers shall be stored on the subject site.
6. The applicant shall agree to pay a cash contribution towards a special La Cumbre Road/Las Positas Road freeway overpass improvement fund. The amount shall be based upon the project's projected Average Daily Trip (ADT) level as determined by the City Engineer. The actual amount per ADT shall be set by Resolution #79-084 of the City Council.
7. The applicant shall make every effort to see the bridge is in place before the project begins.
8. The occupancy of this new addition shall have no more than 32 cars.

6. Prior to the issuance of Occupancy Permit a performance bond to insure revegetation of slopes promptly, and to see to replacement for a period of up to two years, subject to the review of the Chief of Building & Zoning, be provided.
 7. Prior to submittal for building permits, domestic water service to the subject site shall be assured subject to the review and approval of the Public Works Department.
 8. The applicant shall work with the Architectural Board of Review on the following:
 - a. The exterior lighting shall be of low intensity in order to avoid impacting the neighborhood.
 - b. The landscaping along La Cumbre Country Club shall be adequate to visually screen the project from the club.
 - c. Sidewalks shall be provided around all parking areas and streets.
 - d. Covered carports (19 spaces total) shall be provided in two locations.
 - e. Hydroseed mix including native and drought resistant plants for all cut and fill slopes.
 9. Parking spaces shall be assigned to each resident with a car. Guest spaces shall be so indicated.
 10. No recreational vehicles, boats or trailers shall be stored on the subject site.
 11. The applicant shall agree to pay a cash contribution towards a special La Cumbre Road/Las Positas Road freeway overpass improvement fund. The amount shall be based upon the project's projected Average Daily Trip (ADT) level as determined by the City Engineer. The actual amount per ADT shall be set by Resolution #79-084 of the City Council.
 12. The applicant shall make every effort to see the bridge is in place before the project begins.
 13. The occupancy of this new addition shall have no more than 32 cars.
- B. Other Conditions:
1. Survey the property (set monuments) and record a Parcel Map.
 2. Record an easement for access along Senda Verda to both entrances/exits of the new project.
 3. Both 1) and 2) are to be completed within three months.

EXHIBIT "A"

S0°37'W
775.79'

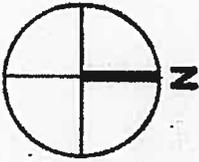
UNDEVELOPED

N89°52'50"E
1100.00'

S89°45'E
756.13'

PARCEL AREA: ACRES

S18°45'W
144.70'



20' 62' 5' 20' N0°06'E 499.18'

EXISTING VALLE VERDE

44 UNIT ADDITION

CALLE DE LOS AMIGOS

S44°50'E
209.85'

N73°32'W
491.37'

N65°05'W
414.75'

VALLE VERDE
44 UNIT ADDITION

Δ=36°00'
R=37.80'
L=23.75'

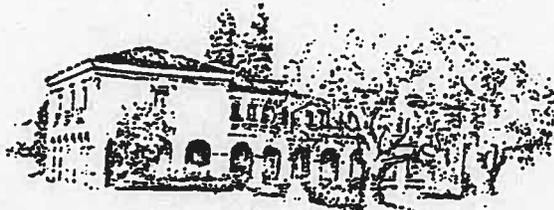
Δ=53°01'50"
R=430.00'
L=247.89'

EXHIBIT "A"

CITY OF SANTA BARBARA

RECEIVED

COMMUNITY DEVELOPMENT DEPT.
Redevelopment • Environmental Review
Planning • Zoning • Building • Housing



1235 CHAPALA STREET
P.O. DRAWER P-P
SANTA BARBARA, CA 93102
(805) 963-1663

July 10, 1984

American Baptist Homes of the West
400 Roland Way
Oakland, CA 94621

Re: Valle Verde, 900 Calle de los Amigos

Dear Sirs:

On July 5, 1984, the Planning Commission of the City of Santa Barbara reviewed application of Ralph Belknap, Agent for American Baptist Homes of the West for a Conditional Use Permit under provisions of Section 28.94 and Section 28.94.030.19 of Title 28 of the Municipal Code of the City of Santa Barbara, the Zoning Ordinance, as applied to City Parcel 49-040-20, located at 900 Calle de los Amigos in an E-3 One-Family Residence Zone in order to permit: 1) a 28-unit apartment complex; 2) a 45-unit personal-care building having 48 beds; 3) a 14-room nursing care building having 28 beds; 4) a recreation building; 5) a laundry/kiosk and five, two- (2) car carports and, 6) Additions to the existing central kitchen & dining building, and approved said application with findings and subject to conditions as stated in Resolution No. 093-84.

