



City of Santa Barbara California

PLANNING COMMISSION MEMORANDUM

DATE: June 2, 2016

TO: Planning Commission

FROM: Beatriz Gularte, Senior Planner ^{BEG}
Kelly Brodison, Assistant Planner ^{KB}

SUBJECT: Substantial Conformance Determination Request of
St. Mary's Seminary Retreat Center to be used as a Residential Treatment
Center (APN 021-010-028) MST2016-00189

I. PURPOSE OF DISCUSSION ITEM AND REQUEST

The original Conditional Use Permit (CUP) for St. Mary's Seminary was approved by the County of Santa Barbara in 1962. Since that time the facility has been used as a seminary, retreat, and training center. The purpose of this discussion item is to receive input from the Planning Commission for a request to use the existing St. Mary's Seminary Retreat Center as a Residential Treatment Facility within the context of a Substantial Conformance Determination (SCD) with the long running Conditional Use Permit. The proposal is to use the existing buildings on site for a fully licensed residential treatment center with a maximum of 40 clients and 24 full time employees.

Per the Planning Commission Guidelines, after an application has been approved by the Planning Commission, the applicant may request that revisions be approved by staff via an SCD. While the original CUP was approved by the County, the property is now under the City's review jurisdiction. Per the guidelines, staff can ask that the Commission offer input before making the determination that the revised project is substantially consistent with the original Planning Commission approval. Staff is of the opinion that consideration of the potential use as a Residential Treatment Center needs more formal input from the Commission and thus it is being considered as a level 4 SCD with notice to surrounding property owners.

Staff will make the final determination as to whether or not the proposal is in substantial conformance with the approved project; therefore, the Planning Commission will not take a formal action on this item.

II. BACKGROUND

The County of Santa Barbara Planning Commission approved a Conditional Use Permit to construct and operate a seminary on the subject property in 1962 (Exhibit C). Subsequently, in 1968, the 35-acre property was annexed into the City of Santa Barbara with A-1 zoning. The property is in the Hillside Design District with an average slope of 33% and has a General Plan Designation of Low Density Residential, 1 dwelling unit per acre.

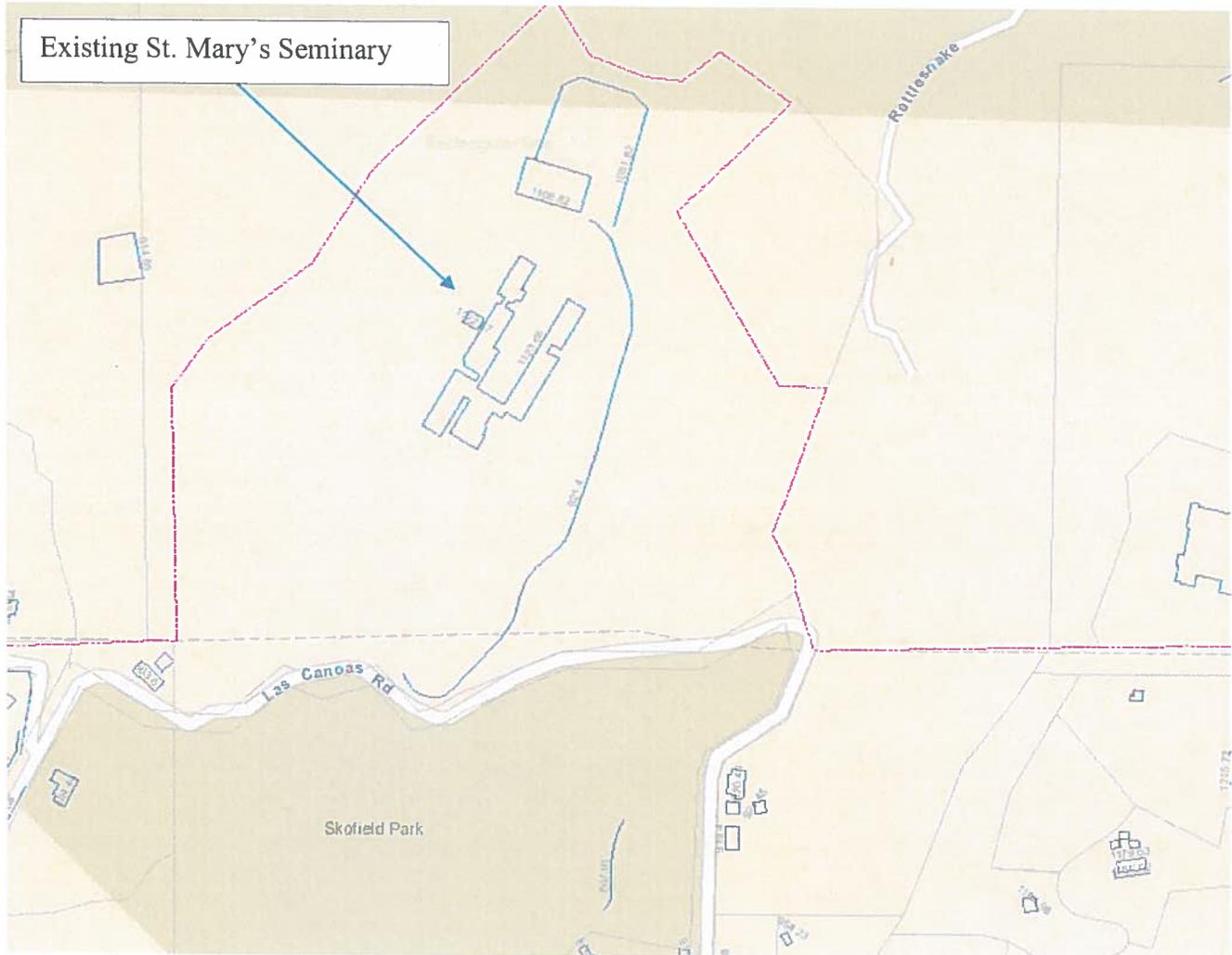
In conformance with the CUP, the site has been developed and allowed the following:

