

From: [I](#)
To: [Peter Imhof](#); [Anne Wells](#); [Jay Ritterbeck](#); [Andy Newkirk](#); dev.vrat@csun.edu
Subject: Fwd: Key provisions & recommendations needed for Senior Care Housing.
Date: Saturday, October 05, 2019 7:16:58 AM
Attachments: [Commissioners.docx](#)

-----Original Message-----

From: I <herseld@aol.com>

To: jsmith@cityofgoleta.org; rmiller@cityofgoleta.org; kmaynard@cityofgoleta.org; efuller@cityofgoleta.org; bshelord@cityofgoleta.org

Sent: Sat, Oct 5, 2019 7:07 am

Subject: Key provisions & recommendations needed for Senior Care Housing.

Good morning Commissioners -

Attached, please find a few items require direction from you to the City Council and should be included in your next motion.

Thank you.

Hersel Mikaelian

Hello Commissioners,

Last week some of you acted to support a more realistic opportunity to achieve senior care housing in Goleta with recommendations forwarded to staff. And what you did ... the four of you, spending 20 minutes on this issue, has the potential to make a difference in the quality of life for elderly persons in the future. Now they will be safe and secure and therefore happier. You attempted to make it possible for them to live respectfully among the rest of us as our neighbors, as they should.

Yesterday, however, after meeting with the City's Planning staff, it became clear to me that there are still a few key provisions and recommendations that need to be made by the Commission to the City Council in order fully realize affordable senior care housing in the future.

I've tried my best to outline two key issues that I urge you to address in order to pave the way for the development of senior care housing. These items require direction from you to the City Council and should be included in your next motion:

1. **Eliminate 300-foot spacing requirement:** For large senior care facilities in commercial zones (like Mariposa) there is a 300 foot spacing requirement in case another large senior care facility is proposed nearby. This definition becomes problematic when it comes to providing senior care in residential (RS or RP) zones. To provide a similar example, your proposed zoning ordinance revisions do not require spacing for Child Care facilities. The spacing requirement in these zones could be removed by your recommendation to the City Council. You could simply exempt the spacing if the senior care is proposed in single family zones. For larger commercial projects (like Mariposa) you may want to maintain the spacing. This change would allow for a village of smaller homes to provide senior care wherein the buildings would be developed in conformance with existing neighborhoods. This would allow better design that requiring larger institutional buildings. Everything that you have already recommended is just fine, you shouldn't change your previous language, just add; "Providing senior care in single family homes does not require special spacing". We have only had one senior care project developed within the City limits in 17 years. For your information, I learned from the previous City attorney and HCD that when the City of Goleta elected to require a 300 foot spacing for Second Unit Residential projects that was illegal. Spacing should only be used for controversial projects such as adult oriented shops, cannabis and liquor stores, for example, where you want to avoid an overconcentration of uses.
2. **Redefine "Small Facilities" to allow up to 14 persons per dwelling:** Since incorporation and up until 2015 the City's zoning code (35-292.A4) allowed up to 14 residents per household. In the past 17 years of incorporation can you point to a project that has created a problem or issue in Goleta? I recommend the Commission consider a small facility to be from 7-14 people which could be permitted with a CUP; a dwelling of 6 or

fewer people would be allowed by right, consistent with State law.

You have the power to make these recommendations to the Council; to make it easier without any compromising, to enable the future production of livable senior housing in residential neighborhoods or, if they are defined as “large facilities” to be freed from the arbitrary rules of the 300 foot spacing requirements.

I hope you will see the wisdom to move beyond the status quo and consider these or other changes in order to realize meaningful projects for seniors in Goleta.

Thank you.

Hersel Mikaelian