Please amend your copy to include incorporation of Resolution No. 093-84 as amended July 19, 1984 (attached).

Sincerely,

Susan McKenzie
Susan McKenzie
Planning Commission Secretary

GRANT TORRES
2-5 CAR GARAGES

- cc: 1) Ralph Belknap, 400 Roland Way, Oakland, CA 94621
2) Ray Schneider, Administrator, 900 Calle de los Amigos, Santa Barbara, CA 93101
3) Bob Grant, Grant Pedersen, Philips Architects, 1435 Anacapa Street Santa Barbara, CA. 93101

SANTA BARBARA CITY PLANNING COMMISSION

RESOLUTION '093-84

AMENDED 7/19/84

SUBJECT:

Application of Ralph Belknap, Agent for American Baptist Homes of the West for a Conditional Use Permit under provisions of Section 28.94 and Section 28.94.030.19 of Title 28 of the Municipal Code of the City of Santa Barbara, the Zoning Ordinance, as applied to City Parcel 49-040-20, located at 900 Calle de Los Amigos in an E-3 One-Family Residence-Zone in order to permit: 1) a 28-unit apartment complex; 2) a 45-unit personal-care building having 48 beds; 3) a 14-room nursing care building having 28 beds and a classroom; 4) a recreation building, including a store, operated for use of residents; 5) a laundry/kiosk and five, two- (2) car carports and, 6) Additions to the existing central kitchen & dining building.

WHEREAS, the City Planning Commission has held the required public hearing on the above application; and the applicant was present;

WHEREAS, 0 persons appeared to speak in favor of the application and 0 persons appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report, July 5, 1984
2. Color rendering Site Plan
3. Letter, from American Baptist Homes, Ralph Belknap, to Mike Hopkins, June 26, 1984.
4. Site Plan
5. Floor Plan
6. Elevation Plan
7. Irrigation Plan
8. Planting Plan
9. Annexation Site Plan
10. Floor Plan
11. Vicinity Map
12. Valle Verde Annexation Plans (see Resolution No. 092-84)
13. Draft Environmental Impact Report Valle Verde Annexation
14. Final Environmental Impact Report Valle Verde Annexation
15. Environmental Impact Report, Calle de los Amigos Road Extension

;and

WHEREAS, the matter having been fully considered by this Commission, the Planning Commission finds as follows:

1. That the Planning Commission has read and considered the EIR for this project.
2. That a statement of overriding consideration be made relative to the significant unavoidable long-term and cumulative impact on the water supply. Because of the project's location over Storage Unit III of the Santa Barbara basin, this annexation will provide the City with water rights and extraction capabilities in an area not previously available to the City. In addition, the project proposed as a result of the annexation will be providing badly-needed elderly housing for the City of Santa Barbara.
3. Changes in and alterations to the project have been required which mitigate or avoid the significant environmental effects identified in the Final EIR.
4. Any such use is deemed essential or desirable to the public convenience or welfare and is in harmony with the various elements or objectives of the Comprehensive Plan;
5. Such uses will not be materially detrimental to the public peace, health, safety, comfort and general welfare and will not materially affect property values in the particular neighborhood involved;

6. The total area of the site and the setbacks of all facilities from property and street lines are 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.
7. Adequate access and off-street parking including parking for guests is provided in a manner and amount so that the demands of the development for such facilities are adequately met without altering the character of the public streets in the area at any time.
8. 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 to the character of the area.
9. Compliance with any additional specific requirements for a conditional use permit. The Planning Commission may impose such other conditions and restrictions upon the proposed use consistent with the Comprehensive General Plan and may require security to assure satisfactory performance of all conditions and restrictions.
10. Public services such as roads, sewer and water are available in amounts adequate to service the retirement home.
11. The intensity of use and impact upon all public services and facilities is compatible with any neighboring residential use.

