

 rrm design
group





The Golden Inn & Village

An Affordable Senior Housing Community for the
Santa Ynez Valley



The Golden Inn & Village

Partners:



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Golden Inn & Village



Golden Inn & Village

Appeal of Development Plan Revision Approval

Issues Raise in Appeal

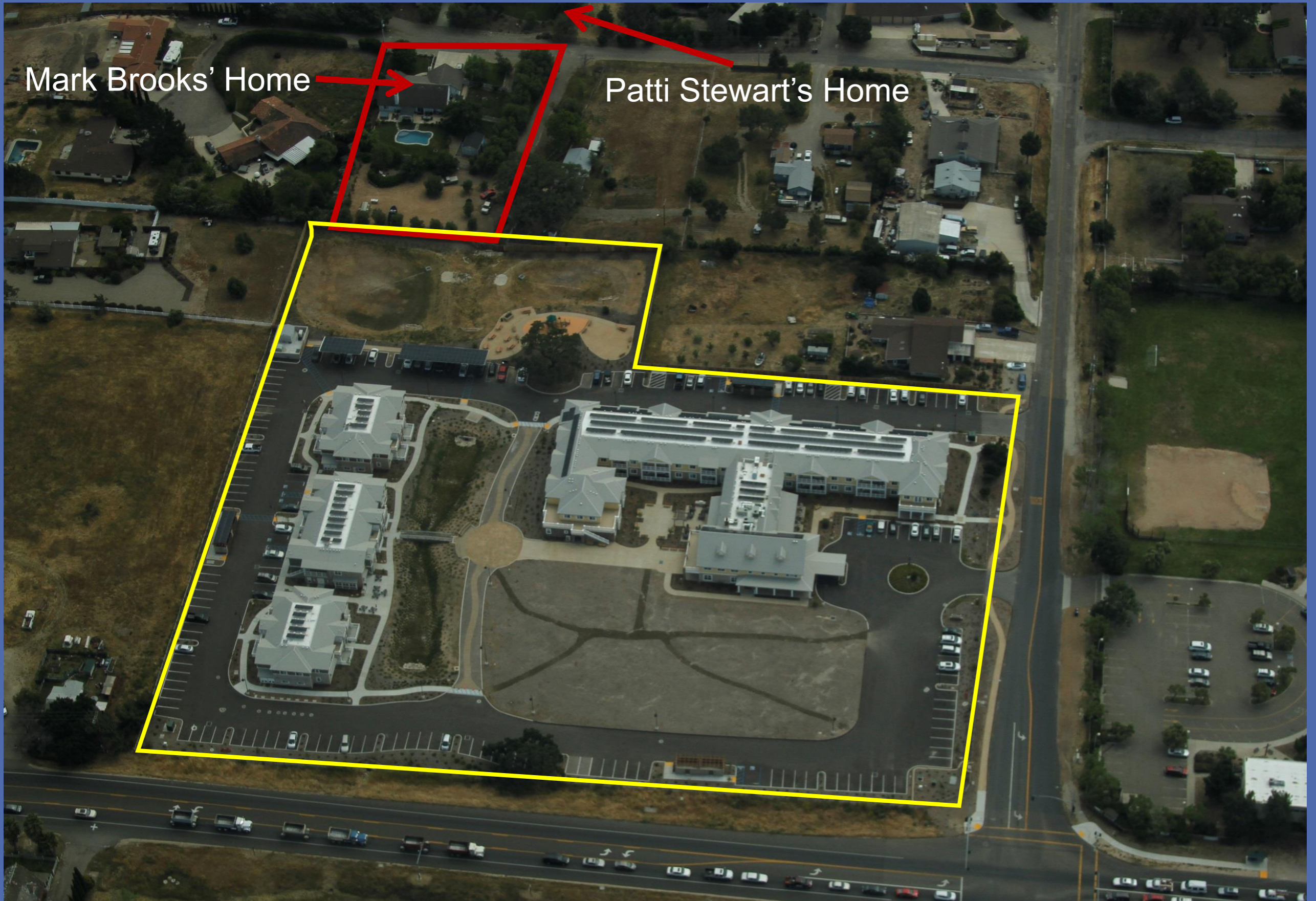
Appellants claims:

1. Light from the project trespasses onto their properties
2. The project did not adequately detain and divert stormwater from the site

Project Site

Mark Brooks' Home

Patti Stewart's Home



Project Lighting

Lighting Background

- Entitlement Process 2013-2014
 - Project description included 44 eight-foot lights
 - Conceptual lighting plan showed a range of 8-14 foot lights
- June 2014 BOS approved the project
- July 2014 GECE joins team as electrical engineering consultant for CDs

Lighting Background

- GECE reviewed conceptual lighting plan
 - Insufficient light coverage and uniformity
 - Failed to meet IESNA industry safety standards for parking facilities
 - Less energy efficient
- GECE developed lighting plan that solved problems with conceptual plan

Lighting Background

- GECE Revised Lighting Plan
 - Designed to California 2013 Building Efficiency Standards (Title 24)
 - Designed to Title 24 lighting zone “LZ2” (Rural Areas) standards
 - 8,490 watts allowed in rural areas; 3,419 watts installed

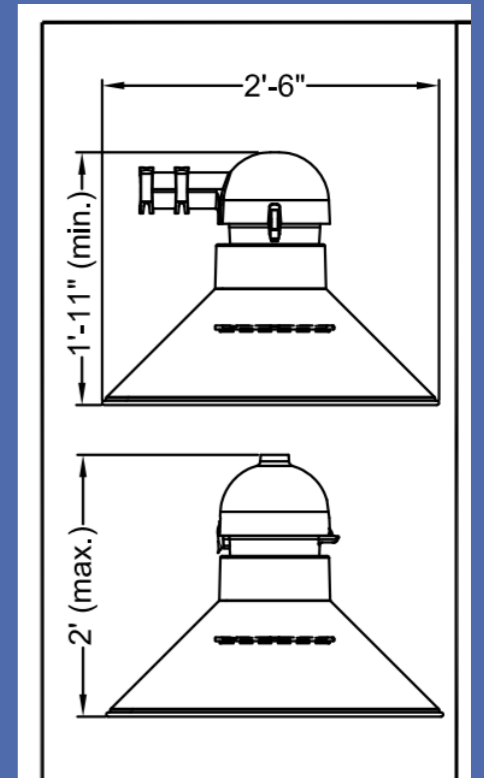
Zone	Ambient Illumination	State wide Default Location	Moving Up to Higher Zones	Moving Down to Lower Zones
LZ1	Dark 5,823 watts	Government designated parks, recreation areas, and wildlife preserves. Those that are wholly contained within a higher lighting zone may be considered by the local government as part of that lighting zone.	A government designated park, recreation area, wildlife preserve, or portions thereof, can be designated as LZ2 or LZ3 if they are contained within such a zone.	Not applicable.
LZ2	Low 8,490 watts	Rural areas, as defined by the 2000 U.S. Census.	Special districts within a default LZ2 zone may be designated as LZ3 or LZ4 by a local jurisdiction. Examples include special commercial districts or areas with special security considerations located within a rural area.	Special districts and government designated parks within a default LZ2 zone maybe designated as LZ1 by the local jurisdiction for lower illumination standards, without any size limits.

Lighting Background

- GECE Revised Lighting Plan
 - 25 20-foot lights
 - Lights pulled inward; reduces light at property lines
 - Increased lighting uniformity
 - Improved safety; compliance with IESNA standards
 - Increased energy efficiency by 30% (compared to 8 ft. poles)
 - Lighting design performs 60% better than Title 24

Lighting Background

- GECE Revised Lighting Plan
 - No light spill crossing property boundaries
 - Meets dark sky (full cut off) and SYVCP lighting requirements
 - Lighting operates dusk to dawn
 - Light levels reduce to 50% at 9:00 pm



