

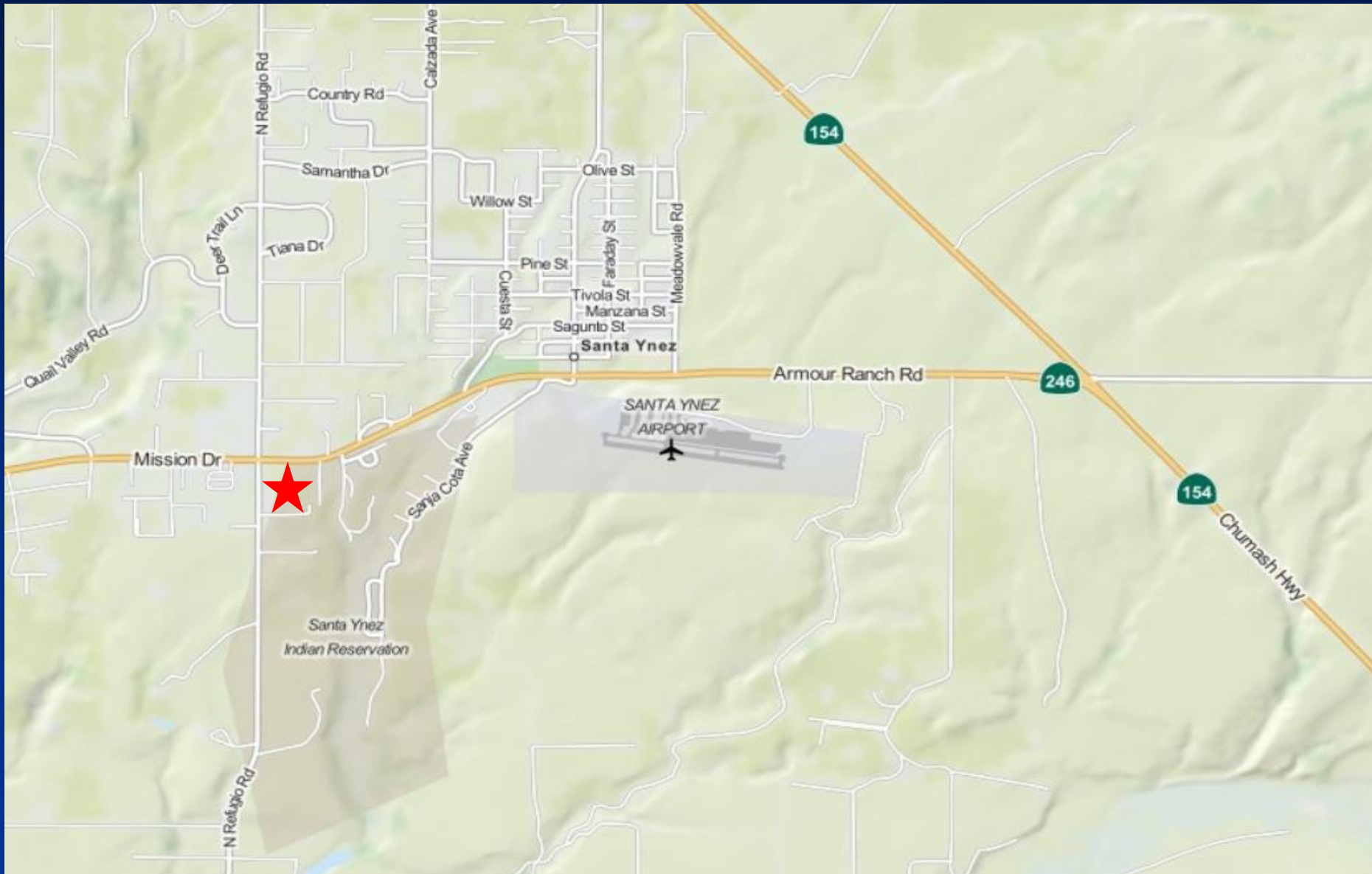
The Golden Inn & Village

Santa Barbara County Board of Supervisors

June 17, 2014



Project Site Location



Project Site Location & Adjacent Development



Refugio Road looking North towards Hwy 246 intersection



View of project site from west looking east



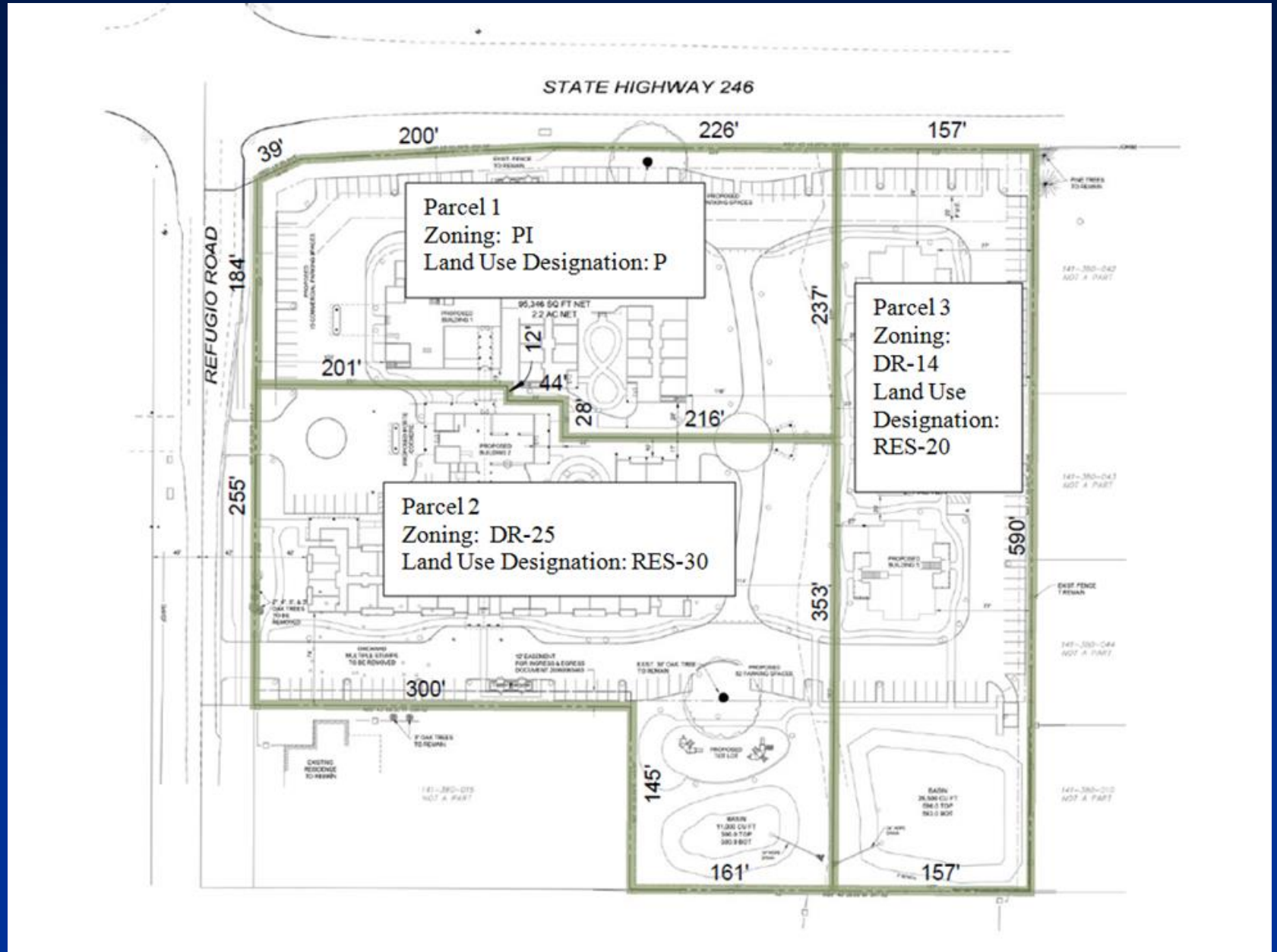
View of project site from south
looking north towards Hwy 246



Views of the project site looking south towards existing residential development



Proposed Zoning and Land Use Designations 8



Proposed Development Plans

- **Development Plan (12DVP-00000-00014)**
 - Assisted Living/Memory Care Facility of approximately 36,991 sq. ft.
 - 27 feet in height
 - Located on proposed parcel 1 (2.2 acres)
- **Development Plan (13DVP-00000-00005)**
 - Independent Living Senior Apartment Complex (60 units)
 - Senior Community Center
 - Approximately 46,067 sq. ft.; 25-29 feet in height
 - Located on proposed parcel 2 (3.0 acres)
- **Development Plan (13DVP-00000-00006)**
 - Low Income Employee/Family Apartments (27 Units)
 - Located in three separate buildings totaling 24,442 sq. ft.
 - Located on proposed parcel 3 (2.1 acres)

Proposed Site Plan



Hwy 246 frontage looking south towards the Santa Ynez Mountains



① North Site Elevation - At Road
1" = 40'-0"



② North Site Elevation - Below Road
1" = 40'-0"

Photo Simulations



View of Project from North West



View of Site from North West

Photo Simulations



View of Project from North East



View of Site from North East

Environmental Review

- Draft Mitigated Negative Declaration
 - 30-day public review & comment period: March 27, 2014 to April 25, 2014.
 - Environmental Hearing: April 10, 2014
 - Comments Received:
 - Environmental Health Services
 - Department of Transportation
 - Agricultural Commissioner's Office

Comprehensive Plan & Ordinance Consistency

- Upon approval of the proposed General Plan Amendment and Rezone, the project is consistent with County policies, including the Santa Ynez Valley Community Plan.