- Two-story dormitory housing 80 young men (four 20-bed dormitories and 2 suites for priest advisors)
- One-story dining and kitchen service building to serve seminarians and faculty
- Two-story chapel with 280 person capacity
- One-story administration building for faculty (6-8 priests)
- One-story classrooms and library
- One-story residence for 6-8 sisters (to serve as cooking and housekeeping staff)
- Two-story gymnasium
- Guest house for 30-40 priests and /or relatives in private rooms
- One-story faculty residence
- Parking for 60 cars.

The existing facility has been operating as a retreat center and training center for religious and non-denominational purposes over the past 50 years. As described in a letter from Reverend Raymond Van Dorpe of St. Mary's Seminary Retreat Center, dated May 4, 2016 (Exhibit A), many types of retreats have taken place with varying numbers of attendees. Activities associated with on-site retreats have been for religious activities, high school students, young adults, parish groups, summer programs, and 12-step recovery programs. Attendees would arrive by bus, van or individual vehicles. The Seminary estimates that approximately 20-25 round trips per day were generated by retreat leaders and staff, including cooks, maintenance, housekeeping and administrative support. At the busiest times of the year, the Seminary has up to 100 individuals staying overnight, occurring approximately once a month. The Seminary estimates that they typically serves more than 5,000 guests over the course of the year in approximately 120 separate events.

The St. Mary's Seminary Retreat Center has also been used for religious training activities, including in-residence training (including classes, counseling and reflection). These training sessions range from a few weeks to over a year in duration. As stated in Exhibit A, the number of guests visiting the facility for religious training could be as many as 80 people staying on site for various periods of time.

The facility is on a very large property across from Skofield Park and at a significant distance away from surrounding single family homes.



1964 Las Canoas Road

III. PROPOSED USE

The City has been contacted by John Cuykendall, of Dudek, who represents Axis Treatment Centers. Axis Treatment Centers is interested in purchasing the property for use as a Residential Treatment Facility for up to 40 clients and 24 full time employees. As described in a letter prepared by John Cuykendall, dated May 3, 2016 (Exhibit B), the applicant is assessing the feasibility of operating a licensed residential treatment facility on the subject site. The facility would be staffed seven days a week and would provide individual and group therapy with licensed therapists, guided meditation, goal setting, practical interventions and development of coping skills. Axis believes that this property and its surrounding area are ideal for this type of use.

As described in Exhibit B, an average stay at a residential treatment typically would be between 20 to 45 days with an average of 30 days. The facility does not operate as a hospital and, therefore, would not entail medical procedures or equipment.

Clients would not have access to private vehicles and would not be permitted to leave the facility without a staff member, nor would they be allowed to store cars on site during their time there. Staff hours would vary depending on the shift and position. Based on experience with other similar facilities, Axis estimates that there would be up to 20 staff members on site during the day time hours, 15 employees in the evening, and 4 employees during the overnight hours.

Physical alterations to the property would consist of tenant improvements associated with interior renovations for the clients and guest quarters, and upgrading the meeting rooms and administrative offices. The Building and Safety Division would oversee all required fire and building improvements.

IV. **RECOMMENDATION**

Given the historic use of the site, staff thinks that the proposal to use the existing developed site/facility as a residential treatment facility could be found consistent with historic uses on the site from a use, intensity, and previously allowed number of occupants on the site, standpoint. There will be no new development on site other than interior tenant improvements to the existing buildings. While staff is of the opinion that the new use at the site could potentially be found in substantial conformance; staff would like input from the Commission before making a final decision. As discussed above, the Planning Commission Guidelines allow for discussion with the Commission regarding a substantial conformance determination.

Staff requests that the Planning Commission provide input on the substantial conformance request for the change of use from the St. Mary's Seminary Retreat Center to a Residential Care Facility.

Exhibits:

- A. Letter from St. Mary's Seminary Retreat Center dated May 4, 2016
- B. Applicant's letter, dated May 3, 2016
- C. County of Santa Barbara Conditional Use Permit 62-CP45



St. Mary's Seminary Retreat Center

TO: Axis Treatment Centers

You have asked us to give an indication as to the intensity of use of the St. Mary's property, including some indication of existing and historic traffic to and from the property. Pursuant to the conditional use permit granted from the County of Santa Barbara, St. Mary's has been used as a retreat center and a training center for both religious and non-denominational purposes over the past 50 years, initially for young men and then, in the late 1970s, for both men and women ranging in age from 16 through senior citizens.