Full cut-off fixture

Revisions to Project Plans

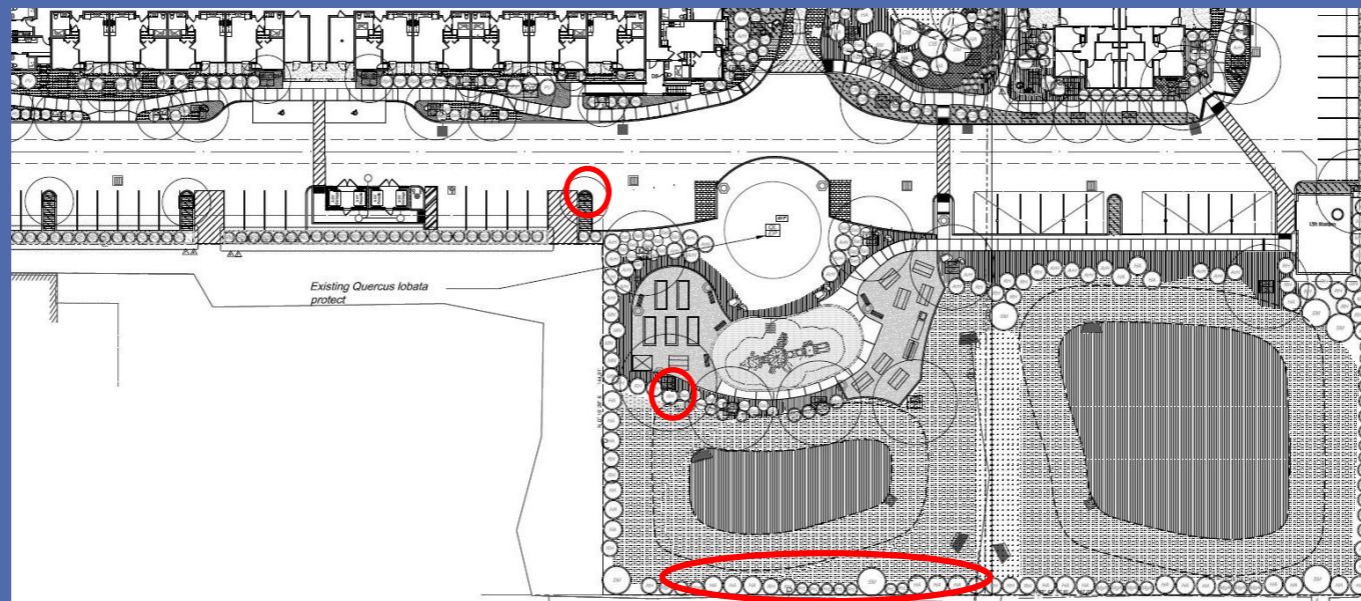
- DP amendment application submitted June 15, 2016 (converted to revision)
- Mark Brooks initially concerned about lighting change – two specific lights
- HA, RRM, and GECE worked with Mr. Brooks to resolve concerns over 12 months
 - Met on-site on three occasions
 - Numerous phone calls and email communications

Efforts to Address Concerns

- Changes made to project:
 - Revised grading at Mr. Brooks' property line
 - Replaced split rail fence along southern boundary with 6 foot solid redwood fence
 - Lowered light output of 6 lights to 80%
 - Added 6 pepper trees to southern property line
 - Offered new tree on Mr. Brooks property to screen the project

Efforts Before PC Hearing

- Modified approved landscape plan to:
 - Change deciduous parking lot tree to coast live oak
 - Change deciduous oak to coast live oak in play area
 - Added Catalina cherry tree to parking lot landscaping



- Further refined lighting along southern boundary to reduce reflection

View from Mark Brooks' Yard



View at Landscape Maturity



Additional Meetings to Resolve Concerns

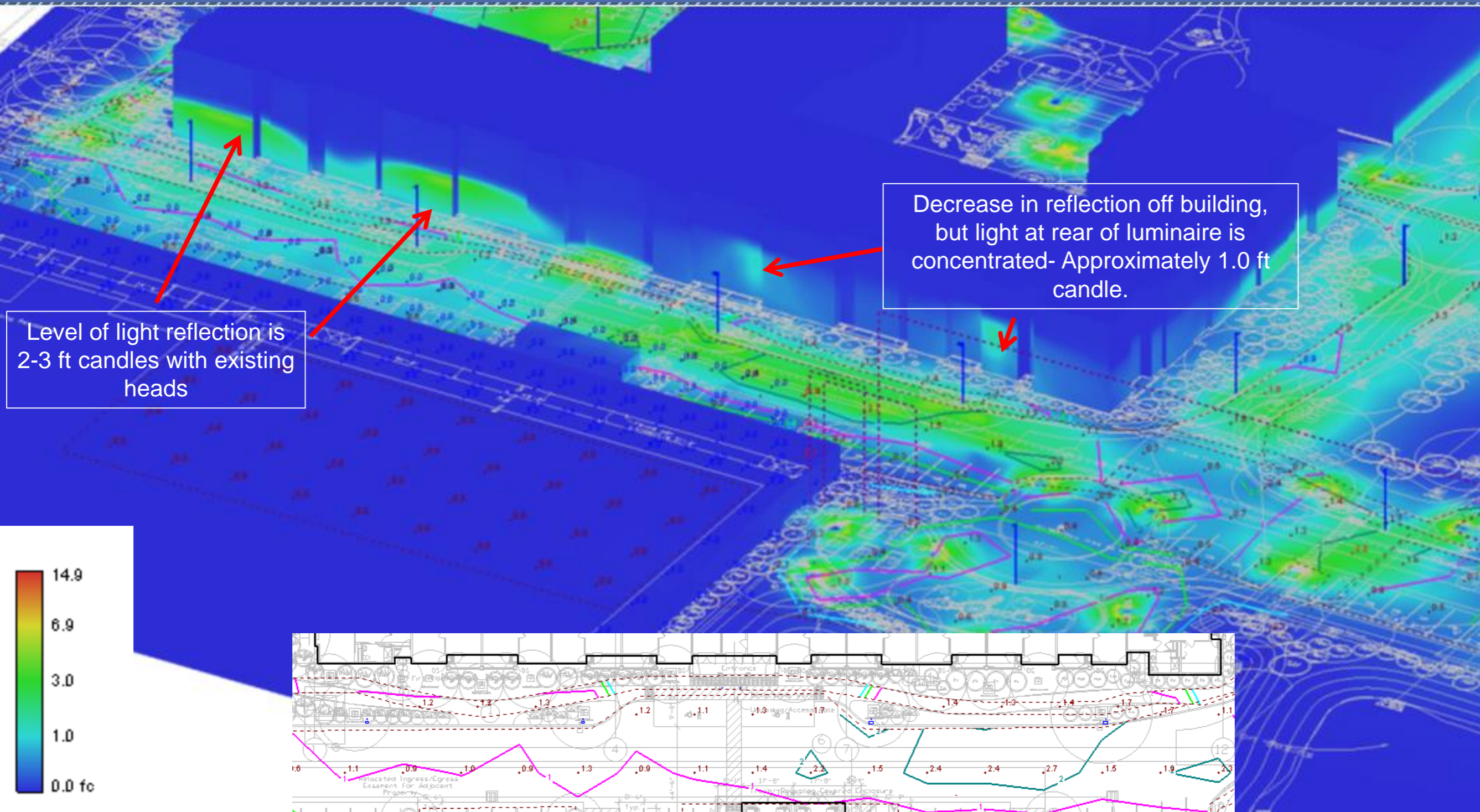
- Met with Appellants 9/14/17
 - Reviewed concerns and proposed lighting changes
 - Sought input on solutions
 - Discussed concerns regarding drainage
- On-site meeting Nancy Emerson & Dana Eady 9/15/17

Efforts Resulting from Hearing Process

- Change two (2) light heads appellants concerned about
 - replacement heads reduce reflection
 - ensure no light trespass on neighbor's property
- Reduce output of all 20-foot lights on Parcel 2 to 80%
- Turn off common area balcony lights at 9:00 PM
- Reduce tot lot light output to 50% at dusk
- Add cut-off visors to lights in Porte Cochere
- Reduce lumen output at southeastern exit on Senior Building
- Corrected contractor installation errors for cylinder sconces

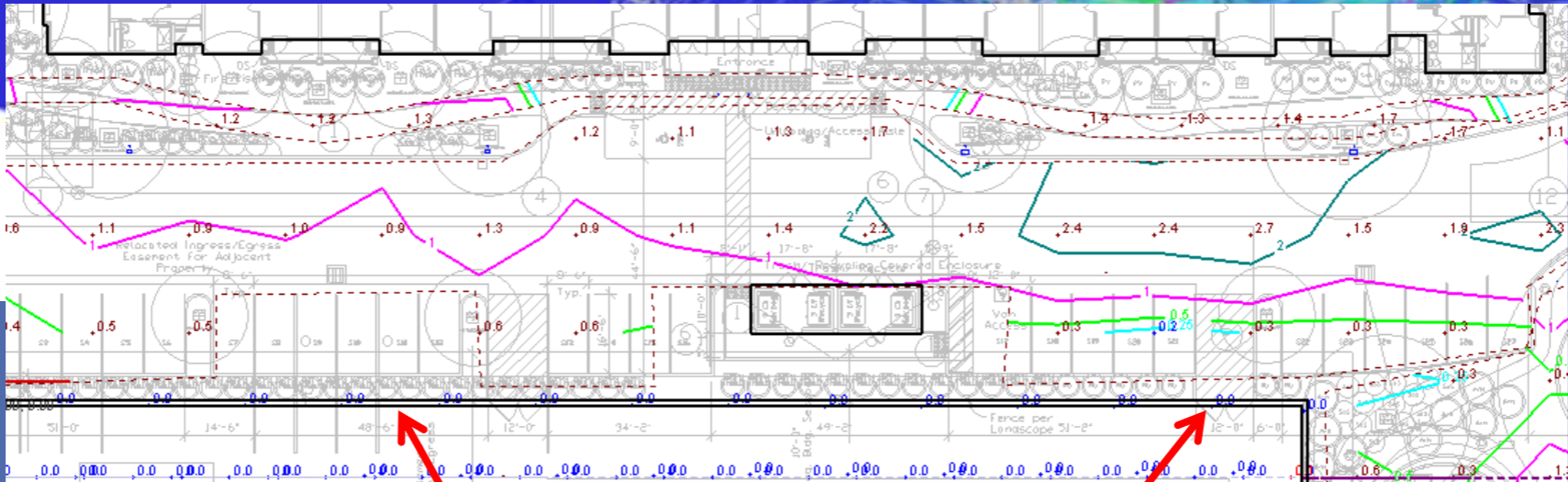
Updated Beacon Alternative Head

Lighting output at 80% for senior building and 50% for tot lot



Level of light reflection is 2-3 ft candles with existing heads

Decrease in reflection off building, but light at rear of luminaire is concentrated- Approximately 1.0 ft candle.



