City of Santa Barbara
California

STAFF HEARING OFFICER
STAFF REPORT

REPORT DATE:	August 3, 2009
AGENDA DATE:	August 12, 2009
PROJECT ADDRESS:	421 East Cota Street (MST2009-00250) Mom's Place – Transition House
TO:	Staff Hearing Officer
FROM:	Planning Division, (805) 564-5470 Danny Kato, Senior Planner Daniel Gullett, Associate Planner

I. PROJECT DESCRIPTION

The project consists of the demolition of an existing two-story, 7,566 square foot mixed-use residential and commercial building, and the construction of a new 9,839 square foot complex consisting of a mixed-use building containing a 2,291 square foot child care center and two new 1,009 square foot, three-bedroom apartment units, and a residential building containing six new 713 square foot, two-bedroom apartment units. The eight new residential apartments would be targeted for low-income families with special needs. Both the mixed-use and residential buildings would have a maximum height of 36 feet. A total of 715 cubic yards of grading (115 cubic yards of cut and 600 cubic yards of fill) is proposed. The one acre project site also contains a 14,080 square foot mixed-use building, with eight apartment units, classrooms, and offices, which would remain.

II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. A Parking Modification to allow less than the required number of parking spaces (SBMC §28.90.100 and §28.92.110); and
2. An Outdoor Living Space Modification to allow less than the required minimum size and dimension of private outdoor living spaces (SBMC §28.69.081 and §28.92.110).

III. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, making the findings outlined in Section VII of this report, subject to the conditions of approval in Exhibit A.

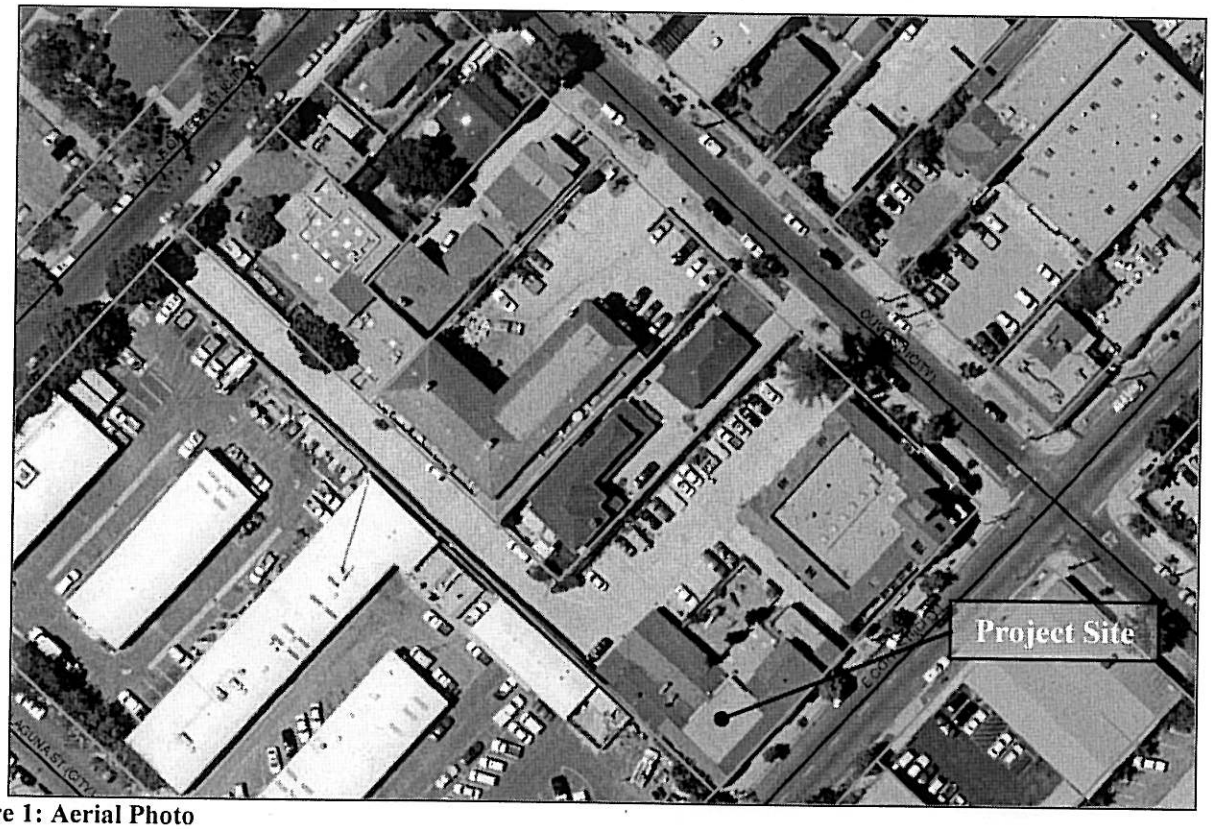


Figure 1: Aerial Photo

Figure 2: Perspective View

IV. SITE INFORMATION

Applicant: Christine Pierron & Mark Wienke	**Property Owner:** Transition House
Parcel Number: 031-160-010	**Lot Area:** 1.00 acre
General Plan: Residential – 12 units/acre	**Zone:** C-M
Existing Use: Commercial & Residential	**Topography:** 2% average slope
Adjacent Land Uses:	
North – Ortega St., 1 & 2 story commercial and multi-family residential South – Cota St., 1 & 2 story commercial	East – Olive St., 1 & 2 story commercial and residential West – City offices, storage, parking

