



BOARD OF SUPERVISORS  
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**Department Name:** Planning and  
Development  
**Department No.:** 053  
**For Agenda Of:** June 17, 2014  
**Placement:** Departmental  
**Estimated Tme:** 30 minutes  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors

**FROM:** Department Glenn Russell, Ph.D., Director, Planning and Development  
Director(s) (805) 568-2085  
Contact Info: Alice McCurdy, Deputy Director, Development Review Division  
(805) 568-2518

**SUBJECT:** The Golden Inn and Village

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**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: N/A

**Community Services Department,  
Housing and Community Development Division  
Concurrence**

As to form: Yes

**Recommended Actions:**

Consider the Planning Commission's recommendation for approval of The Golden Inn and Village project (Case Nos. 12GPA-00000-00002, 12RZN-00000-00002, 12TPM-00000-00009 / TPM 14,794, 12DVP-00000-00014, 13DVP-00000-00005, 13DVP-00000-00006). Your Board's action should include the following:

1. Make the required findings for approval of the project specified in Attachment 1 of this Board Agenda Letter, including CEQA findings.
2. Adopt the Mitigated Negative Declaration (14NGD-00000-00007) included as Attachment C to the Planning Commission staff report dated April 24, 2014 (Attachment 7 of this Board Agenda Letter) and adopt the mitigation monitoring program contained in the conditions of approval (Attachment 2 of this Board Agenda Letter);
3. Adopt a resolution and approve a Comprehensive Plan Amendment (12GPA-00000-00002), changing the Land Use Designation on specified portions of the subject parcel from Residential (Res-1.0) to Office and Professional (P) on approximately 2.2 acres, Residential (Res-20) on

approximately 2.1 acres, and Residential (Res-30) on approximately 3 acres (Resolution included as Attachment 3 of this Board Agenda Letter);

4. Adopt an ordinance and approve a rezone (12RZN-00000-00002), changing the zone district on specified portions of the subject parcel from Residential (1-E-1) to Professional/Institutional (PI) on approximately 2.2 acres, Design Residential (DR-14) on approximately 2.1 acres, and Design Residential (DR-25) on approximately 3 acres (Ordinance included as Attachment 4 of this Board Agenda Letter);
5. Approve a Vesting Tentative Parcel Map (12TPM-00000-00009) included as Attachment H of the Planning Commission staff report dated April 24, 2014 (Attachment 7 of this Board Agenda Letter), subject to the conditions of approval (Attachment 2 of this Board Agenda Letter);
6. Approve a Final Development Plan (12DVP-00000-00014) including a modification to the setback requirement, to develop an Assisted Living/Memory Care Facility of approximately 36,991 sq. ft. with a maximum building height of 27 ft., subject to the conditions of approval (Attachment 2 of this Board Agenda Letter);
7. Approve a Final Development Plan (13DVP-00000-00005) to develop a Low Income Independent Senior Living Apartment complex, and a Senior Community Center of approximately 46,067 sq. ft. with a maximum building height of 29 ft., subject to the conditions of approval (Attachment 2 of this Board Agenda Letter);
8. Approve a Final Development Plan (13DVP-00000-00006) to develop 27 Low-Income Employee/Family Apartments in three separate buildings totaling approximately 24,442 sq. ft., each with a maximum building height of 23 ft. 6 in. subject to the conditions of approval (Attachment 2 of this Board Agenda Letter).

The applications involve Assessor Parcel No. 141-380-014 located at the southeast corner of Highway 246 and Refugio Road, in the Santa Ynez area, Third Supervisorial District.

**Summary Text:**

**Project Description:**

The proposed Golden Inn and Village project is a request to develop a new senior housing community located on an undeveloped 7.3 acre parcel within the Santa Ynez Valley Community Plan's Urban Township area.

The applicant proposes to subdivide the 7.3 acre parcel into three parcels as follows: 1) Proposed parcel 1: 2.2 acres; 2) Proposed parcel 2: 3.0 acres; and 3) Proposed parcel 3: 2.1 acres. A 36,991 sq. ft. Assisted Living/Memory Care Facility would be constructed on proposed parcel 1, a 46,067 sq. ft. Senior Independent Living Apartment Complex and Community Center would be constructed on proposed parcel 2, and 27 Low Income Employee/Family Apartments would be constructed on proposed parcel 3.

To facilitate this development, the project includes a request to rezone the 7.3 acre parcel from Residential (1-E-1) to: 1) Professional and Institutional (PI) on proposed parcel 1; 2) Design Residential (DR-25) on proposed parcel 2; and 3) Design Residential (DR-14) on proposed parcel 3. A corresponding request to amend the current land use designation from Residential (RES-1.0) to: 1) Office and Professional (P) on proposed parcel 1; 2) Residential (RES-30) on proposed parcel 2; and 3) Residential (RES-20) on proposed parcel 3 is also proposed. The complete project description is provided in Condition No. 1 of the project Conditions of Approval (Attachment 2).