0 ft candle at property line on ground and at top of fence

Lighting Photos

Nighttime at 100% - Dusk to 9 PM Senior Apartments



Reflects mid-construction conditions and electrical contractor errors

Existing Lighting Setting



Original Lights
80%



Beacon Lights
80%



Original Lights
50%



Beacon Lights
50%

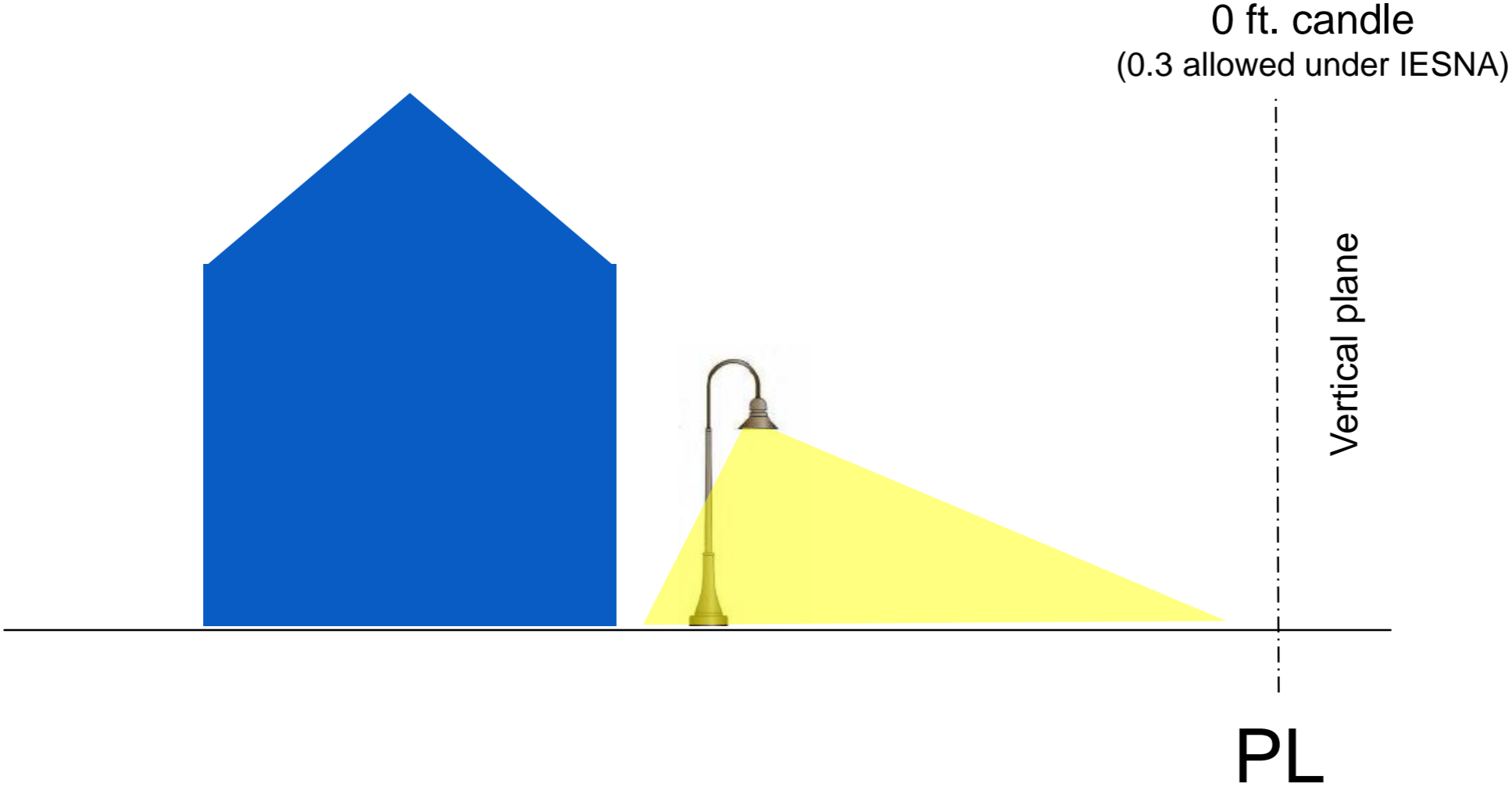


Appellant Claim - Light Trespass

Claim: Project lighting trespasses onto appellants properties - False

- No definition of “light trespass” in County regulations
- IESNA standards defines “trespass” and allows 0.3 ft-candles at the vertical plane along the property line
- Project lighting calculates at 0.0 ft-candles at the PL = no measurable light
- Visibility of lights \neq light trespass

Lighting Conditions at Golden Inn



Project Drainage

Project Drainage

- Appellants Claims: The project did not adequately detain and divert stormwater from the site
 - Off-Site Stormwater was not detained per County requirements
 - Pre-Approval Drainage Analysis was flawed
 - Approved Drainage Plan is inadequate and exacerbated flooding problems

Off-site Stormwater Detention

Claim: Off-Site Stormwater was not detained per County requirements - False

- Historic flooding on Lucky Lane - 24" culvert feeds into 16-18" culvert in Lucky Lane
- Neighbors asked HA to detain off-site stormwater
- HA offered to try to detain off-site stormwater in basin
- Engineer advised against off-site stormwater detention
- flow rates vary too greatly

Off-site Stormwater Detention

Claim: Off-Site Stormwater was not detained per County requirements - False

- HA drainage plan modestly improved conditions downstream
 - widened channel and added riprap at culverts
 - detained more onsite stormwater than required
- Mixing on-site and off-site stormwater not recommended

Pre-Approval Drainage Analysis

Claim: Pre- Approval Drainage Analysis did not meet County requirements - False

- Application filed in 2013 with preliminary drainage report (EDA)
 - Management of on-site stormwater
 - Cleaning of stormwater
- Civil Design Studio reviewed report in 2013 & 2014
 - Found plan would meet new state requirements with minor changes
- Stormwater control plan or equivalent required after discretionary approval
- HA complied with all County requirements at each phase

Pre-Approval Drainage Analysis

Claim: Pre- Approval Drainage Analysis did not meet County requirements - False

- Detention basins built according to approved plans
- RWQCB Notice of Violation
 - NOV related to stormwater cleaning - cited County for several projects
 - Minor in field changes made to stormwater cleaning features with County approval
 - Issue fully resolved with RWQCB
 - Appellants mistakenly assume NOV related to stormwater volumes

Adequacy of Approved Drainage Plan

Claim: Drainage Plan inadequate and exacerbated flooding - False

- Drainage Plan meets County requirements
- Project did not cause flooding on Lucky Lane
- RRM prepared “as built” drainage plan to ensure adequacy
- Two minor changes required
 - Minor modification to outlet structure
 - Increase freeboard of basins 1 ft above max level of stormwater in 100 year storm when outlets completely blocked

Conclusion

Appellants claims:

1. Light from the project trespasses onto their properties - **False**
2. The project did not adequately detain and divert stormwater from the project - **False**
 - Off-Site Stormwater was not detained per County requirements - **False**
 - Pre-Approval Drainage Analysis was flawed - **False**
 - Approved Drainage Plan is inadequate and exacerbated flooding problems - **False**

Request

- Support staff's recommendation
- Uphold Planning Commission's approval of the Development Plan Revisions

