

**Brooks / Stewart Appeal of the  
Golden Inn & Village  
Development Plan Revisions**

***Case No. 17APL-00000-00018***

***Santa Barbara County Board of Supervisors***

***March 20, 2018***



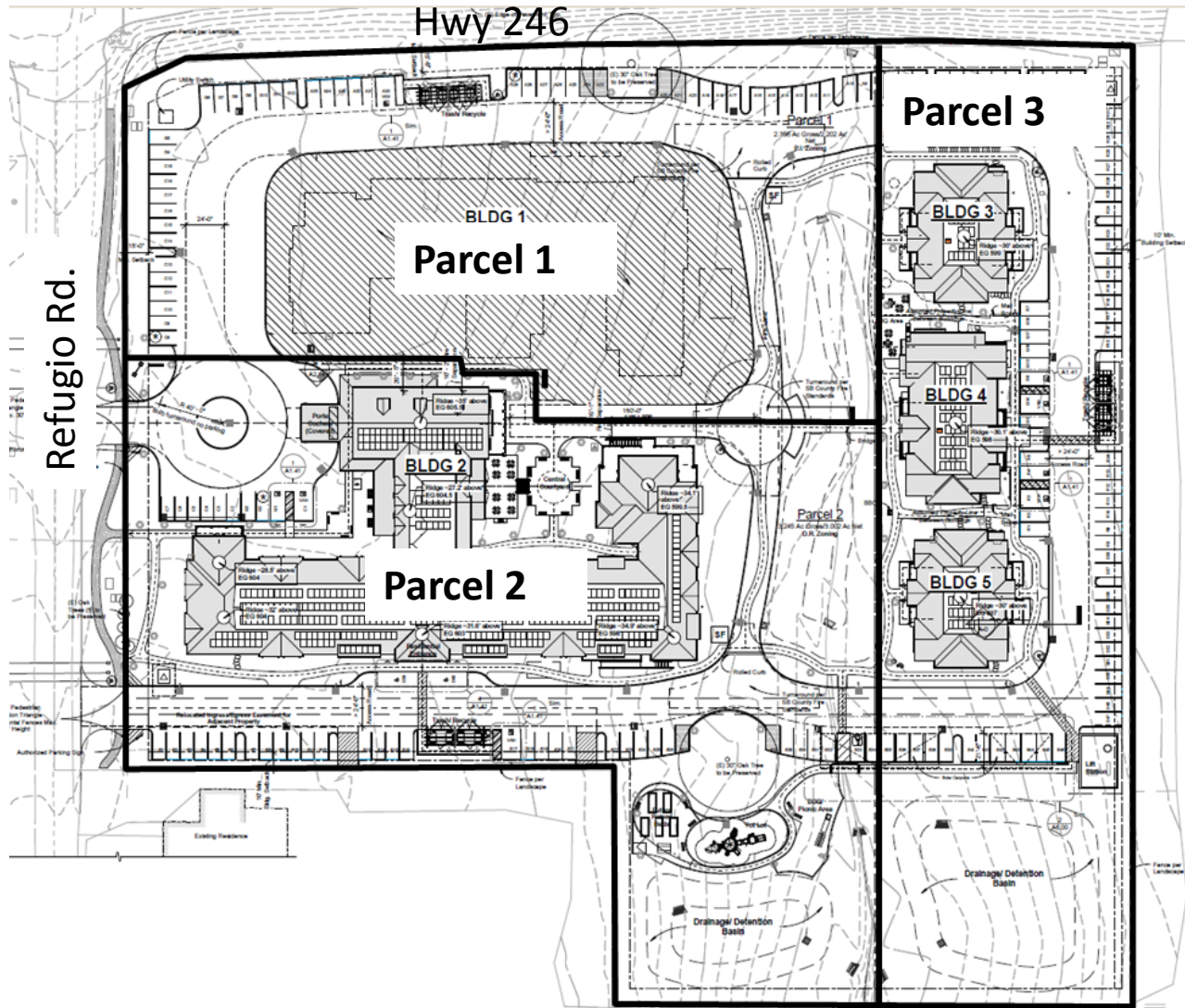
# Project Site Location



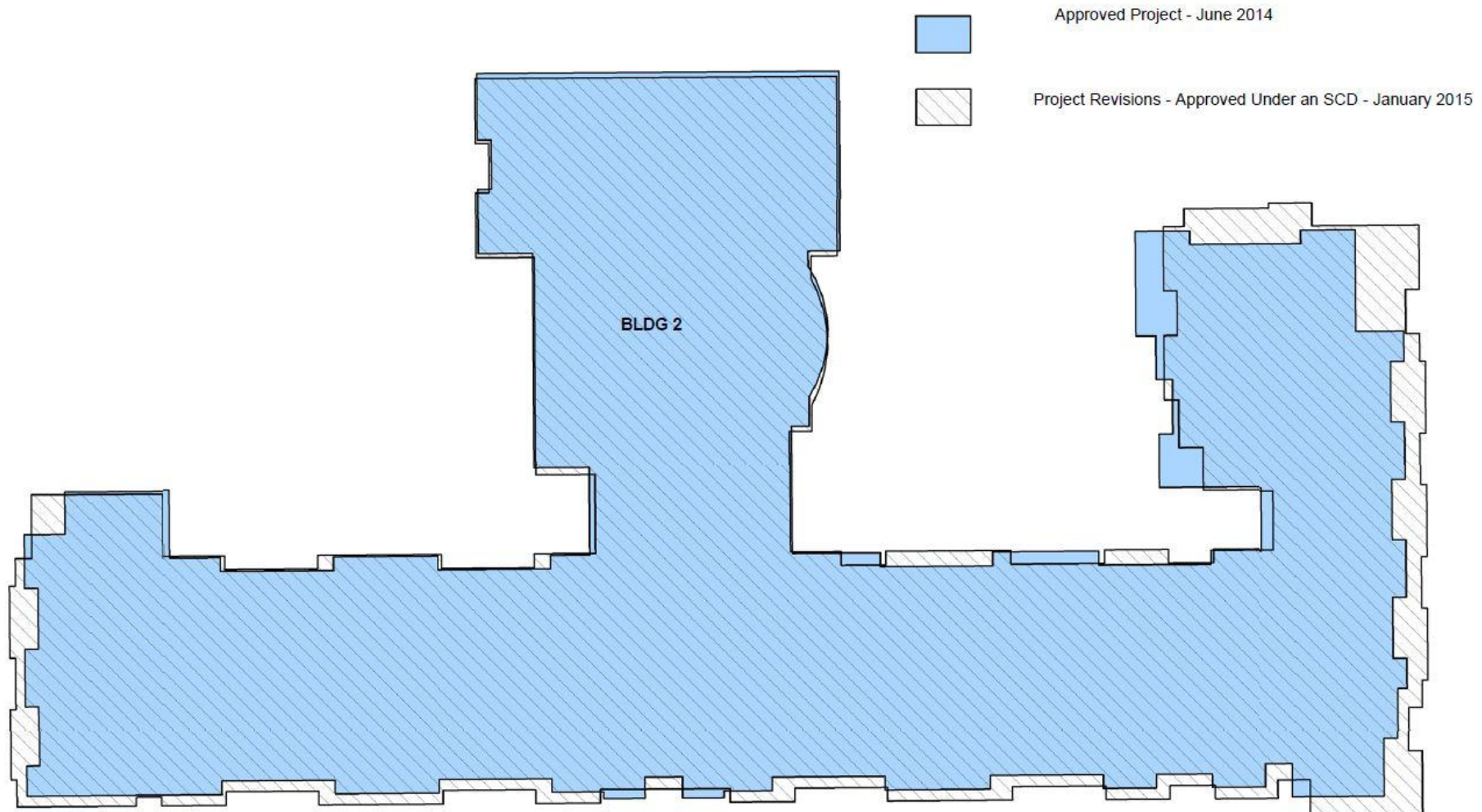
# Approved Development Plans

- ***Parcel 1 (2.2 acres):***
  - ***Senior Assisted Living/Memory Care Facility  
(36,991 sq. ft.)***
- ***Parcel 2 (3.0 acres):***
  - ***Senior Independent Living Apartments & Community Center  
(48,067 sq. ft.)***
- ***Parcel 3 (2.1 acres):***
  - ***Employee & Family Apartments  
(3 buildings totaling 24,442 sq. ft.)***