Retreat Activities

Many types of retreats have been held there: for religious priests and nuns, high school students, young adults, parish groups, summer programs, 12-step recovery programs and more, attended by Catholics and non-Catholics alike. Most of these retreats occur on weekends, with retreatants arriving on Thursday or Friday evening and departing on Sunday afternoon. However, there are also retreats that occur during the week. Traffic associated with each retreat varies, for example students tend to arrive by bus or van, and young adults tend to arrive in their own cars. For a small retreat, one or two buses might arrive on the start date of the retreat and leave on the end date. During the course of the retreat, 20-25 round trips might be made per day by car to/from the property by retreat leaders, cooks, maintenance, housekeeping and administrative support staff. Larger retreats might include more bus traffic at the beginning and end, and a larger number of trips by support staff. Retreats for young adults or adults might involve higher first- and last-day traffic owing to the fact that the participants would typically arrive in their own cars (or in the case of couples, 2 to a car) and park on-site for the duration of the retreat. Speaking to overall intensity of the use of the property, at our heaviest times of year, we can have up to 100 individuals staying overnight; this occurs approximately once per month. These groups use our dormitories and guest house and our staff provide meals, cleanup and other support. We typically serve more than 5,000 guests over the course of the year in approximately 120 separate events.

Religious Training Activities

St. Mary's was founded as a seminary for religious training, and has had a role in that since opening in 1964. Religious training included in-residence training (including classes, counseling and ample time for reflection) ranging from a few weeks to over a year. The average daily traffic activity associated with the retreat training varied depending on the number of overall

1964 Las Canoas Road, Santa Barbara, CA 93105 (805) 966-4829 stmarysseminary@cox.net



St. Mary's Seminary Retreat Center

religious individuals participating. The number of overall religious individuals in training varied but could be as many as 80, of which most lived on-property for extended periods of time. Together, the residents and support staff typically generated 20-25 round trips per day by car to/from the property. The support staff included cooks, maintenance, housekeeping and administrative personnel.

In addition, there have typically been several priests living at St. Mary's; these individuals have been active in the community and make frequent trips from the property to points in or near Santa Barbara throughout each week.

We strongly encourage our residents and our guests to be mindful of the speed limit and the turns in the local road. While we have had a large number of people travelling to/from St. Mary's property on an annual basis, at any point in time, we have stayed within the numbers called for in the 1962 conditional use permit. In addition, we have worked hard to maintain a respectful relationship with our neighbors and with the people of Santa Barbara in general in accordance with the terms of the existing conditional use permit.

Sincerely,

Barbara O'Fallon CFO on behalf of Rev. Raymond A. Van Dorpe
Rev. Raymond A. Van Dorpe 5.4.2016

Axis Treatment Centers

643 Pacific Street
Santa Monica, CA 90405

May 3, 2016

City of Santa Barbara
Community Development
630 Garden Street
Santa Barbara, CA 93101
Attn: Renee Brooke

RECEIVED
MAY 04 2016

CITY OF SANTA BARBARA
PLANNING DIVISION

RE: 1964 Las Canoas Road, Santa Barbara, California (the "Property")

Dear Ms. Brooke:

This letter accompanies a Master Application and Pre-Application Review Team (PRT) materials submitted by an affiliate of Axis Treatment Centers ("Axis") relating to the above-referenced Property. On April 2, 2016 Behavioral Property Partners LLC executed a Purchase and Sale Agreement (the "Agreement") relating to the purchase of the Property. The Agreement was subsequently assigned to Axis. Axis is setting forth below a narrative of the historic and proposed use of the Property and seeks confirmation that the proposed use of the Property by Axis conforms to the Conditional Use Permit issued by the County of Santa Barbara (prior to the incorporation of the Property into the City of Santa Barbara in 1964) and subsequently taken over by the City of Santa Barbara with respect to the Property.

Property Overview

In 1962, the County of Santa Barbara Planning Commission approved a conditional use permit to construct and operate a seminary on the approximately 35-acre property that was comprised mainly of a single large knoll overlooking what was then the Skofield campground. The top of the knoll was leveled to construct the seminary.

The seminary was initially developed with seven individual buildings on the top of the knoll. The buildings consisted of a two-story dormitory with basement with capacity to house eighty men, a one story dining and services building, a one story chapel with basement that could accommodate up to 280 people, a one story classroom building with a basement, a one story sister's residence for six to eight sisters, and a one story faculty residence for the housing of 30-40 priests. Sixty parking spaces were to be provided with a portion of the parking spaces located between the buildings at the top of the knoll, and the remaining parking spaces located along the driveway that is accessed from Las Canoas Road.

In 1967, the City of Santa Barbara annexed the St. Mary's seminary property. In 1971, the City of Santa Barbara Planning Commission approved a conditional use permit to construct a one-story gymnasium to

643 Pacific Street, Santa Monica, CA 90405 tel 310-838-3640 fax 310-838-3642

Axis Treatment Centers

be located about halfway down the side of the knoll on the easterly side of the property. The seminary retreat facility opened in 1964 and continues to be used as a retreat center. In the 1970s retreats were made available to both men and women with ages ranging from 16 to senior citizens, both daytime visitations and overnight stays – often focusing on developing spiritual awareness and a connection with a higher power (in the case of the Property, the Roman Catholic concept of the Christ and God).