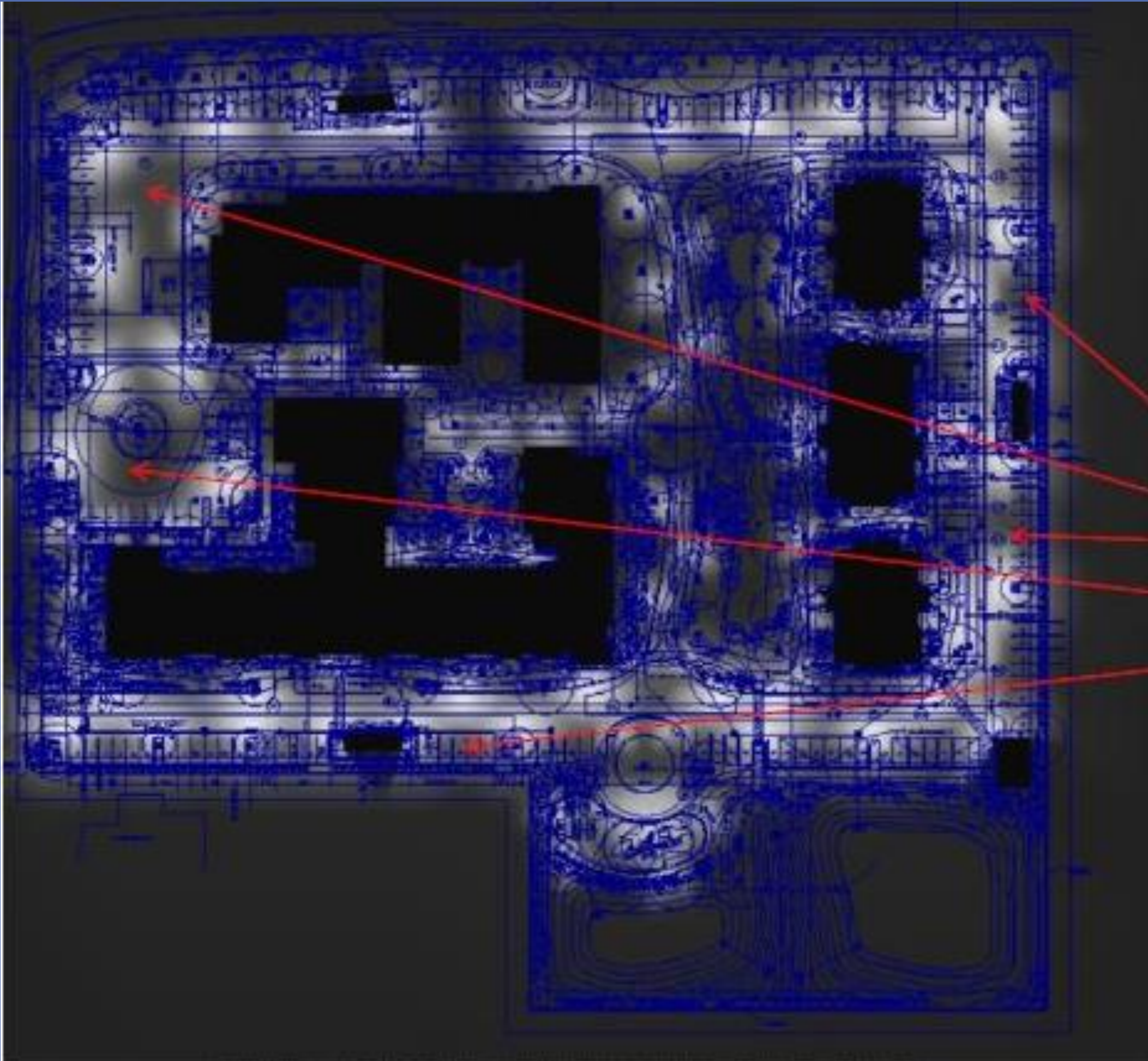


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8 ft. Poles
100 W

Lighting
falls to
zero in
areas and
does not
meet
IESNA
standards
(sample areas)



8 ft. Poles
70 W

Lighting
falls to zero
in areas
and does
not meet
IESNA
standards
(sample areas)

20 ft. Poles

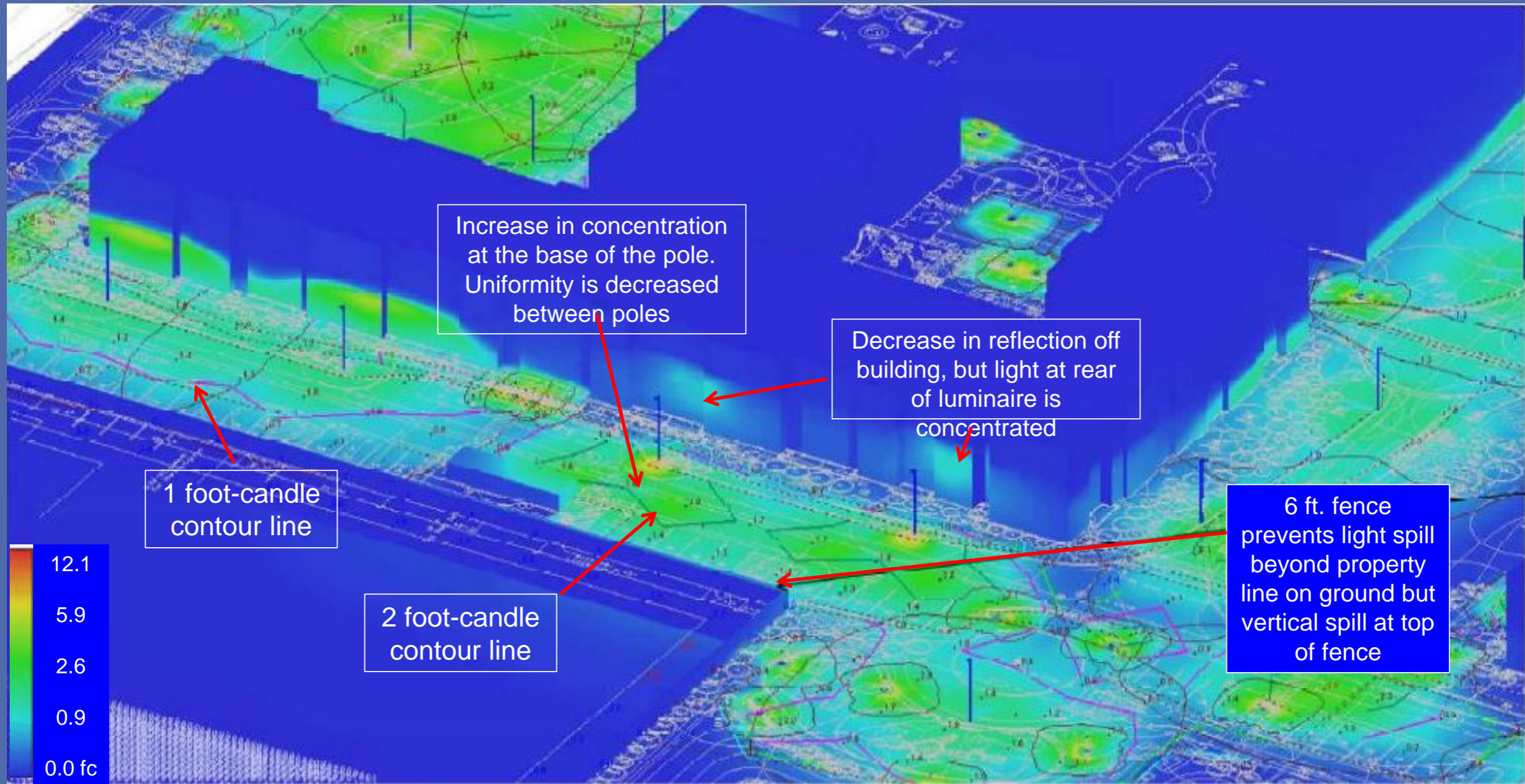
- Luminaires are Dark Sky (full cut off).
- Photometric performance is improved uniformity per IESNA recommendations.
- Energy efficient
- Improved safety



Nighttime at 50% - 9PM Family Apartments



Original Beacon Alternative Head



Photometric rendering color index varies due to illuminance scale

Housing Authority Actions

GECE Analysis of Options

Option: Replace heads on two 20 ft poles at SE corner of senior building

Finding: Beacon replacement head reduces reflection off building



Existing Light



New Head

Project Size Modifications

Project Size

- Project square footage changed once in CDs
 - Meet tax credit requirements related to unit size
 - Improve accessibility
 - Improve insulation
 - Provide additional space for utilities
- Senior building increased 4,393 sf *
- Family buildings increased 1,841 sf *
- Approved by County under SCD - January 2015

