



# City of Santa Barbara

## Planning Division

### PLANNING COMMISSION MINUTES

APRIL 14, 2011

#### **CALL TO ORDER:**

Chair Jostes called the meeting to order at 1:01 P.M.

#### **I. ROLL CALL**

Chair John Jostes, Vice Chair Sheila Lodge, Commissioners Bruce Bartlett, Mike Jordan, and Deborah L. Schwartz.

Absent: Commissioners Jacobs and Larson.

#### **STAFF PRESENT:**

Danny Kato, Senior Planner  
Steve Wiley, City Attorney  
Steve Foley, Supervising Transportation Planner  
Michael Berman, Project Planner/Environmental Analyst  
Victoria Johnson, Project Engineer  
Peter Lawson, Associate Planner  
Stacey Wilson, Associate Transportation Planner  
Julie Rodriguez, Planning Commission Secretary

#### **II. PRELIMINARY MATTERS:**

##### A. Announcements and appeals.

1. Danny Kato, Senior Planner, announced that the 2915 De la Vina Street appeal was heard by City Council on Tuesday, April 12, 2011 and was denied on a 5/2 vote.
2. Julie Rodriguez, Planning Commission Secretary, announced that the April 21, 2011 Planning Commission meeting will be held in the David Gephard Public Meeting Room at 630 Garden Street and not in Council Chambers.

##### B. Comments from members of the public pertaining to items not on this agenda.

Chair Jostes opened the public hearing at 1:03 P.M. and, with no one wishing to speak, closed the hearing.

**III. NEW ITEM:**

**ACTUAL TIME: 1:03 P.M.**

**EX PARTE COMMUNICATION:**

Commissioner Bartlett disclosed an ex parte communication with the Applicant regarding parking.

**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 an amended 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 2 independent living residential units (defined as each unit containing a kitchen), a single family residence, and the construction of 40 new independent living residential units for a net increase of 37 new independent living residential units. The existing 11 studio units (defined as one shared kitchen per four studios) would be reduced to 7 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 4-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 eight of the ten 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. Modifications to allow less than the required front setback for proposed Unit 6 along Torino Drive and for proposed development along Valle Verde private roads (SBMC § 28.92.110.2);
2. Modifications to allow less than the required distance between buildings for some of the proposed development (SBMC § 28.92.110.2);
3. Modifications to allow less than the required interior yard setback for some of the proposed development (SBMC § 28.92.110.2);
4. A Conditional Use Permit Amendment to allow expansion of the Valle Verde retirement community (SBMC §28.94.030.R); and
5. A Lot Line Adjustment to allow an exchange of land between APNs 049-440-015 and -016, which would result in a decrease of APN 049-440-015 from 3.6 acres to 3.4 acres and a corresponding increase of APN 049-440-016 from 11.5 to 11.7 acres (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.

Case Planner: Peter Lawson, Associate Planner

Email: PLawson@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4565

Peter Lawson, Associate Planner, gave the Staff presentation. Additional Staff providing responses to questions from the Commission included Michael Berman, Project Planner/Environmental Analyst; Anne Marx, Fire Inspector; Steve Foley, Supervising Transportation Planner; Stacey Wilson, Associate Transportation Planner; Victoria Johnson, Project Engineer; along with Rob Olson, Transportation Engineering Manager, ITERIS.

Ron Schaffer, Executive Director, Valle Verde Retirement Community; gave the applicant presentation. Cameron Carey, Agent, and Justin Van Mullem, Architect, provided responses to questions from the Commission.

Chair Jostes opened the public hearing at 2:23 P.M.

The following people spoke in support of the project:

1. Hugh and Helen Smart
2. Susan Dempsey
3. Louise Carey
4. Jim Dow
5. Gail Harling
6. Sue Melcor, Vistas Lifelong Learning

7. Charlie Schneider, Vistas Lifelong Learning
8. Peter Kruse, Vistas Lifelong Learning
9. Larry Wilson
10. Jay Blatter
11. Donald O'Dowd
12. Arthur Christman, Jr., speaking for Jane Rieffel
13. Robert Buegler
14. Jan O'Dowd
15. Dorothy Burkhart
16. Bob Miller
17. Judy Richards
18. George Scott
19. Gerson Kumin
20. Michael Seligman
21. Roy Donkin
22. Norman Boyan
23. Dan George, Valle Verde Advisory Board Member
24. Henry Jones
25. Art Montgomery
26. Rhonda Spiegel, Executive Director, Alzheimers Association
27. Charlie Johnson, Valle Verde Advisory Board Member
28. Laurie Yttri