NOW, THEREFORE IT IS RESOLVED that the City Planning Commission hereby approves the subject request, subject to the following conditions:

- I. Approval of this project is contingent upon approval of this annexation by LAFCO and City Council. Upon such annexation, the conditions for this permit shall apply.
- II. The following is subject to the review and approval of the Architectural Board of Review:
 - A. No more than seven (7) Oak trees shall be removed unless it is determined by an arborist contracted by the owner and confirmed by the City Arborist that such removal is necessary due to the health of the tree or to protect the safety of future residents.
 - B. All Oak trees removed shall be replaced on a three-for-one basis with minimum 15-gallon-size trees.
 - C. The landscape, building and grading plans shall include the following Oak tree protection measures from the EIR:
 1. All excavation within the driplines of Oak trees shall be done by hand tools.

2. Any roots encountered shall be cleanly cut and sealed with asphaltic tree seal compound.
 3. After initial hand excavation, enclose each Oak tree within the construction area with a five-foot-high chain-link fence at the dripline. The fences shall remain to protect the trees during construction.
 4. No storage of heavy equipment or materials or parking shall take place under the trees.
 5. No utility lines, planting or irrigation shall be installed within any Oak tree dripline.
 6. No chemical herbicides shall be applied within 100 feet of any Oak tree dripline.
 7. All root pruning and pruning of Oak tree crowns shall be done in accordance with Appendix C of the Final EIR. An Oak tree specialist may be retained by the applicant. Such specialist may modify the above conditions consistent with the intent of preserving and protecting the Oak trees subject to review of the City Arborist.
- D. Exterior lighting, where provided, shall be of low intensity in order to provide aesthetically-pleasing lighting which promotes safety, but does not impose on adjacent properties and uses.
- E. The applicant shall provide street trees along the extension of Torino Drive subject to the requirements of the Parks Department.
- F. Future landscaping shall utilize indigenous, drought-tolerant plants, where possible, to reduce water demand.
- G. Drip irrigation systems and cisterns shall be used to reduce water demand, including, but not limited to, eave run-off cisterns.
- III. Prior to the issuance of building permits, the applicant shall complete the following:
- A. The applicant shall record an agreement on the property which includes the following provisions subject to the review and approval of the City Attorney's Office.
 1. Storage of recreational vehicles, boats or trailers, shall be stored on the real property only in designated areas of the property, with planting area around storage area approved by the Architectural Board of Review.
 2. Owner waives the right to protest the formation of any and all street lighting, traffic, underground utility and other public improvement districts.
 3. The applicant shall provide for the uninterrupted flow of water through the property, in swales and natural drainage courses on the property or any access roads, as appropriate. Property owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner which will preclude any hazard to life or health or damage to adjoining property.