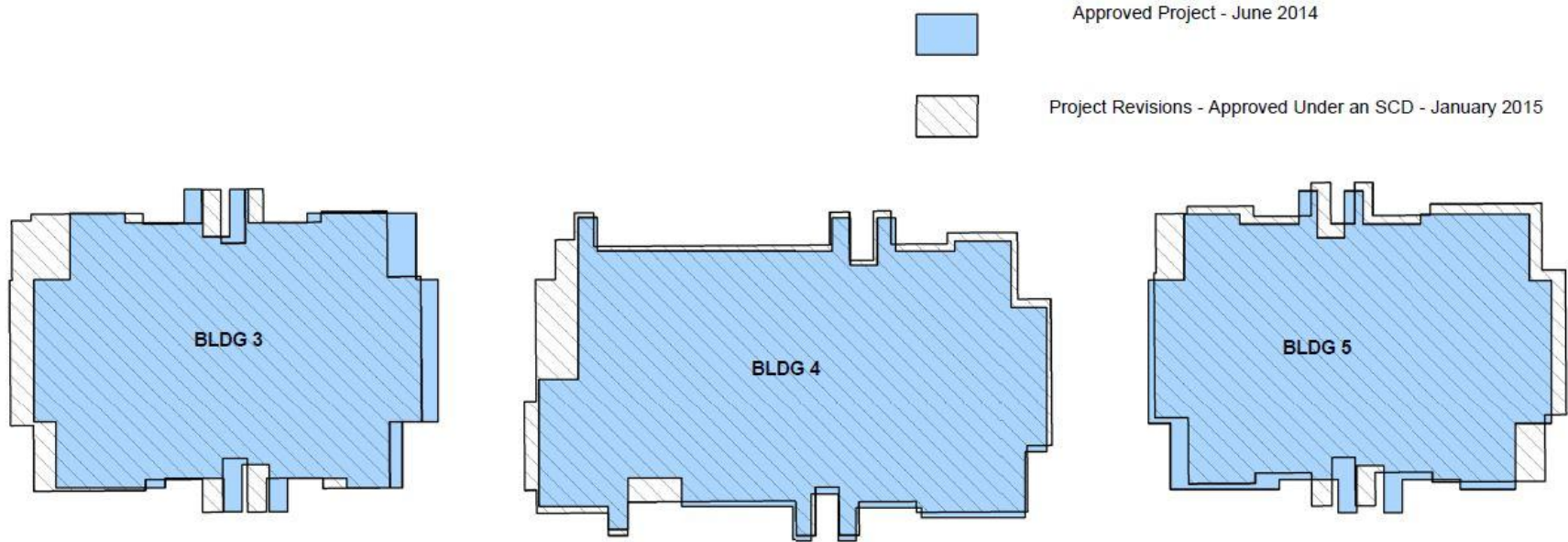
# Site Plan



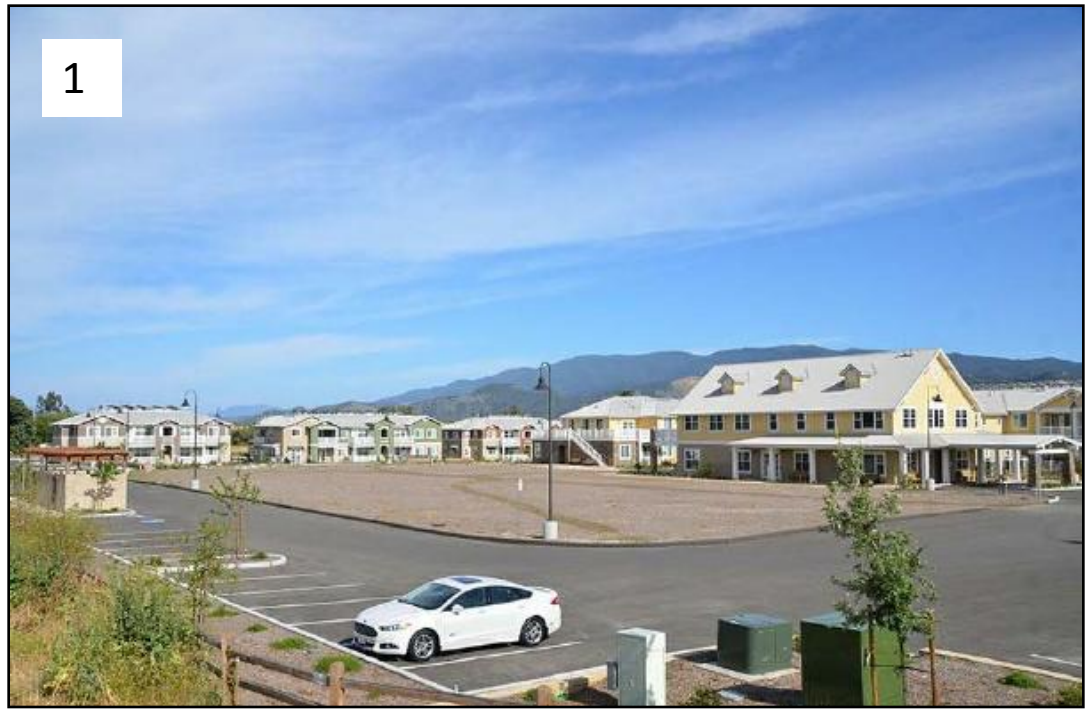
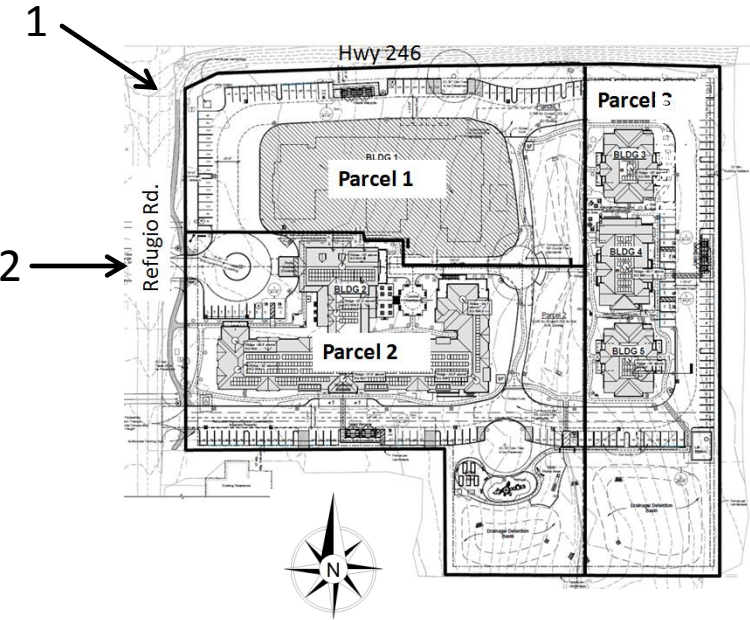
# Approved increases to Senior Apartments/Community Center



# Approved increases to Employee/Family Apartments



# Views of the Project Site



# Planning Commission Approved Revisions

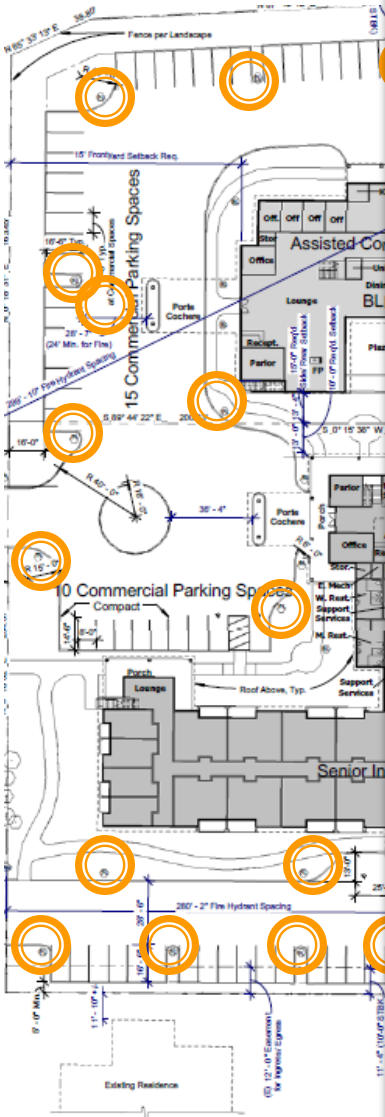
- ***September 27, 2017:***
  - ***Lighting Plan Revisions***
    - *Parking Lot Lighting - 20-ft. tall lights (25 lights)*
    - *Limitations in light output between dusk and 9:00 p.m.*
    - *Replacement of beacon heads on two lights*
    - *Common use balcony lights turned off at 9:00 p.m.*
    - *Landscaping maintained to avoid interference with lights*
  - ***Project Description Revisions:***
    - *Off-site Stormwater Runoff*
    - *Overall Gross Square Footage*
    - *Grading Quantities*