Summary of Current Improvements

Building	No. of Stories ¹	County Assessor Square Footage ²
Chapel	2	4,663 sf
Dining Hall/Kitchen	1	5,129 sf
Guesthouse (former Convent)	1	3,562 sf
Dormitory	3	10,552 sf
Classroom	2	5,880 sf
Workshop (former garage/maintenance)	1	920 sf
Gymnasium	1	12,150 sf
Faculty Residence	1	5,804 sf
TOTAL		48,660 sf

¹Number of stories includes basement in Chapel, Dormitory, and Classroom.

²Building square footages obtained from County assessor files for the property.

Parking onsite consists of an approximately 27-space parking area between the buildings on the upper area of the property and a 30+ parking area on the lower area adjacent to the gym. Both parking areas are accessed by the driveway from Las Canoas Road.

The site is bounded by residential uses to the south, east, and west, and undeveloped private and national forest lands to the north.

Proposed Use

The applicant, Axis Residential, proposes to purchase the Property and operate a fully licensed residential substance abuse treatment center. Axis operates four licensed residential treatment properties, located in Indian Wells, Santa Monica, West Los Angeles, Culver City. Axis has been operating treatment centers for a decade, and is considered a top provider of residential treatment. Axis is well respected by its peers, and is fully accredited for reimbursement by all of the major California health plans. Axis is fully licensed by the State of California, and it delivers a high level of care to its clients.

Axis believes in providing the most comfortable and supportive environment possible for its clients as they begin the journey into personal recovery. With a focus on spiritual development, Axis believes that

Axis Treatment Centers

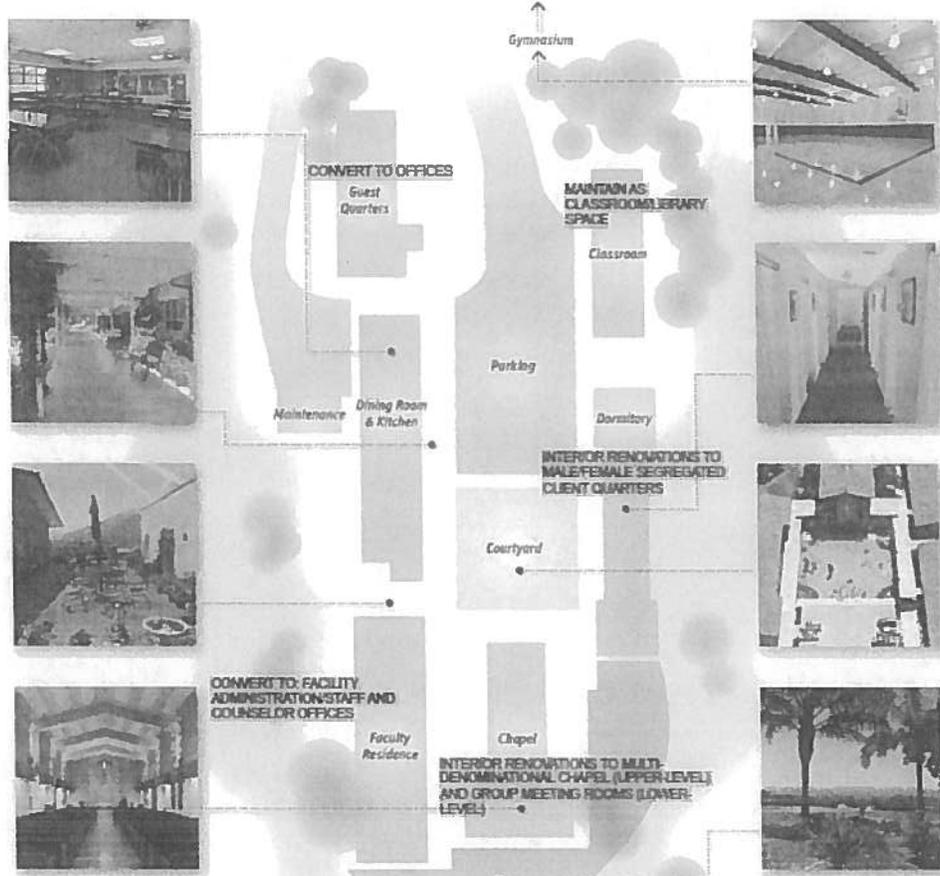
the Property is perfect for our trained staff to help our clients find the meaning and connection that has been missing in their lives. Substance abuse deprives many afflicted of their freedom, their dignity and their personal identity. Axis' treatment aims to create a space where individuals can regain those elements of life through instruction, consultation and reflection. These programmatic themes are nearly identical to the Property's prior religious use as an education and retreat center.

The recovery process is one of the most difficult things many substance abusers will ever have to undergo. For many, starting this journey is daunting. Our philosophy begins with helping to inspire our clients through existential topics of authenticity and accountability. However, inspiration alone is not enough. In our experience, personal insight and education on the disease of addiction is also needed to recover. Unlike other treatment centers, our highly trained staff is present seven days a week to help our clients to understand the nature of their condition. We combine inspiration and education with 24-7 support. Our program consists of individual and group therapy with licensed therapists, guided meditation to help with emotional regulation, goal-setting, practical interventions, and the development of coping skills. We understand how much work is required for permanent change; for that reason our staff is specially trained to get the best effort out of each client. This begins with physical healing, but also extends to respect for the environment in which the clients are learning to recover. The Property and its surrounding area are ideal for reflection and personal goal-setting, whether for aspiring priests or for clients in recovery.