- The project provides a mixture of housing types and senior services including a senior independent living complex and employee/family housing that would be 100% affordable.
- Requested modification to reduce the 15 foot side yard setback requirement of proposed Parcel 1 to 10 feet would provide senior citizens with safe and convenient access between the assisted living / memory care facility and community center.
- Project complies with ordinance requirements of the DR and PI zone districts for parking, common open space, height limits, & building coverage.

Recommendations & Procedures

- Make the required findings for approval of the project, including CEQA Findings.
- Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program contained in the conditions of approval.
- Adopt a resolution changing the Land Use Designation on specified portions of the property from Res-1.0 to Office and Professional (P), and Residential (Res-20, Res-30).
- Adopt a resolution changing the zone district on specified portions of the subject parcel from 1-E-1 to Professional / Institutional (PI), and Design Residential (DR).

Recommendations & Procedures, Cont.

- Approve a Vesting Tentative Parcel Map subject to the conditions of approval.
- Approve a Final Development Plan including a modification to the setback requirement to develop an Assisted Living / Memory Care Facility of approximately 36,991 sq. ft. with a maximum height of 27 ft. subject to the conditions of approval.
- Approve a Final Development Plan to develop a Low Income Independent Senior Living Apartment Complex, and a Senior Community Center of approximately 46,067 sq. ft. with a maximum height of 29 ft. subject to the conditions of approval.
- Approve a Final Development Plan to develop 27 Low Income Employee / Family Apartments in three separate buildings totaling approximately 24,442 sq. ft. with a maximum height of 23 ft. 6 in. subject to the conditions of approval.

End of Presentation