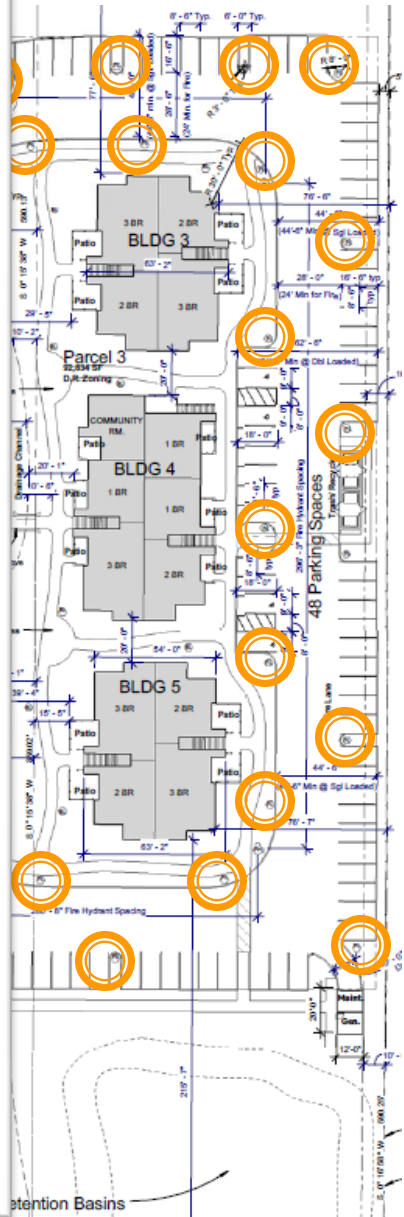
# Appeal Issue #1 – Light Trespass

- ***Appellants:***
  - *Installation of the 20-ft. tall light fixtures conflicts with the approved project plans & conditions of approval that reference 8-ft. tall fixtures.*
  - *The 20-ft. tall fixtures illuminate the buildings to an unacceptable degree.*
  - *The project is inconsistent with LUDC lighting requirements.*
  - *The PC's approval does not require the applicant to take further actions to address light trespass & is a denial of due process.*

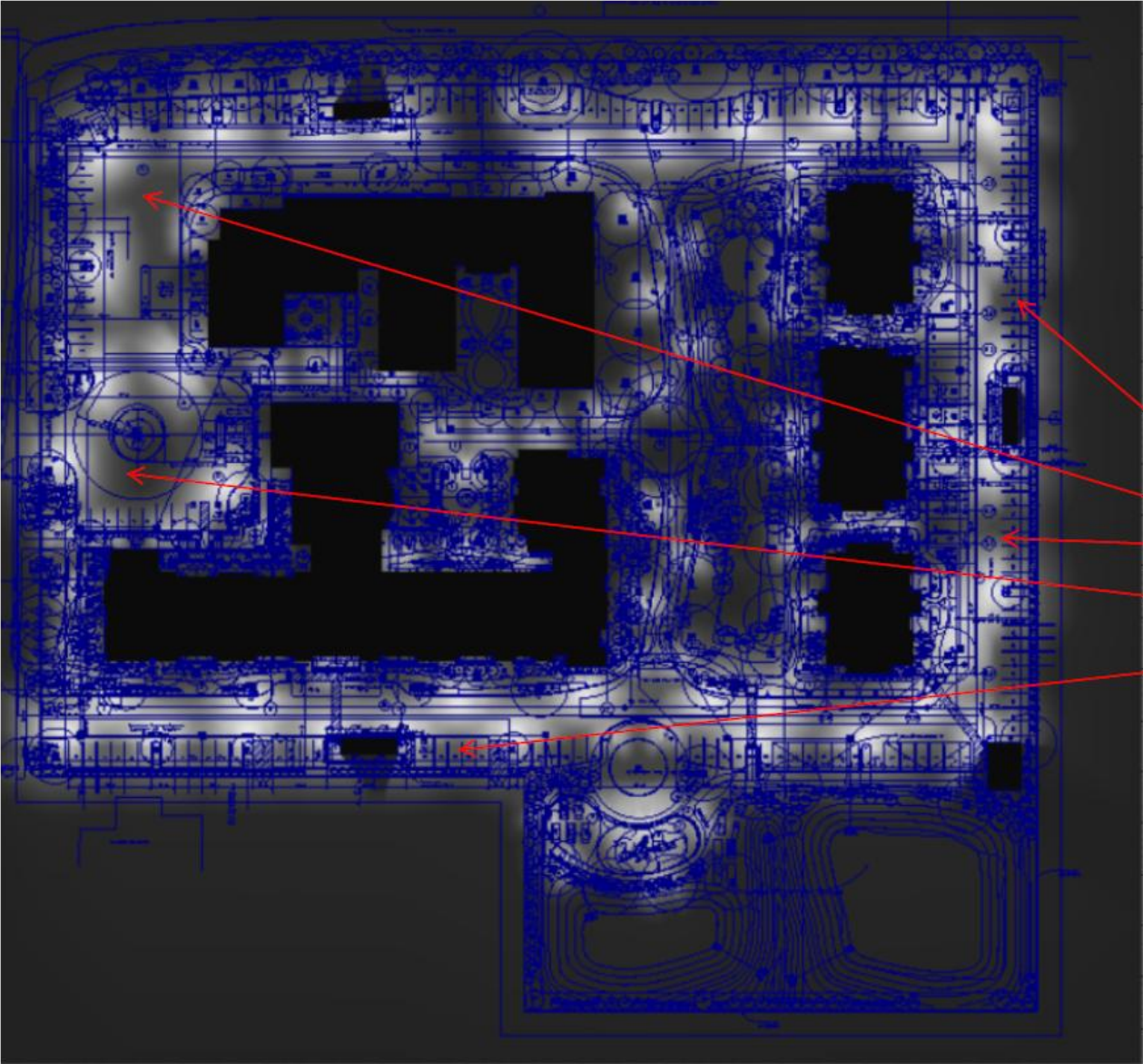
# Approved Lighting Plan (2014)