The following people spoke in opposition to the project or with concerns:

1. Marc Chytilo, Attorney for Hidden Oaks Home Owners Association: concerns about neighborhood compatibility.
2. Heike Kilian, Hidden Oaks Home Owners Association: concerns about parking inadequacy.
3. Ruth Georgi, Hidden Oaks neighbor: concerns about protection of Oak Woodland, and other issues.
4. Jermaine Chastain, Hidden Oaks neighbor: non-resident use of Valle Verde. Also submitted a petition with 118 signatures.
5. Steve Gaither, Hidden Oaks neighbor; concern for Chumash burial sites at Valle Verde.
6. Beth Ford, Hidden Oaks Home Owners Association: request for residential and special events cap/ concerned about parking inadequacy and traffic.
7. David Lane: desire to keep open space.
8. Kristina Seiberg: traffic and safety concerns.
9. John Caulfield: concerns about safety. Also stated project is not consistent with the California State findings for a CUP.
10. Stevie Peters, Hidden Oaks neighbor: requests additional conditions to CUP.
11. Sherry Hall, Union Representative/Organizer Nursing Homes SEIU Healthcare Workers & Friends of Valle Verde: EIR deficient/ biological studies inadequate.

Chair Jostes called for a recess at 3:25 P.M. and resumed the public comment at 3:42 P.M.

With no one else wishing to speak, the public hearing was closed at 4:23 P.M.

The following people submitted speaker slips, but were unable to remain the duration of the meeting:

1. Steve Cushman, Santa Barbara Regional Chamber of Commerce
2. Eddie Harris, Santa Barbara Urban Creeks Council
3. Jeff Avella, Friends of Valle Verde
4. Karina Israelachvili, Save Hidden Valley
5. Jamie Freymuth
6. Hans Kistn
7. Jim Vanturino, Hidden Oaks Homeowners Association
8. Steven Weiner, Tri Counties Building & Construction Industry Council
9. Marilyn Valenzuela, Tri Counties Central Labor Council
10. Betty Weiner

**MOTION: Schwartz/Bartlett**

**Assigned Resolution No. 009-11**

Certify the Environmental Impact Report, making the findings as outlined on Page 14, Section 8.A in the Staff Report.

This motion carried by the following vote:

Ayes: 4 Noes: 1 (Jostes) Abstain: 0 Absent: 2 (Jacobs, Larson)

**MOTION: Schwartz/Bartlett**

**Assigned Resolution No. 009-11**

Approved the project, making the findings for Modifications, Conditional Use Permit Amendment, and Lot Line Adjustment as outlined in Section 8.B-F of the Staff Report, subject to the Conditions of Approval in Exhibit A, as revised, with the following additional revisions: 1) Revise condition B.14, Areas Available for Parking, to include additional onsite parking signage; 2) Revise condition D.q.(1) to include construction staging, and to describe the Commission's intent that construction parking, storage and staging shall be located out of the right-of-way to minimize traffic, parking, noise and other impacts to the neighborhood, as acceptable to Parking & Transportation Staff; 3) Add a condition to include a requirement that the final design of the below-grade detention basin on the Rutherford parcel be designed in consultation with a qualified arborist, with the goal of minimizing impacts to the health of the existing oak trees.. 4) Add to Section A.5. "including, but not limited to the Oak Grove development rights restriction". 5). Explore ways to reduce retaining wall height by units 12 and 13 and the southerly portion above the maintenance building with the Architectural Board of Review. 6) Parking & Transportation Staff review increasing the length of red curbs around the driveway entrances in an effort to improve circulation of traffic on Calle de los Amigos, particularly around curb near Administration building, and explore no-parking zones on one side of Calle de Los Amigos particularly at the curves.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Jacobs, Larson)

Chair Jostes announced the ten calendar day appeal period.

**VII. ADJOURNMENT**

Chair Jostes adjourned the meeting at 5:54 P.M.

Submitted by,

  
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Julie Rodriguez, Planning Commission Secretary