



Chair Charmaine Jacobs
Commissioner Bruce Bartlett
Commissioner Stella Larson
Commissioner Harwood A. White, Jr.

Vice-Chair George C. Myers
Commissioner John Jostes
Commissioner Addison S. Thompson

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL - DE LA GUERRA PLAZA
THURSDAY, OCTOBER 4, 2007
1:00 P.M.**

I. NOTICES:

- A. THURSDAY, OCTOBER 4, 2007 12:15 P.M.
LUNCH DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission will meet informally with City Staff to discuss the following:

1. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

**** Update given. ****

2. Review and consideration of the following Draft Planning Commission Minutes and Resolutions:
 - a. Draft minutes of August 16, 2007
 - b. Resolution 031-07
2067 Eucalyptus Hill Road
 - c. Draft minutes of August 30, 2007
 - d. Resolution 032-07

103 South Calle Cesar Chavez

- e. Resolution 033-07
20 and 25 David Love Place

**** Reviewed and considered. ****

- C. This regular meeting of the Planning Commission will be broadcast live and rebroadcast in its entirety on Friday at 6:00 p.m. and again on Sunday at 9:00 a.m. on Channel 18.
- D. **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's Office at (805) 564-5305. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- E. The Planning Commission agenda schedule is subject to change. It is recommended that applicants and interested persons plan to arrive at 1:00 P.M. However, for longer agendas, all parties are encouraged to monitor Channel 18 and, when the item prior to the application of interest begins, come to the Commission hearing.
- F. The scope of a project may be modified under further review. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, please contact City Planning staff at (805) 564-5470 between the hours of 8:00 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website to verify closure dates.
- G. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St., City Clerk's Office, Central Library and posted online at www.SantaBarbaraCa.gov/pc Please note that online Staff Reports may not include some exhibits.

II. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

**** No Requests were made. ****

- B. Announcements and appeals.

**** No Announcements were made. ****

- C. Comments from members of the public pertaining to items not on this agenda.
[Due to time constraints, each person is limited to two (2) minutes.]

**** Patricia Aoyama spoke requesting an update
on a Staff Hearing Officer appeal. ****

III. CONCEPT REVIEW:

ACTUAL TIME: 1:03 P.M.

**APPLICATION OF CAMERON CAREY, AGENT FOR AMERICAN BAPTIST
HOMES OF THE WEST (PROPERTY OWNER), 900 CALLE DE LOS AMIGOS,
049-040-050, 049-040-053, 049-040-054, 049-440-015, 049-440-016 , A-1, E-1, and E-
3, SINGLE RESIDENTIAL ZONES, GENERAL PLAN DESIGNATION:
RESIDENTIAL, 1 UNIT/ACRE & 5 UNITS/ACRE (MST2005-00742)**

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

The discretionary applications required for this project are:

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

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

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

**** Review held. ****

IV. ADMINISTRATIVE AGENDA:

A. Committee and Liaison Reports.

**** Reports given ****

B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.080.

**** Review given ****

C. Action on the review and consideration of the draft minutes and resolutions listed in I.A.2. of this Agenda.

**** Approve the draft minutes and resolutions of August 16, 2007
as edited and continue the draft minutes and resolutions
of August 30, 2007 until October 11, 2007.**

Thompson/Larson Vote: 4/0

Abstain: 1 (Bartlett)

Absent: 2 (Jacobs, Jostes) **

VI. ADJOURNMENT:

**** Meeting adjourned at 4:03 p.m. ****