



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: August 4, 2011
AGENDA DATE: August 11, 2011
PROJECT ADDRESS: 1820-1826 De la Vina Street (MST2009-00536)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner
 Kelly Brodison, Assistant 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 Initial Study and proposed Mitigated Negative Declaration for the proposed project.

II. PROJECT DESCRIPTION

The applicant proposes the demolition of the six existing structures on site, including three houses (two of which are duplexes), two garages and one shed. Including attics, the floor area of the six existing structures totals 8,251 net square feet. There is an existing oak tree that is proposed to be preserved and included as part of the new site plan.

The proposed project is a 40-unit Residential Care Facility for the Elderly (RCFE) designed to serve seniors suffering from Alzheimer's or various forms of dementia. Proposed construction includes a two-story, 24,128 net square foot building (25,400 gross sq. ft.). There is a sub-level cellar for food storage, laundry and mechanical equipment measuring 2,210 net square feet, and the first and second floors would be 8,581 and 13,337 net square feet, respectively. The project also includes 20 on grade parking spaces, of which 16 are covered and 4 are uncovered.

A total of 11,228 net square feet of floor area on the first and second floors would be dedicated to residential units, which range from 294 to 376 square feet in size. Each residential unit would have a private sink, a studio living/bedroom area, and in most cases would share a bathroom with the adjacent unit. Common amenities total 10,690 square feet, and include a commercial kitchen, dining area, wellness center, activity spaces, sunrooms, bathrooms and service areas. Individual units do not have kitchens or kitchenettes, and would not qualify as traditional "dwelling units."

Project Operations:

The facility would be licensed to provide non-medical residential care by the State of California, Department of Community Care Licensing as a RCFE. The project will offer residents three meals a day, personal care services, medications oversight, activities and transportation to medical services and

outdoor activities as part of the regular daily program. The community would be staffed twenty four hours a day. Shift changes occur off-peak three times daily: 7am, 3pm and 11pm. The daytime shift is staffed most heavily and would include a maximum of twelve employees at any one time. Residents do not drive and would be transported to activities and appointments by a dedicated facility van.

III. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. A Conditional Use Permit to allow a Residential Care Facility for the Elderly (RCFE) in a residential zone (SBMC §28.94.030.R); and
2. A Voluntary Lot Merger of three existing parcels (SBMC §27.30); and
3. Design Review of a Residential Care Facility for the Elderly (RCFE) by the Architectural Board of Review (SBMC §22.68).

IV. ENVIRONMENTAL REVIEW

An Initial Study and a DMND have been prepared for this project, and are available for review and comment. The DMND examines environmental impacts which may be associated with this project. Potentially significant environmental effects identified in the DMND which are anticipated as a result of the project include impacts related to Biology, Cultural Resources, Geophysical Conditions, and Water Environment. The DMND includes proposed measures to mitigate potentially significant impacts to a less than significant level. All other impacts are less than significant or there are no impacts.

The public review period began on Tuesday, July 19, 2011. Comments on the DMND must be submitted by Friday, August 12, 2011, at 4:30 p.m. Please send your comments to: City of Santa Barbara, Planning Division, Attn: Kelly Brodison, Assistant Planner, P.O. Box 1990, Santa Barbara, CA 93102-1990, or send them electronically to kbrodison@SantaBarbaraCA.gov.

V. RECOMMENDATION

Staff recommends that the Planning Commission hold an environmental hearing to receive public comments on the adequacy and completeness of the Draft Initial Study and Mitigated Negative Declaration. No action will be taken at this hearing on the environmental document or the project. A subsequent Planning Commission hearing will be scheduled to consider actions to adopt the final environmental document and approve the project.

Exhibits:

- A. Draft Mitigated Negative Declaration (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 at: <http://www.santabarbaraca.gov/EIR>)
- B. Request for Hearing dated July 28, 2011.
- C. Letter from Air Pollution Control District, dated July 14, 2011.

Brodison, Kelly

From: Dawn Barnier [dbarnier@cox.net]
Sent: Thursday, July 28, 2011 12:24 PM
To: Brodison, Kelly
Subject: Request for hearing

Attachments: Elderly Care Facility.doc



Elderly Care
Facility.doc (31 ...

Hi Kelly~

We spoke mid July regarding
Project Location: 1820, 1822, 1826 De la Vina Street where a proposed 40-unit Residential
Care Facility for the Elderly is to replace six existing structures.

I am submitting my formal request for hearing before the Planning Commission.

Attached is a preliminary list of concerns I have researched and studied to date.

My contact information is as follows:

Dawn Barnier
1825 De la Vina Street
Santa Barbara, CA 93101
dbarnier@cox.net
602 402 2833 (cell)
805 845 9177 (landline)

Please confirm receipt of this email.

Will it be necessary to also submit my request w/list of concerns to the Community
Development Department Planning Division?