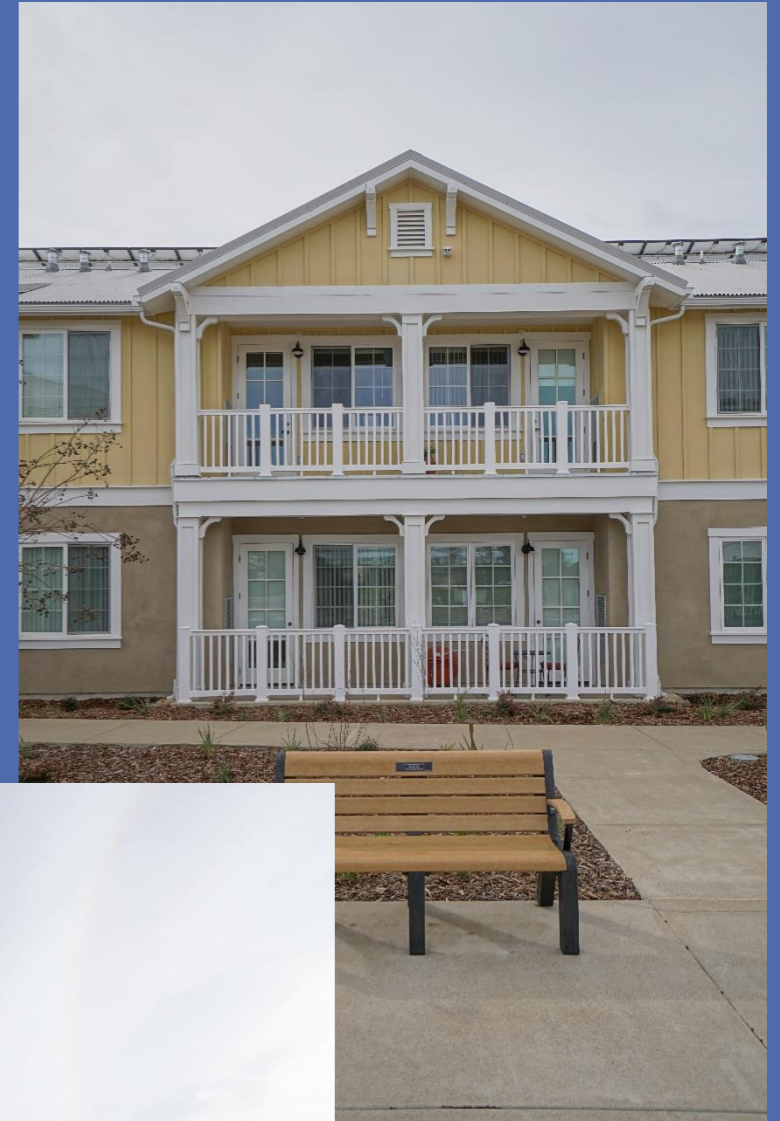
*Does not include balconies and patios

Golden Inn and Village Project History

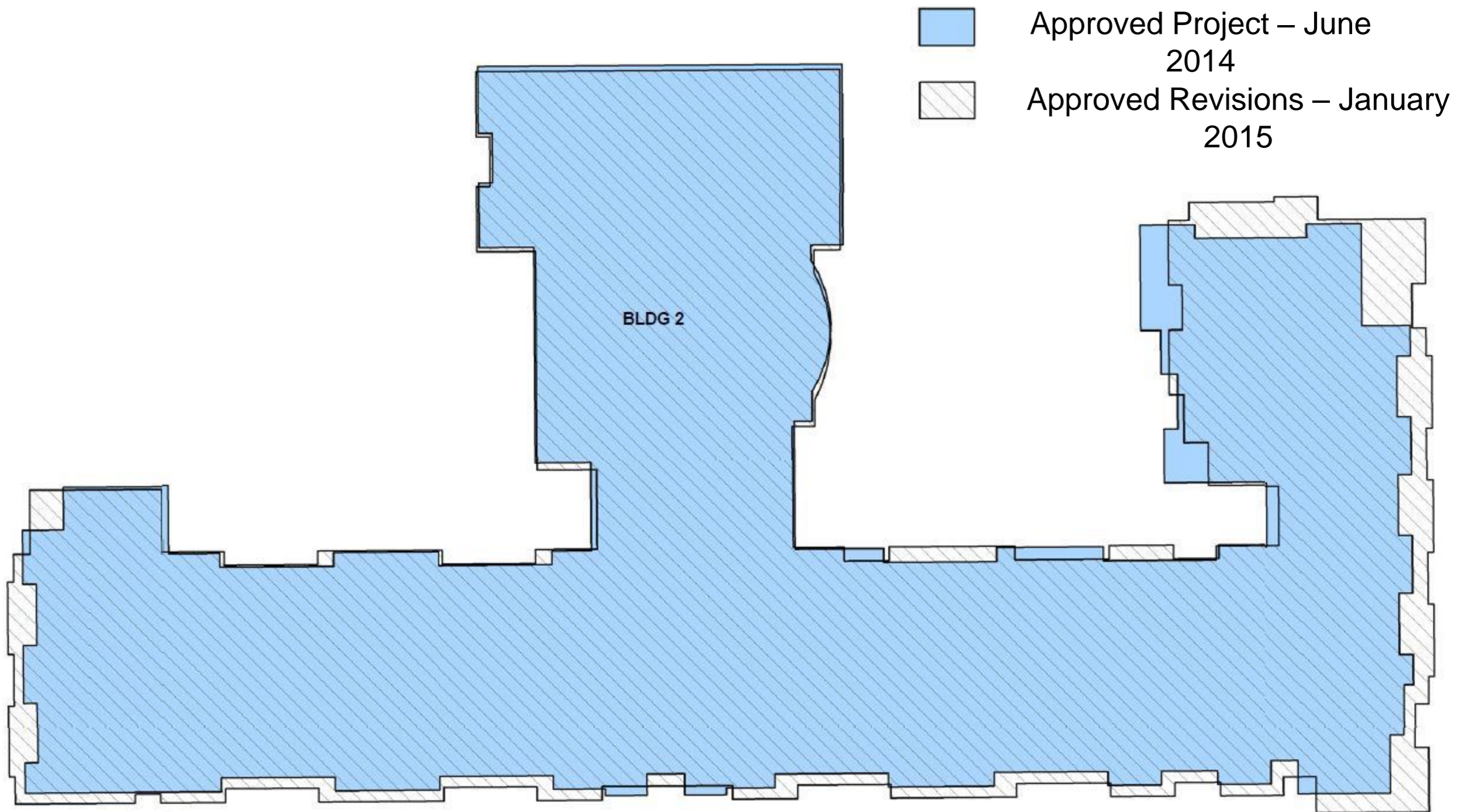
Parcel	GPA Initiation (June 2012)	CBAR First Concept Hearing (Nov 2012)	PC/BOS Approval (May/June 2014)	SCD Approval (Jan. 2015)	Proposed Development Plan Revision - <u>Building</u> (June 2016)	Proposed Development Plan Revision – <u>Patios/Balconies*</u> (June 2016)
Parcel 1: 12DVP-14 Asst. Living/ Memory care	41,994 sf (60 beds)	23,778 sf (60 beds)	36,991 sf (60 beds)	36,991 sf (60 beds)	N/A	N/A
Parcel 2: 13DVP-5 Senior Apartments	61,168 sf (70 units)	46,815 sf (60 units)	48,067 sf (60 units)	52,250 sf (60 units)	210 sf of minor changes made in the final plan check	5,964 sf <u>patios/balconies</u> (shown on all plans but not in gross sf calculations because exterior space)
Parcel 3: 13DVP-6 Employee/ family apts., maintenance/ generator bldg.	21,016 sf (24 units)	20,472 sf (24 units)	24,683 sf (27 units)	26,479 sf (27 units)	45 sf of minor changes made in the final plan check	1,086 sf <u>patios/balconies</u> (shown on all plans but not in gross sf calculations because exterior space)
Total	124,178 sf *	91,065 sf *	109,741 sf *	115,720 sf *	255 sf	7,050 sf patios/balconies