Teka Illumination  
 Dual-Beacon  
 27" Copper Shade  
 42-watt CFL  
 w/ high-power electronic ballasts  
 Tapered poles



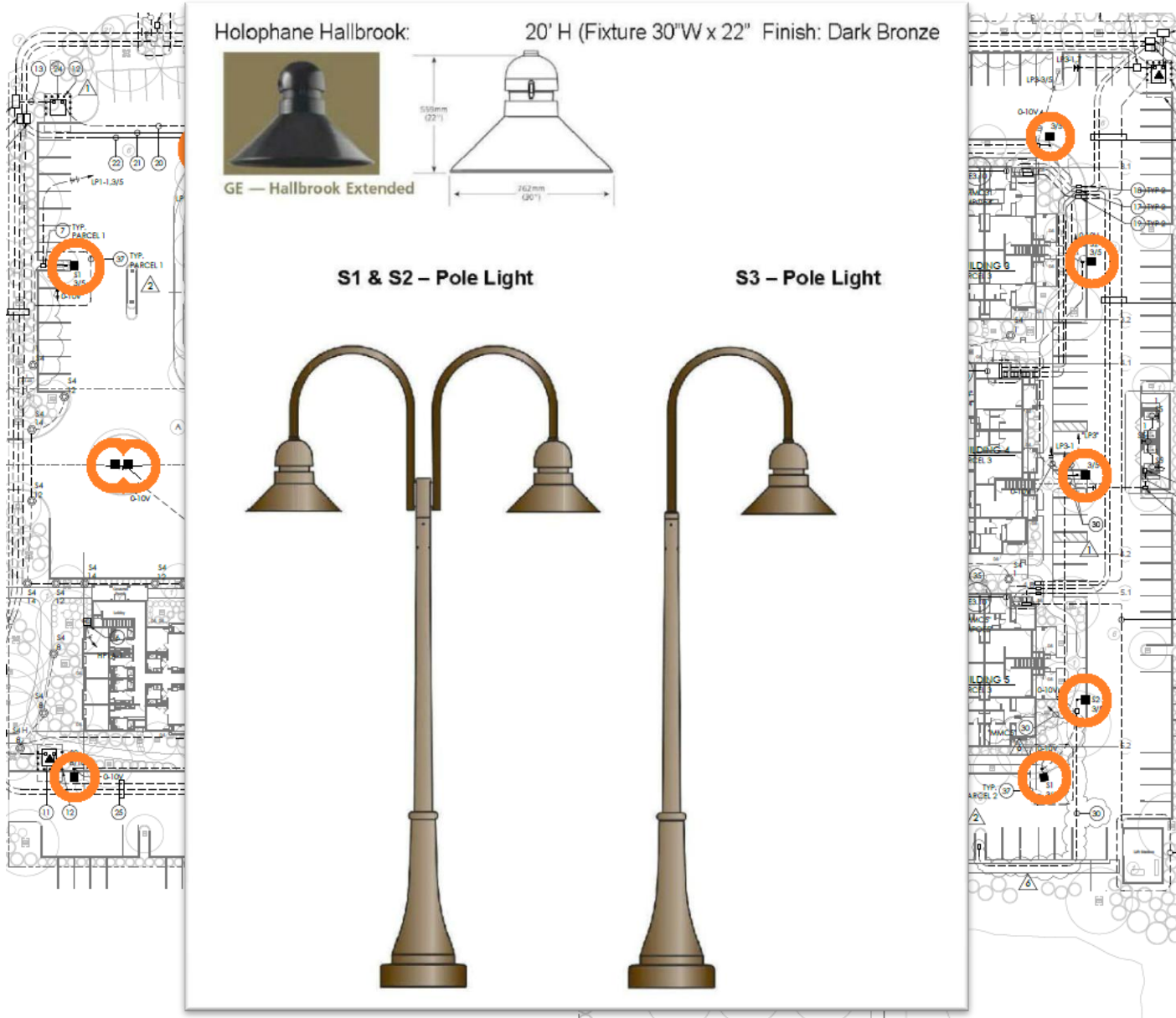
# Photometric Study: 8-ft. tall lights



Lighting falls to zero in several locations. This does not meet recommended standards. Sample areas shown.