Regards,

Dawn Barnier

Project Location; 1820, 1822, 1826 De la Vina Street, Santa Barbara

Concerns regarding proposed 40-unit Residential Care Facility for the Elderly

- Traffic assessment report dated August 22, 2008 outdated and does not accurately reflect current existing average daily traffic activity
- Parking on site will consist of 20 spots. Two parking spots are designated handicapped. 13 employees will utilize the majority of the on site parking. Residents may opt to park their own personal vehicle on the property resulting in additional designated/assigned parking
- Driveway entrance will consume 24' with proposed adjacent fire hydrant eliminating 6' of current street parking directly in front of property. Approximately 80' current red zone on north and south sides of De la Vina and Islay.
- No parking available on north side of street Wednesday from 9AM-noon
- No parking available on south side of street Thursday from 9 AM-noon
- 120 meals per day to be prepared. All food, beverages and associated meal preparation (cleaning supplies, paper goods, etc) deliveries will need to be done curbside due to no turn around on property
- All deliveries to facility (linens, special occasion, biohazard removal, durable medical equipment, office supplies, pharmacy, etc) will need to be done curbside due to no turn around on property
- Each shift change will incur 13 employees leaving and 13 employees arriving altering the meaning of on/off peak hours and increasing traffic volume and noise
- Nature of facility (seniors suffering from Alzheimer's or various forms of dementia)) will increase frequency of first responders 24 hours day/7 days a week

- Ancillary services and allied health care professionals as well as family/friends visiting will increase already congested De la Vina Street substantially increasing traffic flow and utilizing already limited street parking
- Proposed facility not compatible with architecture character of neighborhood
- Potential for overlap construction of two projects within 4 blocks due to recent house fire burning structure to the ground (Micheltorena & De la Vina Street)
- Per June 23, 2011 Initial Study/Environment Checklist MST2009-00536 “activities and transportation to medical services and outdoor activities as part of the regular daily program” (Page 2 Project Operations) will further increasing traffic volume
- Purpose of facility to provide safe, healthy environment and ensure quality of life. Services, events, and activities associated may include: regularly scheduled social events for family/friends impacting street parking w/simultaneous arrival-departure; on site activities/services (beauty salon/barber, arts/crafts, exercise, music/singing, games, personal allied health care needs (OT, PT, SLP). With staff of 12-13, these services will need to be subcontracted and specific to each resident’s needs
- Residents provide own personal belongings (furniture, memorabilia, etc.) Increased frequency of move-in/out. Leases not usually associated with these type of facilities



**Santa Barbara County
Air Pollution Control District**

Our Vision  Clean Air

July 14, 2011

Kelly Brodison
Planning Division
630 Garden Street
Santa Barbara, CA 93101

RECEIVED
JUL 15 2011

CITY OF SANTA BARBARA
PLANNING DIVISION

**Re: APCD Comments on the MND for De la Vina Street Resident Care Facility for the Elderly
MST 2009-00536**

Dear Ms. Brodison:

The Air Pollution Control District (APCD) has reviewed the Draft Mitigated Negative Declaration (MND) for the above-referenced project, which consists of demolition of six existing structures on the site including three residences, two garages and a storage shed with a total square footage of 8,251 square feet. Also proposed is the merging of the three separate lots into one lot and the construction of a two-story, 24,128 square foot 40-unit elderly care facility for seniors suffering from Alzheimer's or various forms of dementia. Also proposed are associated parking areas and landscaping. The subject property consists of three parcels totaling 0.66 acres zoned R-4 Multi-Family Residential. The parcels are identified in the Assessor Parcel Map Book as APNs 027-022-022, -023, -024, and are located at 1820, 1822 and 1826 De la Vina Street in the city of Santa Barbara.

Air Pollution Control District staff has no comments on the MND but offers the following suggested permit conditions:

1. APCD Rule 345, *Control of Fugitive Dust from Construction and Demolition Activities*, became effective on July 21, 2010 and establishes new limits on the generation of visible fugitive dust emissions at demolition and construction sites. The rule includes measures for minimizing fugitive dust from on-site activities and from trucks moving on- and off-site. The text of the rule can be viewed on the APCD website at www.sbapcd.org/rules/download/rule345.pdf.
2. At a minimum, prior to occupancy any feasible greenhouse gas reduction measures from the following sector-based list should be applied to the project:
 - Energy use (energy efficiency, low carbon fuels, renewable energy)
 - Transportation (reduce vehicle miles traveled, compact and transit-oriented development, pedestrian- and bicycle-friendly communities)
 - Water conservation (improved practices and equipment, landscaping)
 - Waste reduction (material re-use/recycling, composting, waste diversion, waste minimization)
 - Architectural features (green building practices, cool roofs)
3. Asphalt paving activities shall comply with APCD Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

EXHIBIT C

July 14, 2011

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If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8893 or via email at edg@sbcapcd.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Gage', written over the printed name.

Eric Gage,
Air Quality Specialist
Technology and Environmental Assessment Division

cc: Mark and Valerie Maldonado
TEA Chron File