4. The use of chemical herbicides shall be prohibited within 100 feet of any Oak tree dripline.
 5. The applicant shall agree to pay a cash contribution toward a special La Cumbre/Las Positas Road Freeway Overpass Improvement Fund. The amount shall be based upon the projected ADT level as determined by the City Engineer. The actual amount per ADT shall be set by Resolution #79-084 of the City Council. Said fees shall be paid prior to the issuance of building or grading permits.
- B. Construct Public improvements on Torino Drive as required by Public Works Department. Such public improvements shall include, but not be limited to curbs, gutters, sidewalks, asphalt concrete pavement on aggregate base, street lights with underground wiring, sewer system, water system and adequate positive storm drainage. Public improvements may also be required to include a vehicle turn around. Improvement plans prepared by a registered civil engineer, thereof, shall be submitted by the owner and approved by the City Engineer. Improvement plans shall include appropriate directional and regulatory traffic control signs.
 - C. A geologic, soils, drainage and erosion report shall be prepared by an engineering geologist and soils engineer in order to reduce project-related impacts, including those created by off-site landslides. All recommendations made shall be included in the building and grading plans.
 - III D. Construct or bond for construction the water well and treatment facility. Dedicate the water rights under the real property and the proposed on-site well and treatment facility to the City in exchange for City water service. Such dedication agreement shall be reviewed by the City Attorney and the Public Works Department. Said agreement shall include provisions which allow the applicant to recover some of the costs from future projects which use the proposed water well and treatment facility. Such recovery time shall not exceed a period of twenty (20) years.
 - E. A preliminary construction conference shall be scheduled and completed by the applicant. The conference shall include representatives from the Public Works Department, Building and Planning Division, the applicant and the contractor in order to resolve any areas of concern prior to construction.
 - F. The applicant shall dedicate the development rights of the Oak woodland containing approximately 4.0 acres to the City for purposes of protecting the Oak woodland and maintaining the open space in perpetuity.
 - G. Dedicate: A) a 60-foot right-of-way, and B) a vehicle turn-around for the purpose of extending Torino Drive.
 - H. In cooperation with neighboring property owners and the Parks Department, grant or offer to dedicate an easement for a hiking and riding trail, subject to approval of the Parks Department.
- IV. The following shall be shown on the improvement plans submitted to the Division of Land Use Controls with the applications for building permits.
- A. The applicant shall meet with the Crime Analyst to determine how lighting, locking mechanisms, egress and fencing can be designed or included so as to reduce the potential number of calls for police service from project residents.

- B. All structures shall be constructed to Uniform Building Code standards for Seismic Zone 4 and all structures shall be set back a minimum of fifty (50) feet from the Lavigia Fault Zone.
- C. The following shall be specifically included in the grading plans in addition to any requirements for building plans:
 - 1. On-site grading shall be performed in such a manner as to prevent ponding of water during or after construction and to prevent the flow of surface water on cut or fill slopes.
 - 2. Interceptor ditches shall be constructed above the tops of cut and fill slopes to collect runoff when it is not otherwise controlled.
 - 3. Graded slopes on-site shall be immediately revegetated and maintained. In addition, lined gutters should be provided along the tops of slopes to minimize surface erosion.
 - 4. Additional drainage facilities may be recommended by the Soils Engineer, depending upon field conditions.
- D. All Oak tree protection measures indicated in condition II.C. shall be indicated on the grading, building and landscaping plans.
- E. The location of all street trees shall be shown in accordance with Parks Department approval.
- F. All easements, culverts, catch basins and other proposed improvements shall be shown.

~~G.---Dedicate-A)-a-60-foot-right-of-way,-and-B)-a-vehicle
---turn-around-for-the-purpose-of-extending-Terino-Drive,-subject
---to-approval-of-the-Public-Works-Department.~~

~~H.---in-cooperation-with-neighboring-property-owners-and-the-Parks
Department,-grant-or-offer-to-dedicate-an-easement-for-a-hiking
and-riding-trail,-subject-to-approval-of-the-Parks-Department.~~

- V. The following shall be completed prior to the issuance of the Certificate of Occupancy:
 - A. All improvements discussed in Conditions III.B and III.D shall be completed.

Passed and adopted this 5 day of July, 1984, by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 5 NOES: 0 ABSTAINED: 2 ABSENT: 0

CITY PLANNING COMMISSION
SANTA BARBARA, CALIFORNIA

I hereby certify that the above Resolution was adopted by the Santa Barbara City Planning Commission at its meeting of the above date.


Secretary
July 19, 1984
Date

NOTE: THIS ACTION OF THE CITY PLANNING COMMISSION SHALL BECOME EFFECTIVE TEN DAYS (10) FROM THE DATE OF HEARING, UNLESS APPEALED TO CITY COUNCIL WITHIN THAT TIME.