Axis Treatment Centers

Proposed Site Plan

SITE MAP



Alterations to the Property would consist exclusively of tenant improvements associated with interior renovations (principally dry-wall and other interior demising work) needed to renovate the client guest quarters, the meeting rooms and the staff and administrative offices. In addition, all required fire and life/safety improvements would be made to the Property. It is our understanding that the Santa Barbara Fire Department has already made a preliminary inspection of the Property, and any changes required would be incorporated into the renovation plans.

The Property would cater to private-pay and commercial-pay (i.e. no government subsidies) ambulatory adults dealing with alcohol or drug addiction. All prospective clients will be assessed by professionals prior to admission, a process that includes speaking to the client's family, and oftentimes to other health professionals such as the family doctor who knows the client, to make sure that they are appropriate for our unique program. The clients at the Property will be comprised of high-functioning individuals who

Axis Treatment Centers

are not diagnosed with high-risk medical or psychiatric disorders. The program will be designed for clients who have the ability and willingness to contribute positively to the environment, and to society as a whole. Once admitted, clients will work with an onsite counselor and therapist to help create the best treatment plan possible. Although we are not, and do not operate as, a hospital, we do have independent physicians assess and follow up with clients throughout their treatment. Axis does not dispense medications nor operate as a pharmacy. If for any reason a client's mental or physical state were to deteriorate while under our care, they would immediately be referred out to a higher level of hospital care. Set forth below is a sample daily client schedule.

Pacific View Recovery Center

Time	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
8:00-9am	Wake Up/Phones	Wake Up/Phones	Wake Up/Phones				
8:30 – 9am	Breakfast	Breakfast	Breakfast	Breakfast	Breakfast	Breakfast	Breakfast
9:15am	Early Recovery Skills	Yoga	Early Recovery Skills				
10:00-11:00am	Goal Setting - Karlee	12-Step Book Study	Life Skills - Thomas	Process Group – David R.	Mindfulness Tools – Charley	Nature Appreciation Meditation	Exercise at Gymnasium
11:30am	12-step meeting	12-step meeting	Exercise at Gymnasium	12-step meeting	Exercise at Gymnasium		
1:30pm-2:00pm	Lunch/Phones/ Quiet Time	Lunch/Phones/ Quiet Time	Lunch/Phones	Lunch/Phones/ Quiet Time	Lunch/Phones/ Quiet Time	Lunch/Phones/ Quiet Time	Lunch/Phones
3:00pm	Stages of Recovery – Dr. Wood	Process Group - Charley	Book Study – Matt M.	Life Skills Group	11 th Step Prayer & Meditation Group	Relapse Prevention – Thomas	Nature Appreciation Meditation 11 th Step Group
4:15pm	Nature Appreciation Meditation	Book Study – John A.					
5:30-6:30pm	Phone Time/ Dinner	Phone Time/ Dinner	Phone Time/ Dinner				
7:00pm	12-step meeting	12-step meeting	12-step meeting				
10pm	Process Group/10 th Step	Process Group/10 th Step	Process Group/10 th Step				

Phone Times:
8 – 9 AM
1:30 – 2 PM
5:30 – 6:30 PM

Revised 4/11/16

All clients are monitored around the clock by trained professionals and licensed nurses. Clients are accounted for every hour of the day and night, and their whereabouts are carefully documented. Clients are not permitted to leave the grounds without a staff member. *Clients are not permitted to have access to or store cars while in treatment, with most clients being picked up at local airports or being driven by family.. Visitors are limited and coordinated by staff to help keep clients focused and reduce distractions.*

Axis Treatment Centers

Axis' program is a social model for recovery; there is no medical equipment used at our facility. Axis believes in a structured environment; clients are expected to participate in treatment and follow our carefully outlined house rules that address several areas of daily life activities such as acceptable behavior and personal presentation. Noise is therefore kept to an appropriate level to prevent disruption to others both on site and those neighboring our facility.

Axis' staffing plan is designed to meet our clients' needs and to create a safe and nurturing environment. As indicated in the chart below, Axis would expect to staff the Property with 24 FTE (full time employee equivalent) employees. The staff represents all of the customary personnel for a residential treatment property at Axis' high standard of care. The staff's hours would vary depending on shift and position, but we estimate that during weekday business hours, 20 staff members would be on site, with that number declining to 15 in the evening hours and 4 in the overnight hours. Significant for the City is the fact that apart from 7am arrivals and 3pm departures there is a staggering of the traffic from onsite staff. 7am and 3pm are also non-peak hours for staff arrivals and departures. Clients are not permitted to have cars, so they do not create traffic. Finally, the Property would have 2-to-3 unmarked vehicles that would typically take clients to/from recovery meetings (AA, NA etc.) in the early evening (730pm outbound and 930pm inbound). Although the existing improvements on the property were built to accommodate 60 cars onsite, the proposed use would require less than half of the current parking capacity and would generate a very low traffic burden relative to prior uses.

