



# City of Santa Barbara California

## NOTICE OF A PUBLIC HEARING OF THE PLANNING COMMISSION TO THE PROPERTY OWNERS WITHIN 300 FEET

THURSDAY, APRIL 14, 2011, 1:00 P.M.\* (SEE NOTE BELOW)  
CITY HALL – 735 ANACAPA STREET, CITY COUNCIL CHAMBERS

**APPLICATION OF TYNAN GROUP AGENTS FOR AMERICAN BAPTIST HOMES OF THE WEST, 900 CALLE DE LOS AMIGOS, (APN/ZONE DISTRICTS: VALLE VERDE CAMPUS 049-040-054/E-3; 049-440-016/A-1 & A-1; 049-040-050/A-1&E-3; 049-040-053/E-3; RUTHERFORD PARCEL - 049-440-015/A-1, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS/ACRE, 1 UNIT/ACRE (MST2005-00742)**

The proposed project would be for a revised 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 Parcel, which is currently owned by Valle Verde. 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 living residential units. The existing 10 studio units (defined as one shared kitchen per four studios) would be reduced to 6 units through the demolition of 4 units.

Project components involving the support facilities for the residents would include a two-story addition to the Administration building, where a 6-room bed and breakfast and a small banking office would be located. The existing 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 new 5,642 square foot maintenance facility would be constructed within the same location.

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 Parcel would provide access to six of the eight proposed residential units on that lot, with the remaining two units accessed from within the campus. The project would include the dedication 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.

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 of the proposed residential unit on the Rutherford Parcel (SBMC § 28.92.110.2); and
4. Modifications to allow less than the required interior yard setback for some of the proposed residential units (SBMC § 28.92.110.2).
5. Modifications to allow less than the required distance between buildings for some of the proposed development (SBMC §28.92.110.2)
6. A Lot Line Adjustment between APN's 049-440-015 & 016 for an equal trade of lot areas (SBMC §27.40)

**Environmental Review:** A Final Environmental Impact Report (FEIR) has been prepared along with responses to comments received during the comment period and prior to an action on the project, the Planning Commission will consider certification of the EIR, and must make findings pursuant to the California Environmental Quality Act

Guidelines Section 15091. A copy of the FEIR and response to comments can be found online at [http://www.santabarbaraca.gov/Resident/Environmental\\_Documents/](http://www.santabarbaraca.gov/Resident/Environmental_Documents/) listed under 900 Calle de los Amigos and is also available at the Planning Counter at 630 Garden Street.

You are invited to attend this hearing. Written comments are welcome and will be entered into the public record. Written information should be submitted prior to the meeting at the Planning Division Office, 630 Garden St; by mail attention Planning Commission Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990; or by email at [PCSecretary@SantaBarbaraCa.gov](mailto:PCSecretary@SantaBarbaraCa.gov), and received no later than 4:30 P.M. on the Monday before the Planning Commission hearing. Please submit 12 copies of any written materials over 2 pages. Written comments are accepted at and up to the time of the hearing; however, the Planning Commission may not have time to consider materials submitted after the Monday deadline.

This is the only notification you will receive for this development application. The scope of this 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 this item, please contact **Peter Lawson, Associate Planner** at **(805) 564-5470 extension 4565**, or by email at **PLawson@SantaBarbaraCA.gov**. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates.

If you, as an aggrieved party or applicant, disagree with the decision of the Planning Commission regarding the outcome of this application, you may appeal the decision to the City Council. The appeal, accompanied by the appropriate filing fee per application, must be filed in the City Clerk's Office within ten calendar days of the Planning Commission decision. If you challenge the permit approval or environmental document in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

**AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division Office at (805) 564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

\* **NOTE:** The regular Planning Commission meeting begins at 1:00 p.m. Thursday afternoon. On Thursday, April 7, 2011, an Agenda with all items to be heard on Thursday, April 14, 2011, will be available at 630 Garden Street. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and are posted online at [www.SantaBarbaraCa.gov/pc](http://www.SantaBarbaraCa.gov/pc). Please note that online Staff Reports may not include some exhibits. **Agenda items are subject to change.** It is recommended that applicants and interested parties 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. Continuances will not be granted unless there are exceptional circumstances.