*** Gross sf calculations excluded patios/balconies, but were consistently shown on plans**

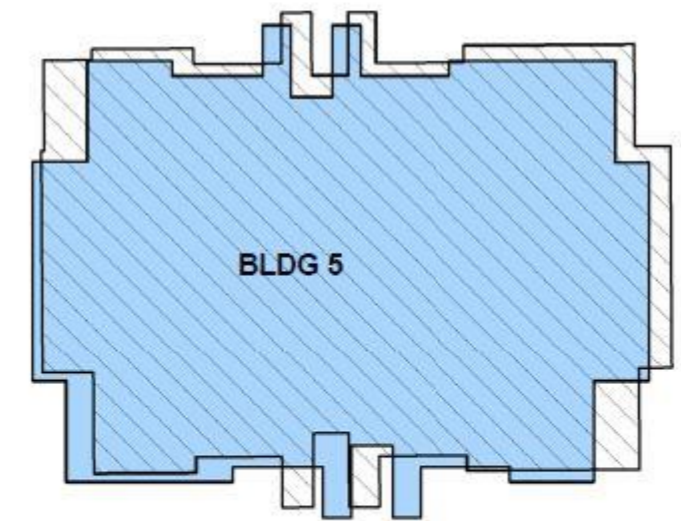
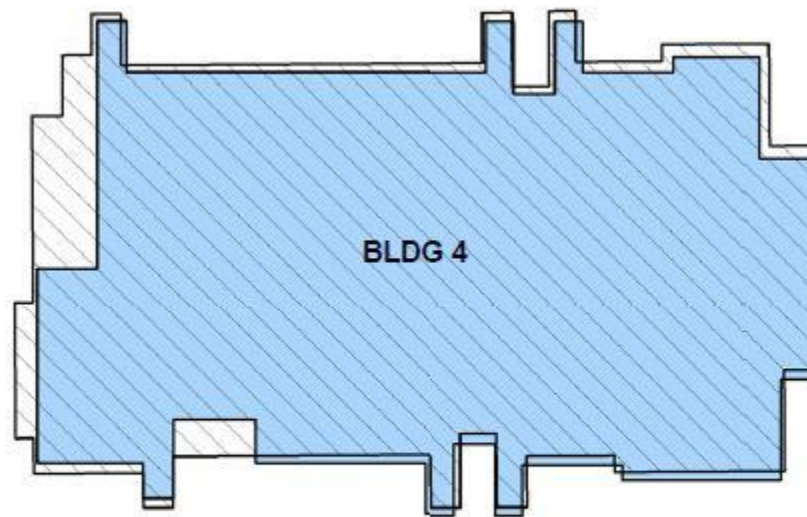
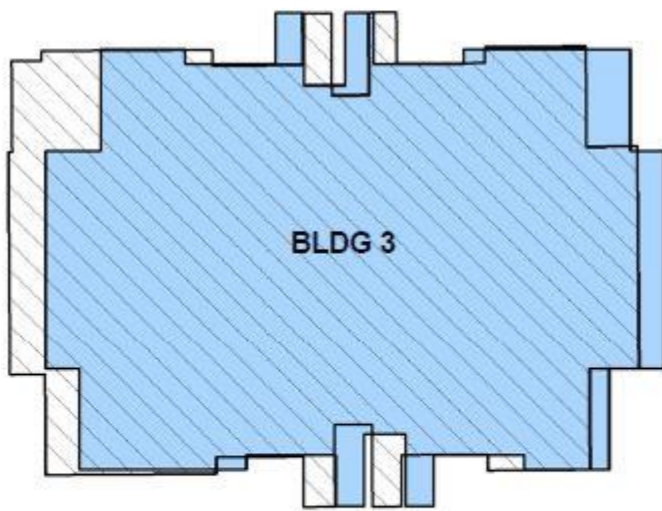
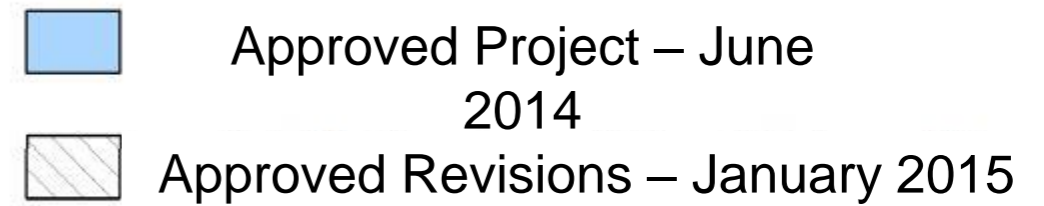
Balconies & Patios