Positions	12:00 AM	1:00 AM	2:00 AM	3:00 AM	4:00 AM	5:00 AM	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	
Operational Director																									
Clinical Director																									
Litigation Review																									
Office Manager																									
Counselor																									
Counselor																									
Counselor																									
Counselor																									
Therapist																									
Therapist																									
Chief																									
Chief																									
LVN																									
LVN																									
LVN																									
LVN																									
Technician																									
Technician																									
Technician																									
Driver																									
Driver																									
TOTAL 24																									
Staff Count	4	4	4	4	4	4	4	15	15	20	20	20	20	20	20	20	20	20	15	15	15	15	15	15	

Application of Existing Conditional Use Permit to Proposed Use

The Seller of the Property has been unable to provide a copy of the original Conditional Use Permit issued by the County of Santa Barbara (prior to incorporation by the City). The best information we have is that the property was approved for "retreat" and "educational" use. As we explain in further detail below, Axis' proposed use of the Property would be entirely consistent with the activities that historically occurred on the Property.

Prior Use

The Property was developed in 1964 to serve as a retreat property. Retreat uses have included long term (several months to one+ years) use for men discerning as to their calling to the priesthood.

Axis Treatment Centers

Typically, young men would reside at the Property and would work on the "educational" component of priest training (both academic study and an understanding of the practical aspects of life as a priest). Men would stay from a few days to many months (and in some cases over a year) at the Property in a dormitory setup where individual rooms were provided with a sink (the current configuration of the residence buildings on site). Bathrooms on each hall included multiple showers, toilets and sinks. This dormitory-style living included the requirement that the men eat in a central commissary area in a separate building. The use was exactly what one would think of when thinking of a boarding school – including facilities for recreation and leisure activities. The Property has also been used as a retreat location principally for groups of students from Catholic schools in the Greater Los Angeles area. Student retreats would last several days (typically over a weekend) and include educational, spiritual and recreational activities. The retreat use of the Property has continued uninterrupted since the founding of the Property in 1964.

Proposed Use

The proposed use by Axis would be nearly identical to the prior use of the Property. Residential substance abuse treatment typically involves a 30-day stay on site, during which the client engaged in a variety of educational, spiritual and recreational activities. There are no medical procedures; all of the "treatment" revolves around a person becoming self aware of their problems and working on plans to make lifestyle changes to improve the quality of his/her life. This is very similar to the process of a person discerning as to a calling to the priesthood. Both involve soul-searching and inward reflection. The goal of treatment is to give the client the time and tools needed to affect a "recovery" from addiction. A client's day is very structured, and there is a significant educational component. A client is "on retreat" to improve the quality of his/her life. It is hard to think of a use more consistent with the Property's prior use than the proposed use by Axis. Axis expects to serve 40 clients at a time and have a maximum of 15 staff members on site at any given time, which is significantly below the historic use of the property.

The proposed use also brings community benefits, such as the inclusion of the Property on the City tax rolls, the benefits of providing a private and secluded sanctuary, and an increase in local employment and spending, while keeping traffic to an absolute minimum versus other potential uses.

We hope that you will agree that the proposed use for the Property is entirely consistent with the existing conditional use permit. We look forward to discussing this with you and your staff and very much appreciate your time.

Sincerely,

P.P.



