



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: October 7, 2010
AGENDA DATE: October 14, 2010
PROJECT ADDRESS: 900 Calle de los Amigos (MST2005-00742)
 Valle Verde Retirement Community Draft Environmental Impact Report
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner
 Peter Lawson, Associate Planner

I. SUBJECT

The purpose of the environmental hearing is to receive comments from the Planning Commission, interested agencies and the public on the adequacy and completeness of the Draft Environmental Impact Report (EIR) for the Valle Verde project, located at 900 Calle de los Amigos. Written comments on the Draft EIR will be accepted through October 18, 2010. **No action on the Draft EIR or project permit requests will be taken at this hearing.**

II. PROJECT DESCRIPTION

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

III. REQUIRED APPLICATIONS

The discretionary applications for this project that require Planning Commission consideration are:

1. Modifications to allow less than the required distance between main buildings on the project site (SBMC § 28.15.070);
2. Modifications to allow less than the required front yard setback for some of the proposed residential units and parking spaces (SBMC § 28.15.060);
3. Modifications to allow less than the required interior yard setback for some of the proposed residential units (SBMC § 28.15.060);
4. Lot Line Adjustment to allow adjustment of the property line between two adjoining parcels (SBMC § 27.40 and Government Code § 66412); and
5. Conditional Use Permit Amendment to allow expansion of the Valle Verde Retirement Community (SBMC § 28.94.030).

IV. ENVIRONMENTAL REVIEW

Environmental review of the project is being conducted pursuant to the California Environmental Quality Act (CEQA). An Initial Study was prepared to analyze the potential environmental impacts of the proposed project. Potentially significant, mitigable environmental effects of the project identified in the Initial Study included impacts related to Geophysical Conditions, Hazards (fire related), Noise (short term construction), Public Services (solid waste disposal) and Transportation/circulation (short-term traffic). The Initial Study included measures to mitigate these potentially significant impacts to a less than significant level and all other impacts were determined to be less than significant or to have no impact. The Initial Study also determined that the project may have potentially significant impacts associated with Biology (oak woodland habitat), and Transportation/Circulation (long term intersection impacts). Therefore, the project required preparation of an EIR.

On June 4, 2009, the Planning Commission held an environmental scoping hearing to consider the Initial Study and to identify any additional issues that may need to be analyzed in the EIR. Due to comments on the initial study at this hearing, the subject of Aesthetic impacts (public scenic views), was added to the scope of the EIR. Based on the direction provided in the Initial Study, and the comments received at the scoping hearing, and during the public scoping period, a consultant was contracted to prepare the project's EIR.

The Draft EIR for this project is currently available for review and comment. It examines the impacts that may be associated with the project in the areas of aesthetics, biology, and transportation/circulation. The Draft EIR also identifies mitigation measures to reduce potentially significant impacts (Class II impacts) related to aesthetics, air quality, biology, hazards, noise, transportation/circulation (short-term traffic) and water resources to a less than significant level. The Draft EIR did not identify any potentially significant, unavoidable environmental impacts (Class I impacts) associated with the project.

V. PUBLIC REVIEW PROCESS

The public review period began on Monday August 30, 2010. Comments on the Draft EIR must be submitted by October 18, 2010 at 4:30 p.m. Please send your comments to: City of Santa Barbara, Planning Division, Attn: Peter Lawson, Associate Planner, P.O. Box 1990, Santa Barbara, CA 93102-1990, or send them electronically to plawson@santabarbaraca.gov. The purpose of the environmental hearing is to provide an opportunity to receive verbal comments from the public and Commissioners on the environmental analysis.

Following the end of the public comment period on the Draft EIR, staff will consider all written and public hearing comments, and will prepare a Final EIR, including written responses to comments, and any clarifications or revisions to the document or analysis, as needed. The proposed Final EIR will then be forwarded to the Planning Commission, and the Commission will consider actions to certify the Final EIR. Action on the development project may or may not be taken at that time.

Exhibit: Draft Environmental Impact Report (previously distributed to the Planning Commission), and available for review at the Community Development Department at 630 Garden Street, the Main Library at the corner of Anapamu and Anacapa Streets, and online on the City's website at [http://www.santabarbaraca.gov/Resident/Environmental Documents/900 Calle de Los Amigos/](http://www.santabarbaraca.gov/Resident/Environmental_Documents/900_Calle_de_Los_Amigos/).