**Planning Commission Action:**

At the Planning Commission hearing of May 14, 2014, the Commission voted 5-0 to recommend that your Board approve the proposed project. The Findings of the Planning Commission are contained in the Planning Commission Action Letter dated May 19, 2014 (Attachment 5 of this Board Agenda Letter).

**Issue Summary:**

**Requirement for a Comprehensive Plan Amendment & Rezone**

In order for the project to be approved with the proposed densities and uses, a Comprehensive Plan Amendment and Rezone are required. The 7.3 acre parcel would be rezoned from Residential (1-E-1) to Professional and Institutional (PI) on proposed parcel 1, and to Design Residential on proposed parcels 2 (DR-25) and 3 (DR-14). A corresponding Comprehensive Plan Amendment would amend the current land use designation from Residential (1.0) to Office and Professional (P) on proposed parcel 1, and to higher density Residential on proposed parcels 2 (Res-30) and 3 (Res-20).

The proposed land use and zoning designations would increase potential residential development on the subject parcel from a maximum of 1 single family residence to a maximum of 164 units as follows: 60 units (i.e., beds) on proposed parcel 1; 75 units on proposed parcel 2, and 29 residential units on proposed parcel 3. However, the proposed Development Plan project description would limit the residential development to a total of 147 units: (60 units or beds on proposed parcel 1, 60 units on proposed parcel 2, and 27 units on proposed parcel 3).

Approval of the proposed Comprehensive Plan Amendment and Rezone would allow the subject parcel to be developed with uses that offer benefits to the public which cannot be realized under the existing land use designation and zoning. The proposed project would provide 100% affordable housing for senior citizens, employees, and qualifying members of the public consistent with affordable housing criteria within the County's Housing Element as implemented by the Community Services Department, Division of Housing and Community Development.

Affordable housing for senior citizens is needed in the Santa Ynez area, and the increased density would allow for a compact project design with services and amenities in close proximity for the convenience and comfort of residents living onsite. In addition, the proposed project would conform with the broader goals and purposes of the County's Comprehensive Plan and the Santa Ynez Valley Community Plan, and is compatible with the Santa Ynez Community Plan Urban Township area.

### **Modification request for a reduction in setbacks**

The proposed project includes a request for a modification pursuant to the Santa Barbara County Land Use and Development Code (LUDC) Section 35.82.080.H for a 5 ft. reduction in the 15 ft. side yard setback requirement in the Professional and Institutional zone district. This section of the LUDC states that the review authority may modify the distance between structures, landscaping, parking, screening requirements, setback, structure coverage, structure height limit, or yard areas specified in the applicable zone and Chapter 35.36 (Parking and Loading Standards) when the review authority finds that the modification is justified. In this case, allowing a reduction in the side yard setback from 15 ft. to 10 ft. is justified as it would allow the proposed Memory Care / Assisted Living Facility, and Senior Community Center buildings to be located in close proximity to provide senior citizens with safe and convenient access between the two uses.

### **Airport Land Use Commission (ALUC) Review**

The California Department of Transportation (Caltrans), Division of Aeronautics (Division), reviewed the proposed project with respect to airport-related noise and safety impacts from the Santa Ynez Airport. Since the proposed project includes a Comprehensive Plan Amendment and Rezone and is located within 2 miles of the Santa Ynez Airport, review of the project by the ALUC is required prior to decision maker approval. According to the ALUC's consistency analysis for the proposed project, although the project would result in "large concentrations of people" (greater than 25 people/acre for non-residential uses and 4 dwelling units/acre for residential uses) on the project site, the project site and its residents would not be located underneath frequently used airport traffic patterns at the Santa Ynez Airport and associated risks from aircraft over flights would be minimal. The proposed project was reviewed by the ALUC on May 15, 2014 and was determined to be consistent with the Airport Land Use Plan.

### **Fiscal and Facilities Impacts:**

The costs to process the project were borne by the applicant through the payment of processing fees. These fees are budgeted in the permitting program of the Department, as shown on page D-168 of the adopted 2013/15 FY budget.

### **Special Instructions:**

The Clerk of the Board shall publish a legal notice at least 10 days prior to the hearing on June 17, 2014. The notice shall appear in the Santa Ynez Valley News (labels attached). The Clerk of the Board shall fulfill noticing requirements. A minute order of the hearing and copy of the notice and proof of publication shall be forwarded to the Planning and Development Department, Hearing Support, Attention: David Villalobos.

The Golden Inn and Village

Case Nos. 12GPA-00000-00003, 12RZN-00000-00002, 12TPM-00000-00009 / TPM 14,794, 12DVP-00000-00014,  
13DVP-00000-00005, 13DVP-00000-00006

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**Attachments:**

1. Findings
2. Conditions of Approval
3. Comprehensive Plan Amendment Resolution
4. Ordinance
5. Planning Commission Action Letter dated May 19, 2014
6. Planning Commission Staff Memorandum dated May 13, 2014
7. Planning Commission Staff Report dated April 24, 2014

**Authored by:**

Dana Eady, Planner, (805) 934-6266

Development Review Division, Planning and Development Department

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