June 2014 vs January 2015 Senior Apartments

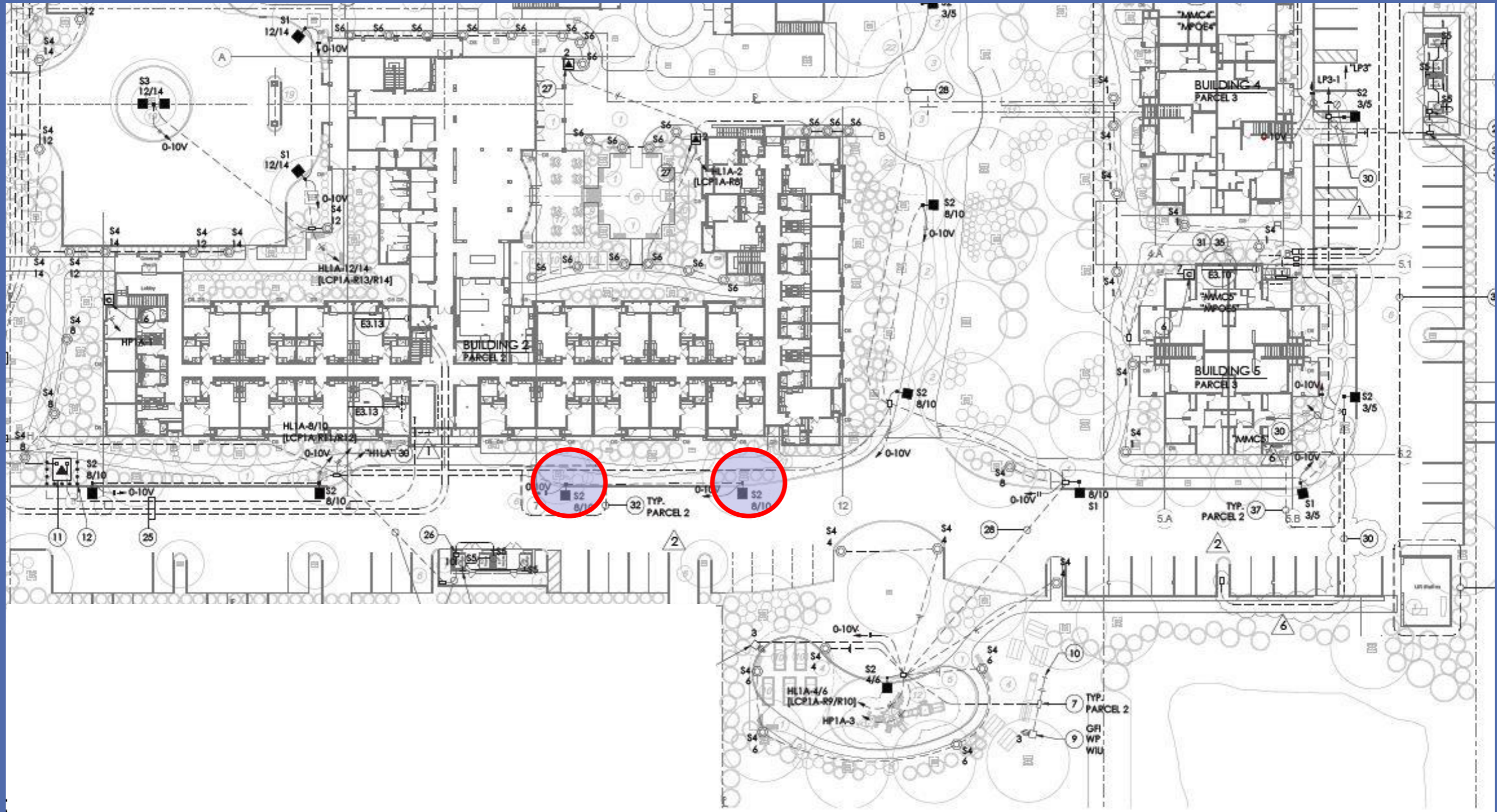


June 2014 vs January 2015 Family Apartments

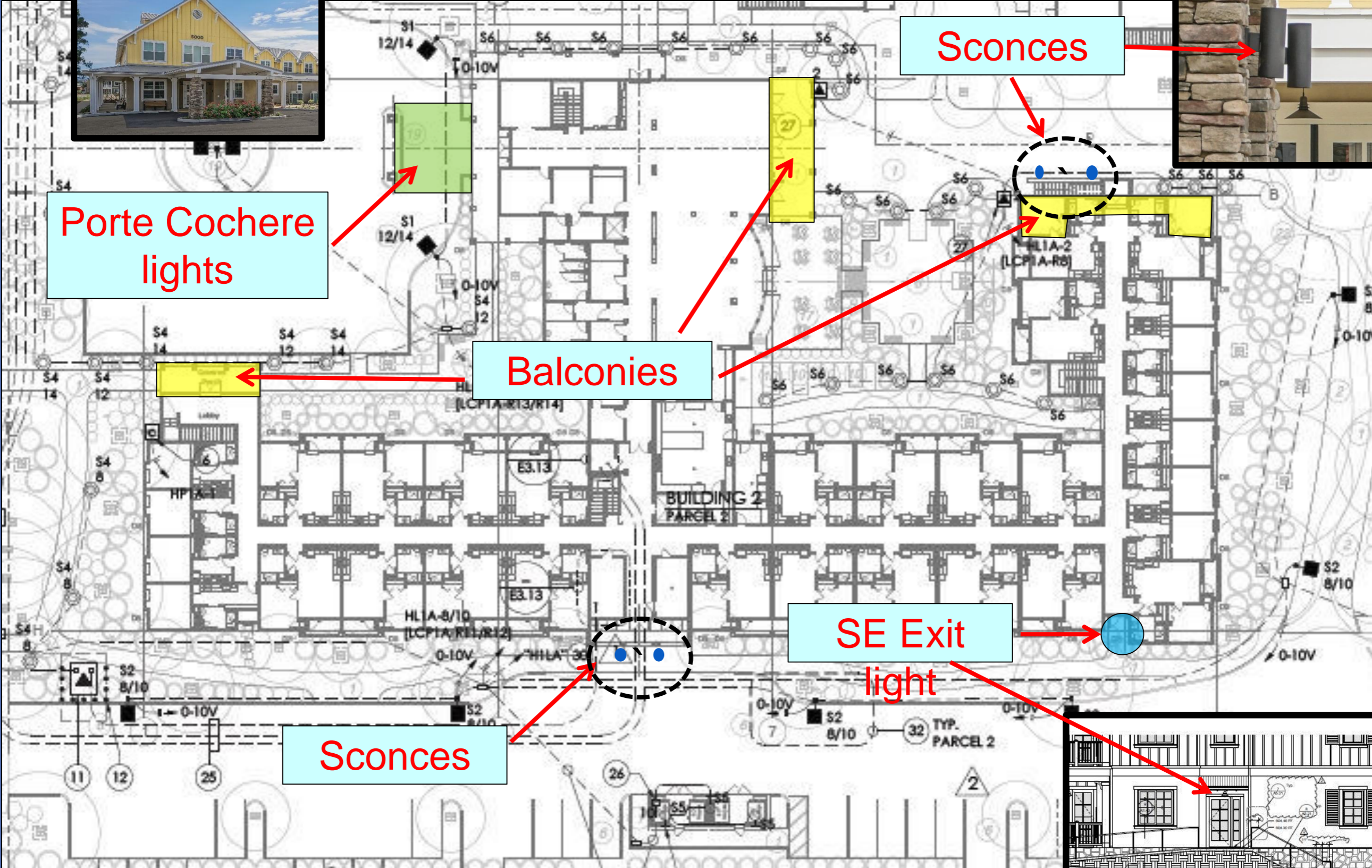
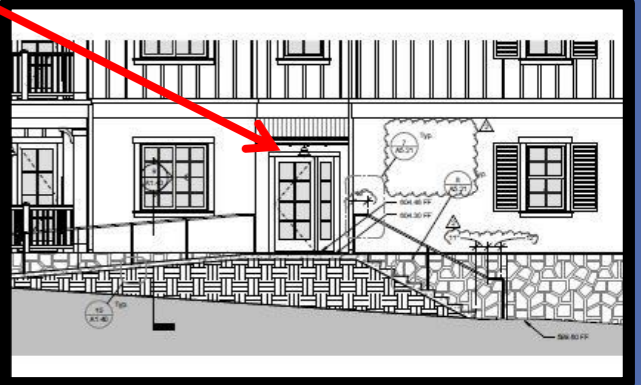


Project Height

Lights of Concern



Lighting Adjustments



Porte Cochere lights

Sconces

Balconies

SE Exit light

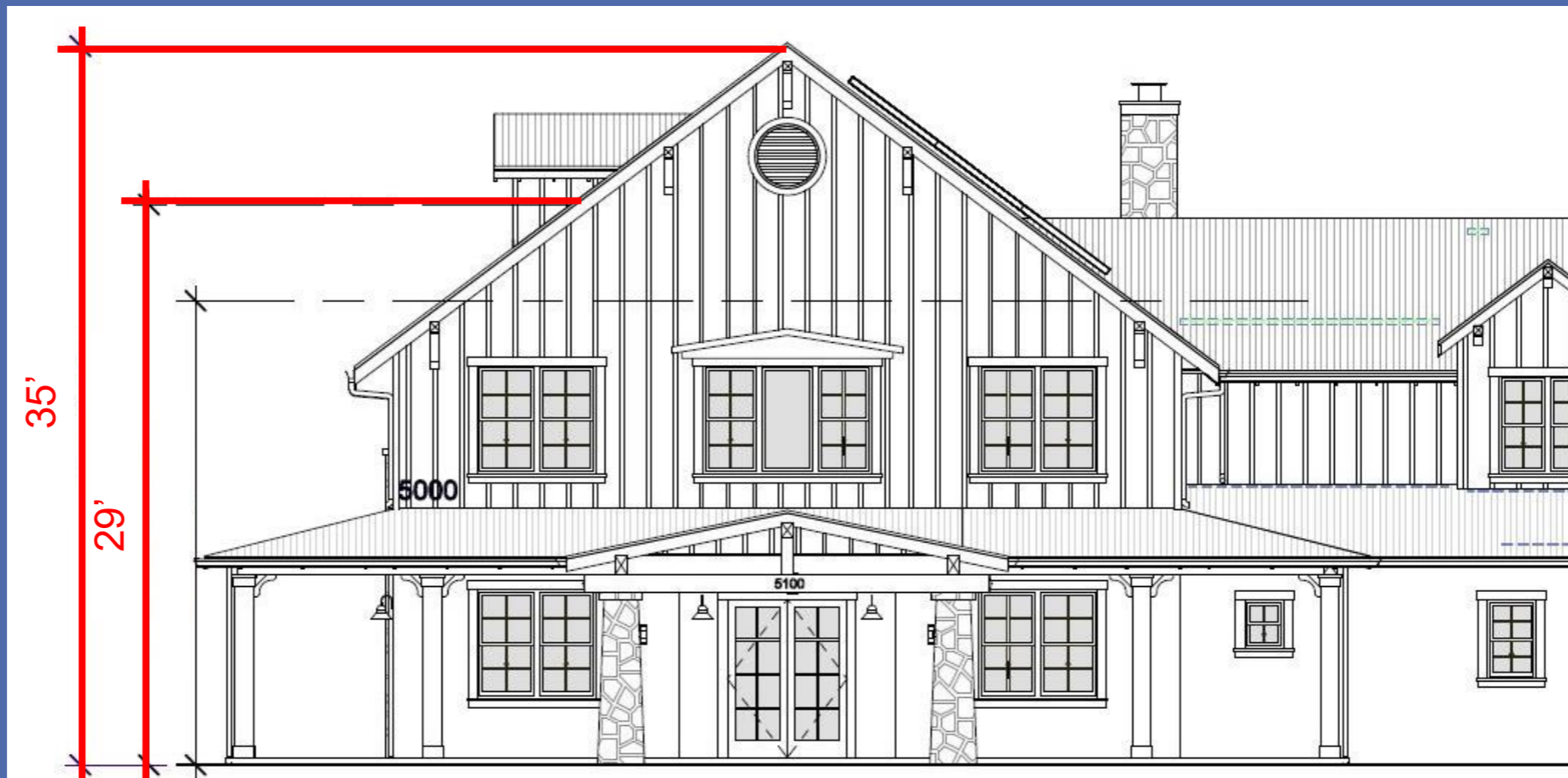
Sconces

Project Height

- Neighbors state project exceeds height requirements
 - Senior building
 - Family Buildings
- Height on entitlement plans measured to mean
- Height on CDs measured to peak
- Some changes required to meet green code and to address grading issues
- Project conforms to 35 ft limit