CONCEPT REVIEW - CONTINUED ITEM**3. 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

(This is a revised proposal for residential and non-residential additions to the Valle Verde Retirement Community. The proposal includes the construction of 40 new senior independent living units across the existing campus, for a total of 251 residential units. The non-residential component includes 13,945 square feet of demolition, 14,902 square feet of new construction, resulting in a 957 net square feet addition, and 10,461 square feet to be remodeled. The proposal would result in the addition of 58,436 square feet of structures, bringing the total on site development to 317,741 square feet. 83 new parking spaces are proposed for a total of 414 parking spaces. 11,520 cubic yards of cut, 13,300 cubic yards of fill, and 1,780 cubic yards of imported soils is proposed on the 59.75 acre site. The project requires Planning Commission approval for an amendment to the existing Conditional Use Permit, Lot Line Adjustment and Modifications for building separation and yard encroachments.)

(Third Concept Review. Comments only; Project requires Environmental Assessment and Planning Commission review for an amendment to the existing Conditional Use Permit, Lot Line Adjustment and Modifications for building separation and setback encroachments.)

(4:45)

Present: Ron Schaffer, Executive Director, Valle Verde Retirement Community; Justin Van Mullem, Architect; Keith Nolan, Architect; Cameron Carey, Agent; and Peter Lawson, Associate Planner.

Public comment opened at 5:14 p.m.

The Board acknowledged staff's announcement that approximately 56 letters, emails, and petitions of support and two opposition letters or emails were received.

The following members of the public spoke *in support* of the proposed project:

Karin & Bob Hughes, Dan George, Larry Wilson, Susan Richards, Susan Johnson, Charlie Johnson, Ragner Thorensen, Louise Carey, Ernie Campbell, Rita Templer, Robert Buegler, Henry Jones, Alice Scott, Art Christman, Art Montgomery, Dr. George Scott, Bill Spangler, Jane Rieffel, Steve Cushman (President of SB Chamber of Commerce), and Rev./Dr. Michelle Woodhouse and Jane Zonke.

The following members of the public spoke *in opposition* to the proposed project regarding lighting and parking issues, safe entrance and egress, the requested no access on Torino Road, modifications within 15 feet of the sidewalk, parking density, emergency access, private views, wild life trail, and landscaping height and pinch-point concerns for vehicular safety of Unit #6 and #7:

Heike Killian (Hidden Oaks Association), Ruth Georgi, and Jermaine Chastain.

Public comment closed at 5:55 p.m.

Straw vote: How many Board members are in favor of the modification for front yard encroachment of Unit 6? 7/0 (unanimous). The Chair clarified that the Board would like to closely look at this area in terms of landscaping, etc.

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

- 1) The Board supports the site plan.
- 2) The Board finds no negative aesthetic impacts to the requested modifications for building separation, and the setback encroachment for unit #6 and adds that it provides benefits for wild life habitat.
- 3) The Board is not in favor of the current layout of the administrative parking due to insufficient landscaping between the parking and the street. Applicant is to comply with the parking standards requirements (SBMC §28.90.050) regarding the ratio of parking stalls per landscape planting finger.

ARCHITECTURE:

- 1) The architecture of the units is moving in the right direction.
- 2) The Board looks for further refinement of columns and massing of the proposed units.
- 3) The Board reserves the right to review the architecture more completely when the proposed project returns.
- 4) Return with plans and elevations of the carports.

LANDSCAPING:

- 1) The Board appreciates the use of native species. The applicant is encouraged to further study the landscaping to reduce the plant variety and to group similar water-use plants.
- 2) Return with proposed plants to help visually screen the parking.
- 3) The Board appreciates the increased amount of setback between the Hidden Oak neighborhood to Rutherford property units, and looks forward to proposed landscaping solutions on the plans to screen the new units in that area.

Action: Gross/Aurell, 7/0/0. Motion carried. (Blakeley/Sherry absent).

**** THE BOARD RECESSED AT 6:31 P.M. AND RECONVENED AT 6:59 P.M. ****

CONCEPT REVIEW - CONTINUED ITEM**3. 900 CALLE DE LOS AMIGOS****A-1 Zone**

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**** THE BOARD RECESSED AT 6:31 P.M. AND RECONVENED AT 6:59 P.M. ****



City of Santa Barbara California

Exhibit H: Draft Final Environmental Impact Report, dated February 2011 can be found at

http://www.santabarbaraca.gov/Resident/Environmental_Documents/900_Calle_de_Los_Amigos/