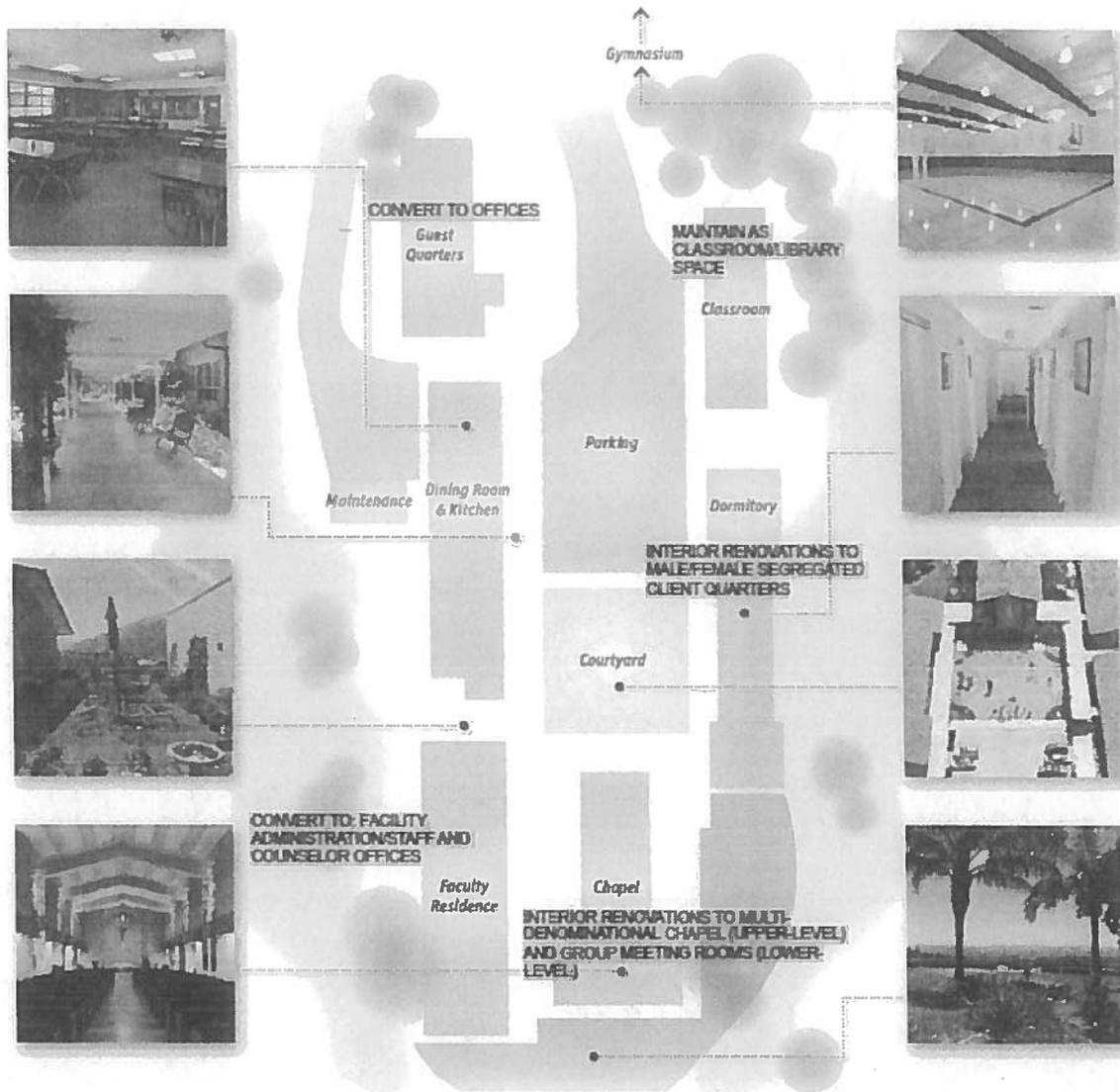
Sam Dekin

Axis Treatment Centers

Axis Treatment Centers

Exhibit 1 – Building Plan

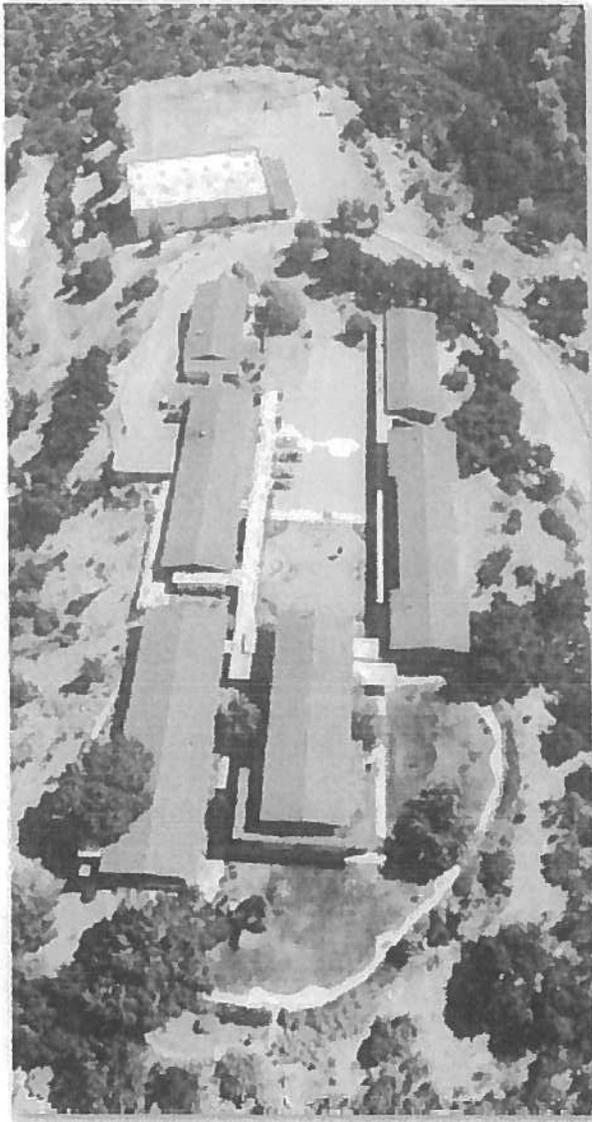
SITE MAP



Axis Treatment Centers

Exhibit 2 – Site Plan

AERIAL VIEWS & PARCEL MAP



STAFF REPORT

SANTA BARBARA COUNTY PLANNING COMMISSION

Meeting of May 9, 1962

I. Vincentian Fathers Seminary - S. B. (Int. 62-CP45)

Public hearing on the request of the Vincentian Fathers for a Conditional Use Permit under provisions of Ordinance No. 561 to construct and operate a seminary, Portion of Lot 17, Sec. 3, T-4-N, R-27-W, Santa Barbara Outside Mission School District, known as 1787 Las Canoas Road, Santa Barbara.

II. Location:

The property is located on Las Canoas Road, immediately north of the Scofield camp ground of the Rancheros.

III. General Information:

The property contains approximately 40 acres of land and constitutes a single knoll overlooking the Scofield campground. The proposal is to level the top of the knoll to construct the proposed seminary. The development will consist of 8 individual structures on the top of the knoll and a gymnasium and swimming pool approximately half-way down the side of the knoll on the easterly side. The buildings will be as follows: a two-story dormitory housing 80 men and a one-story administration building, a one-story dining and service building, a two-story chapel with 280 person capacity, a one-story classroom building, a one-story sister's residence for 6 to 8 sisters, a two-story gymnasium, a guest house for the housing of 30 to 40 priests and a one-story faculty residence. Architectural renderings have been included with the application showing the architectural features proposed.