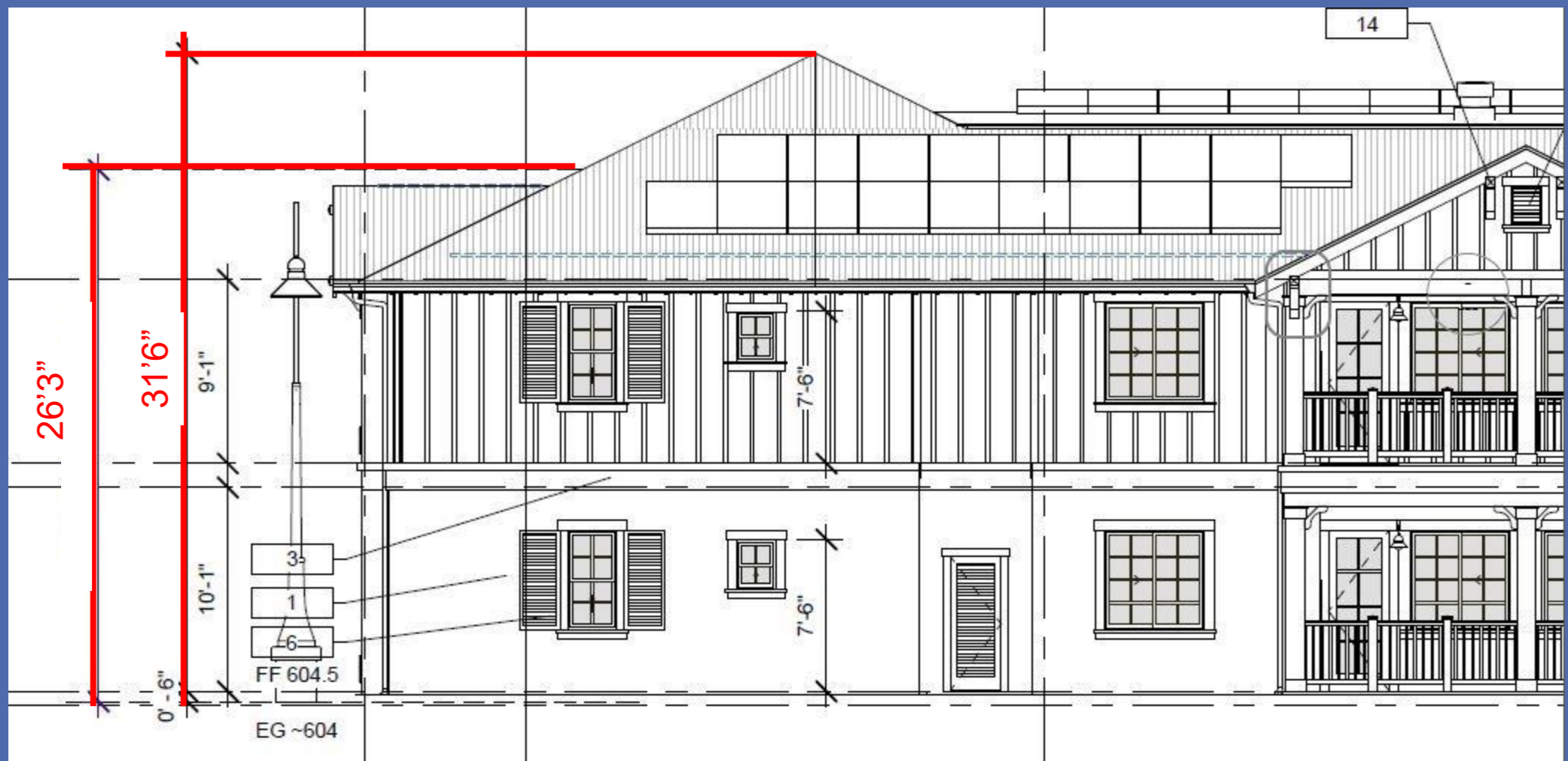
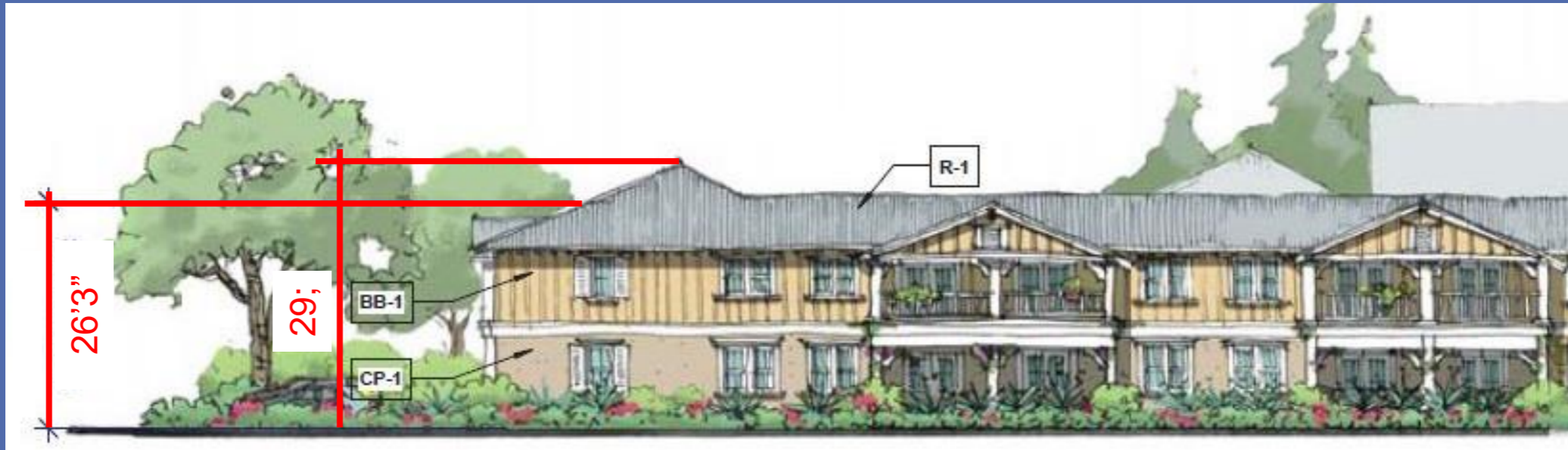
West Elevation - Senior

No increase in height



South Elevation - Senior

2'6" increase due to green code requirements



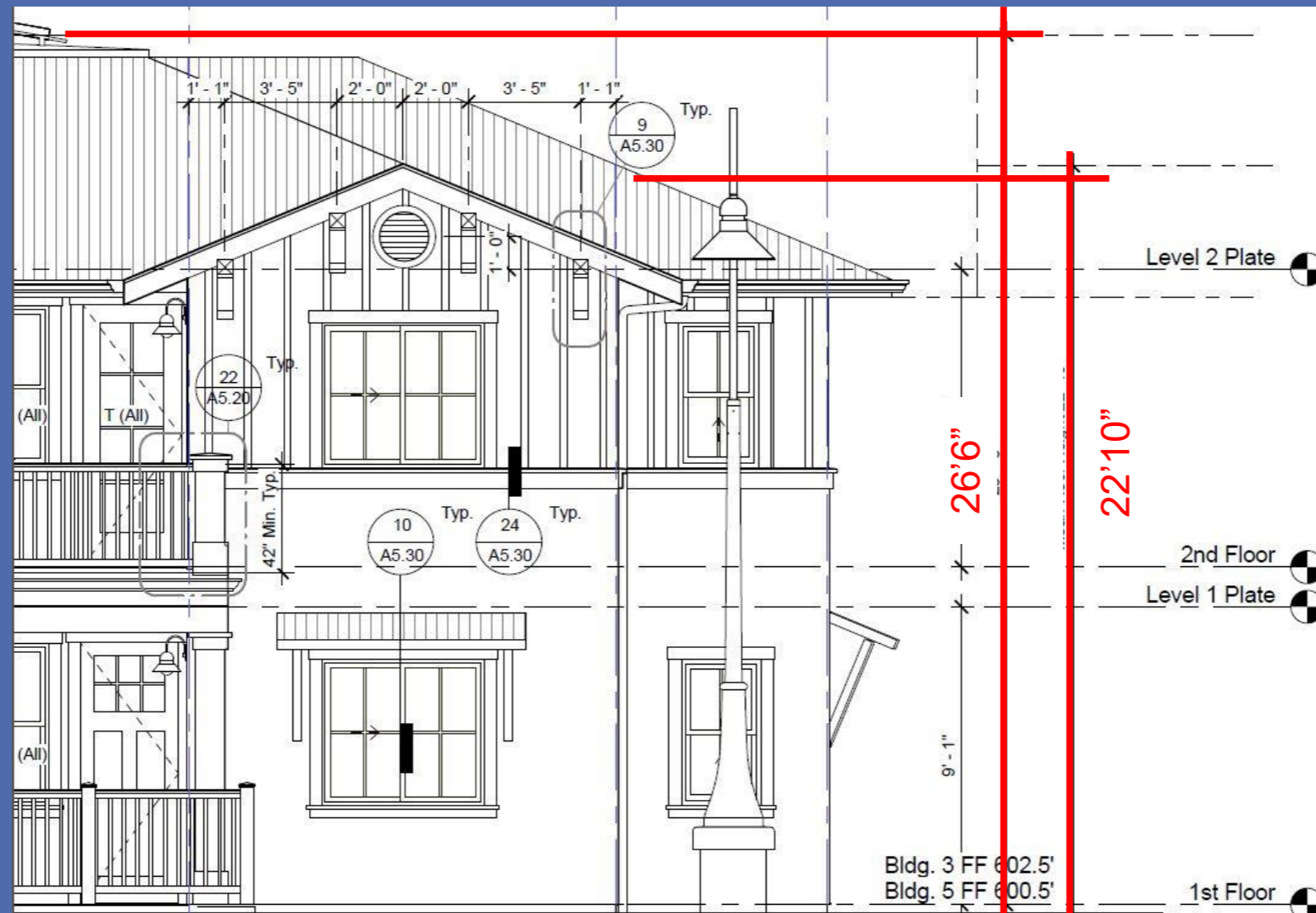
South Elevation - Senior

6'11" increase at this corner due to grades and green code



East Elevation - Family

No increase in height



Stormwater Treatment & Detentions



Pre-existing
Conditions



Widened Channel & Energy Dissipators

Detention Basins



Lucky Lane Undersized 16 inch Culvert



Lucky Lane