Plan View - Exhibit C - 100% Light Output, Simulated 8LF Mounting Hgt (100w)

# Proposed Lighting Plan

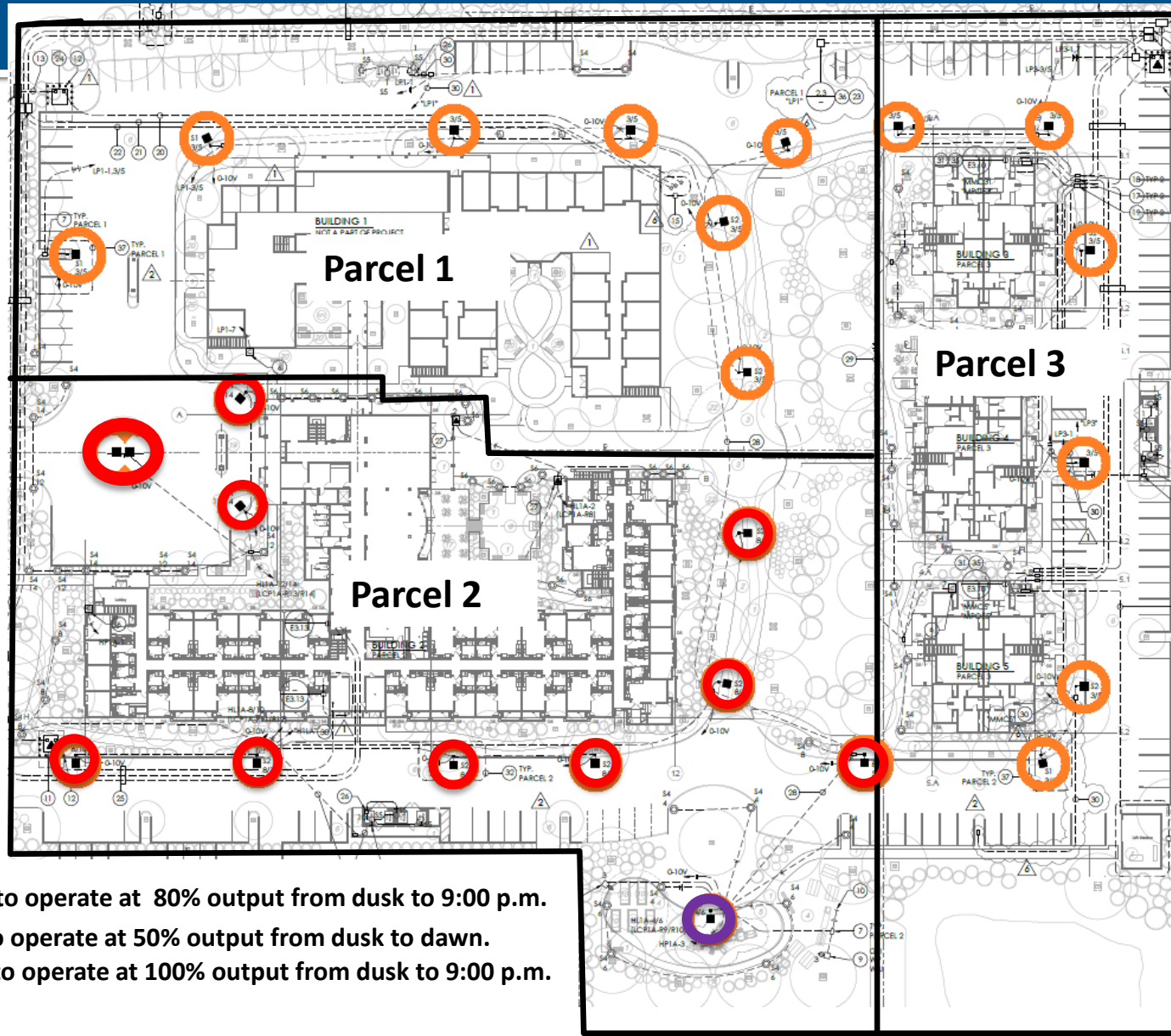


# Photometric Study: 20-ft tall lights






Lighting meets recommended standards.