It is proposed that there will be parking facilities for 60 automobiles and access will be from Las Canoas Road at a point approximately midway along the property frontage. There is at the present time, an unimproved driveway going to the proposed building site and the applicant is proposing to improve this driveway for vehicular circulation. No opposition has been received from property owners in the vicinity. The County Health Department has filed a letter stating that they have no information relative to the source of domestic water or method of sewage disposal, however, they are of the opinion that sewage should be disposed of by means of an active public sewer connection. They feel that the history of soil percolation in the general surrounding area is not conducive to supporting a private sewage disposal system for such an extensive project.

RECEIVED
MAY 04 2016

CITY OF SANTA BARBARA
PLANNING DIVISION

May 9, 1962

Request of the Vincentian Fathers for a Conditional Use Permit under provisions of Ordinance No. 651 to construct and operate a seminary, Portion of Lot 17, Sec. 3, T-4-N, R-27-W, Santa Barbara Outside (Mission) School District, known as 1707 Las Canoas Road, Santa Barbara.

Approval of a Conditional Use Permit subject to approval of sewage disposal and water supply by the County Health Department and, further, that the plans as submitted are approved with the understanding that, if changes are made which are in substantial conformity with the present plans, reappliation to the Planning Commission will be unnecessary.

For informational purposes only.

May 10, 1962

May 14, 1962

Dr. Halbert H. McManera, M.D. and
Dr. L. M. Nelson, M.D.
317 W. Pueblo Street
Santa Barbara, California

Dear Dr. McManera and Dr. Nelson:

The Santa Barbara County Planning Commission at its meeting of May 9, 1962 approved the request of the Vincentian Fathers for a Conditional Use Permit under provisions of Ordinance No. 661 to construct and operate a Seminary, Portion of Lot 17, Sec. 3, T-4-S, R-27-W, Santa Barbara Outside-Mission School District, known as 1787 Las Canoas Road, Santa Barbara, subject to approval of sewage disposal and water supply by the County Health Department.

The Planning Commission approved the plans as submitted with the understanding that if changes are made which are in substantial conformity with the present plans, re-application to the Planning Commission will be unnecessary.

Very truly yours,

William M. Girvan,
Secretary

WMD:vs

cc: Barker and Ott
4334 W. Pico Blvd.
Los Angeles 19, Calif.
cc: Mr. Neil Rasmussen, Jr.
Coldwell, Banker & Co.
4322 Wilshire Blvd.
Los Angeles 5, Calif.

VINCENTIAN FATHERS

GENERAL DESCRIPTION

Located on

Los Canoas Road in Mission Canyon
Santa Barbara, California

Barker and Ott, A. I. A.
Architects
4334 W. Pico Blvd.
Los Angeles 26, California
WEbster 3-8504

GENERAL DESCRIPTION

The site is located off Los Canoas Road in Mission Canyon, Santa Barbara. It is about two miles north-east of the Santa Barbara Mission and roughly five miles from the center of the city. The property covers approximately 40 acres and consists mainly of a large knoll in the foothills backing up to the mountains. There is a difference of approximately 250' in elevation between the frontage road and the high point on the property.

The general plan is to level off the highest portion for a building site and distribute this dirt to the north, or rear, and to create a lower level area for athletic facilities.

Access to the building site will be provided by improving the existing roads which encircle the property.

The Seminary is for the training of young men for the priesthood in the Order of the Vincentian Fathers.

The Proposed Buildings Will Consist of the Following:

DORMITORY BUILDING:

The Dormitory Building will be a two story structure to accommodate eighty young men, between the ages of 18 and 23, for a two-year training period. There will be four twenty-bed dormitories with adjoining toilet facilities. There will be two suites for priests acting as advisers.

ADMINISTRATION BUILDING:

The Administration Building will be a one story structure consisting of a lobby and two offices, and accommodations for a faculty of six to eight priests.

DINING ROOM AND SERVICE BUILDINGS:

These buildings will consist of dining rooms and kitchen and service facilities to serve the seminarians and faculty.

CHAPEL:

The Chapel will have a seating capacity of approximately 200 with an oratory under the south end with accommodations for eighty.

CLASSROOM BUILDING:

The Classroom Building will consist of two classrooms, library and recreation rooms.

SISTERS' RESIDENCE:

Will be designed to accommodate six to eight sisters who will take care of the cooking and housekeeping.

GYMNASIUM AND SWIMMING POOL:

Will consist of gymnasium floor and shower and locker room facilities and an outdoor swimming pool on the northeast portion of the property. Other outdoor athletic facilities will adjoin this structure.

GUEST HOUSE:

The Guest House will accommodate between thirty and forty priests and/or relatives of the seminarians in private rooms.

CONSTRUCTION:

The general architectural design will be in a modified Spanish style to conform with the general architectural atmosphere of the Santa Barbara district. Exterior walls will be brick and stucco, the roof will be Spanish Mission tile.

We are presenting these drawings and general description

for your consideration and comments. If any
further information is desired will you please
contact our office.