# Reductions in Light Output (20-ft. tall light poles)

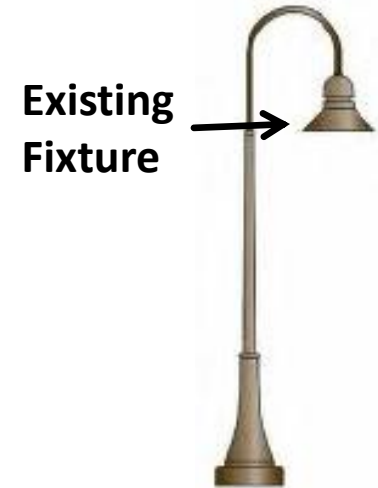
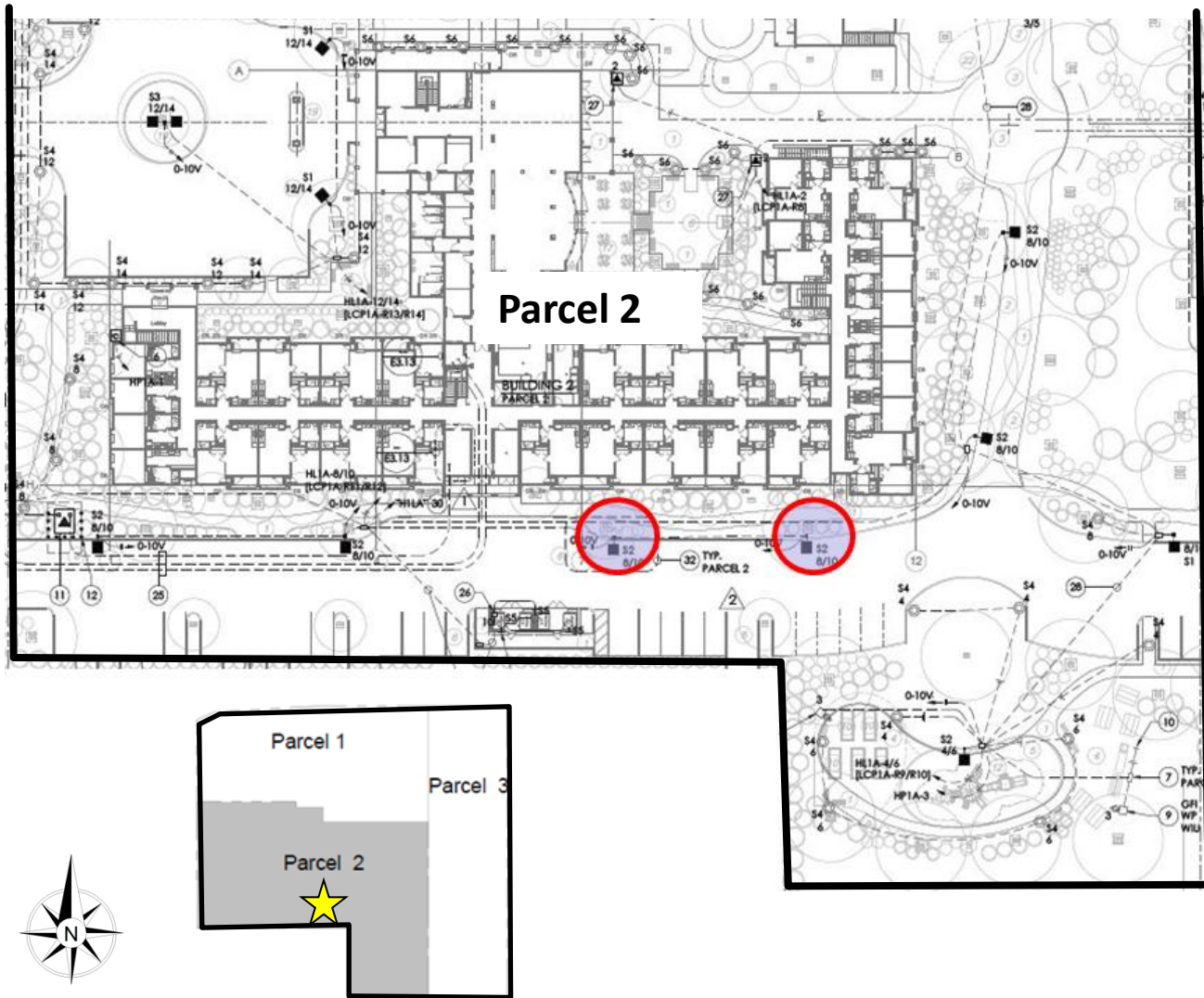


\*All lights dimmed to 50% at 9 p.m.

-  Lights to operate at 80% output from dusk to 9:00 p.m.
-  Light to operate at 50% output from dusk to dawn.
-  Lights to operate at 100% output from dusk to 9:00 p.m.



# Replacement Light Head (2 Lights on Bldg 2)



PRODUCT IMAGE(S)



Proposed  
Fixture

# Appeal Issue #2 – Stormwater Runoff

- ***Appellants:***
  - ***Drainage system was not built as approved & was found to be in violation by the Central Coast Water Board.***
  - ***Stormwater Control Plan does not sufficiently retain or properly divert off-site runoff.***
  - ***Approval of the project in 2014 was improper because a Stormwater Control Plan had not been submitted.***
  - ***The PC's approval is a denial of due process.***



# Site Drainage

- ***Staff Response:***
- ***Stormwater runoff from off-site is accommodated within the existing drainage swale.***
- ***The detention basins mitigate post-development peak flow rates for the 2-year through 100-year storm events.***
- ***The drainage system has been reviewed by the Santa Barbara County Flood Control District.***

# Drainage Swale



View looking North towards Hwy 246



View looking South towards Lucky Lane

# Detention Basins



Basin "A"



Basin "B"

# Stormwater Control Plan

- *Staff Response:*
- *A Stormwater Control Plan was not required for approval of the project in 2014.*
- *A preliminary drainage report and three letters detailing the proposed treatment of stormwater runoff were provided for project approval.*
- *January 25, 2018 – Central Coast Water Board confirmed that the Golden Inn & Village project meets the Post-Construction Performance Requirements.*

# Other Objections Raised by Appellants

- ***Appellants:***

- *The increases in square footage previously approved under Substantial Conformity Determinations is a breach of County Ordinances.*
- *The project has been described in an inconsistent manner in public notices.*
- *Multiple versions of project plans were presented and approved.*
- *A grading permit was issued that did not contain the conditions of approval.*
- *The buildings are in excess of maximum approved building heights.*

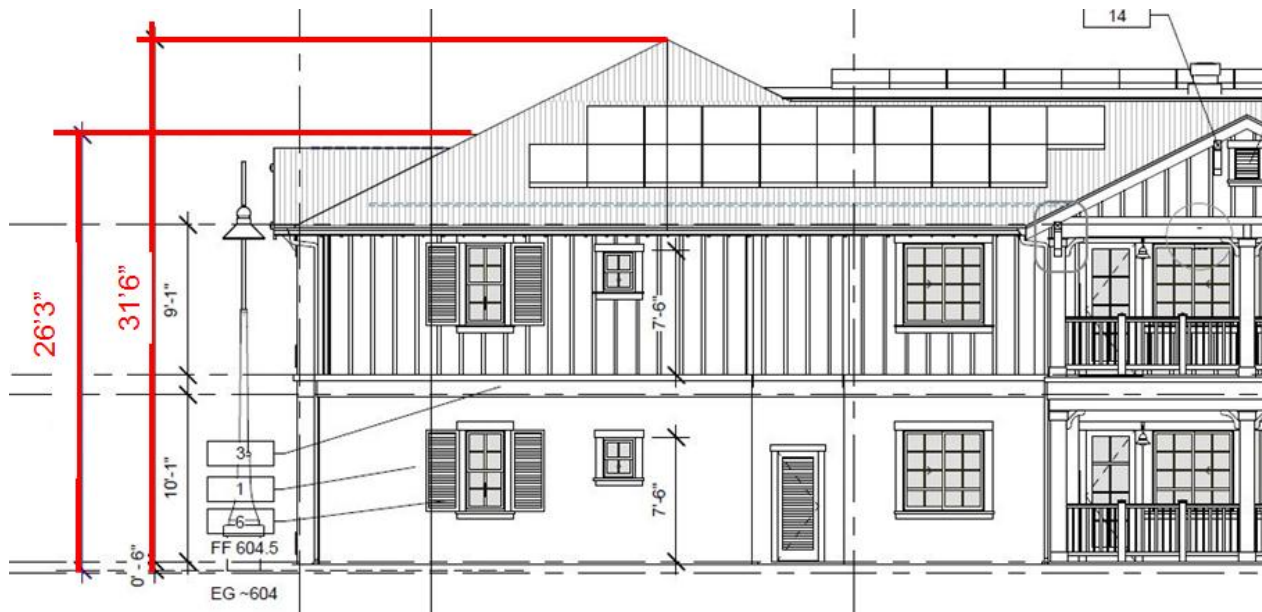
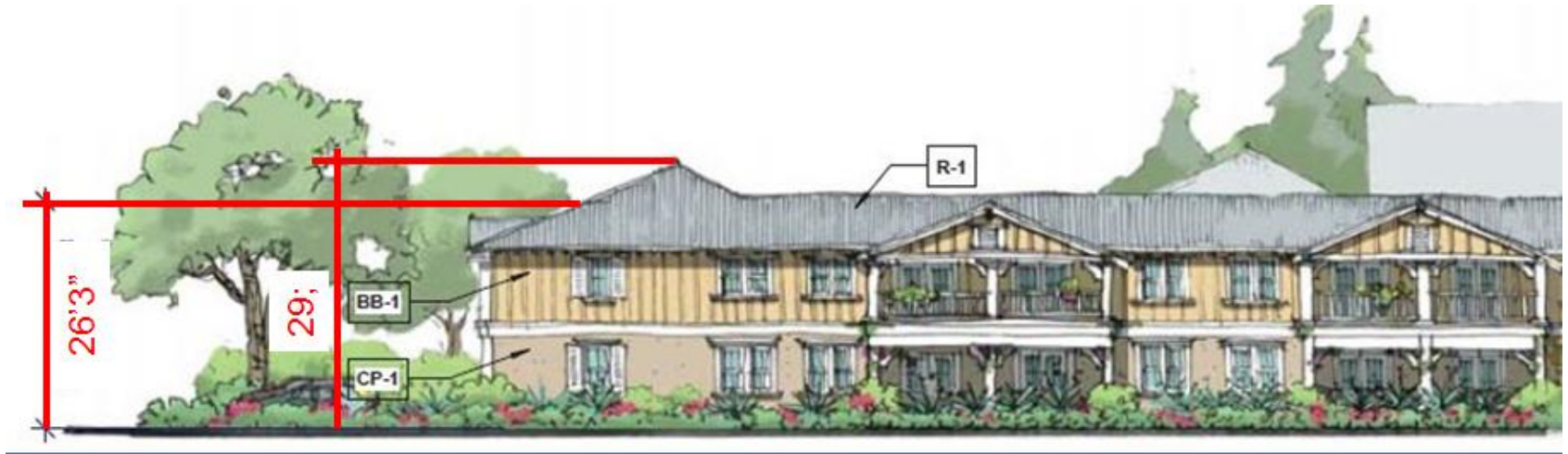
# Staff Response to Objections

- *Project changes were determined to be in Substantial Conformity with the approved project.*
- *The Planning Commission & Board of Supervisors reviewed and approved one set of conceptual level project plans.*
- *Project noticing has been completed in accordance with the LUDC.*
- *Applicable grading provisions from the conditions of approval are included on the grading plans, as required.*

# Staff Response, Cont.

- ***Board approved Project Plans (2014) - "Mean" Building Heights***
  - *Assisted Living/Memory Care Building: 29-ft.*
  - *Employee/Family Apartments: 23'6"*
  - *Senior Apartment/Community Center Building: 29-ft.*
- ***Building/Zoning Plans – "Maximum" Building Heights***
  - *Senior Apartments/Community Center Building: 35-ft.*
  - *Employee/Family Apartments: 26'6"*
- ***The building heights do not exceed the 35-ft. height limit of the Design Residential zone district.***

# Senior Apartment Building (Parcel 2) – Southwest Corner Building Height Increase of 2'6"





# Senior Apartment Building (Parcel 2) – Southeast Corner Building Height Increase of 6'11"



# Environmental Review and Policy & Zoning Consistency

- *CEQA Section 15164 - Addendum to the Final Mitigated Negative Declaration.*
- *The project is consistent with the Comprehensive Plan including the following:*
  - *Visual Resources Policies*
  - *SYVCP Outdoor Lighting Ordinance*
  - *Land Use Element Policies*
- *The project is consistent with the Design Residential and Professional/Institutional zone district standards.*

# Staff Recommendations & Procedures

- *Deny the Appeal, Case No. 17APL-00000-00018.*
- *Make the required findings for approval of the project, including CEQA findings.*
- *After considering the environmental review documents, determine that as reflected in the CEQA findings, no subsequent Mitigated Negative Declaration shall be prepared for the project.*
- *Grant de novo approval of Case Nos. 17RVP-00000-00046, 17RVP-00000-00071 and 17RVP-00000-00072, including the previously approved modification to the setback requirements, subject to the Conditions of Approval.*