V. ZONING ORDINANCE CONSISTENCY

Standard	Required/ Allowed	Existing	Proposed
Setbacks *-Front, Mixed Use* *-Front, Residential* *-Interior, Mixed Use* *-Interior, Residential*	 - 10 ft - 6 ft	 0 ft n/a 0 ft n/a	 1 ft 59 ft 14 ft 28 ft
Building Height	60 ft	n/a	36 ft
Automobile Parking	Offices: 1/250 sf (32) Child care: 1/10 children (3) Child care: 1/employee (7) Residential: 1/unit (16) Residential Guest: 1/4 units (4) TOTAL: 62 spaces for the lot	32 spaces	*37 spaces**
Bicycle Parking	Offices: 1 space/7 auto spaces Child care: rate TBD by owner TOTAL: 5 + child care spaces	n/a	8 spaces
Lot Area Required for Each Unit (Variable Density)	Studio:1,600 sf 1 br: 1,840 sf 2 br: 2,320 sf 3 br: 2,800 sf	1 br: 1,840 sf x5 2 br: 2,320 sf x4	1 br: 1,840 sf x4 2 br: 2,320 sf x10 3 br: 2,800 sf x2 TOTAL: 36,160 sf
Private Outdoor Living Space	Ground fl 2 br: 140 sf/10' 2nd fl 2 br: 84 sf/6' 2nd fl 3 br: 96 sf/6'	n/a	***Ground fl 2 br: 84 sf / 7'**** 2nd fl 2 br: 84 sf/7' 2nd fl 3 br: 98 sf/7+'
Common Open Area	15' x 15'	n/a	15' x 15'
10% Open Space	4,222 sf	n/a	>4,222 sf
Lot Coverage *-Building* *-Paving/Driveway* *-Landscaping*	 n/a n/a n/a	 16,792 sf 39.8% 21,335 sf 50.5% 4,094 sf 9.7%	 13,287 sf 31.4% 23,196 sf 55.1% 5,738 sf 13.5%

* Modification requested

The Zoning Ordinance states that the C-M (Commercial Manufacturing) Zone strives to provide a desirable living environment by preserving and protecting surrounding residential land uses in terms of light, air, and existing visual amenities. The ordinance also specifies that certain commercial, manufacturing and light industrial uses are allowed in the C-M Zone provided that such activities *"...are not obnoxious or offensive by reason of emission of odor, dust, gas, fumes, smoke, liquids, wastes, noise, vibrations, disturbances or other similar causes which may impose hazard to life or property."*

Although the child center qualifies as a non-residential use, the project does not require an allocation of non-residential floor area with a Development Plan since the project yields a net decrease in non-residential floor area.

The proposed project would meet the requirements the Zoning Ordinance, with the exception of parking quantity and the dimensions and areas of private outdoor living spaces. A discussion of each of these modifications follows.

Parking Modification

As shown in the table above, the Zoning Ordinance-required automobile parking is 62 spaces, and the applicant proposes 37 spaces, necessitating a parking modification. The applicant provided a parking demand study prepared in July 2009 by Associated Transportation Engineers (ATE) (included as Exhibit D) that quantifies the parking demand for both the existing and proposed uses. Considering Transition House's parking management, the mix of uses, and the socioeconomic characteristics of the target households, the study concludes that the proposed parking (37 spaces) would exceed parking demand (33 spaces) from the subject parcel. Additionally, the parking needs analysis attached to the ATE study states that no increase in loading/unloading activity on Cota Street is expected with the proposed project from the current loading/unloading activity. Transition House provided Staff with a letter (included as Exhibit E) that further describes Transition House's program, the types families targeted to live in the units, and the parking demands and management Transition House's facilities.

Staff has consistently supported parking modifications to allow one space for one bedroom and studio units with floor areas less than 750 square feet. Four of the existing units that would remain meet this standard as 685 square foot one-bedroom units. The Zoning Ordinance also allows for one parking space per unit for affordable rental units subject to affordability covenants (SBMC Subsection 28.90.100.G.3.f). The Staff-recommended conditions include affordability covenants for the remaining 12 units (the eight new units and four existing two bedroom units) consistent with the Council-approved Affordable Housing Policies and Procedures that restrict these units as rentals for 90 years to low-income households.

Staff's position is that the requested parking modification is consistent with the purposes and intent of the Zoning Ordinance to provide parking demanded by specific uses and would not increase the demand for parking or loading in the immediate area.

Outdoor Living Space Modification

As demonstrated in the table above, the proposed project provides the required 10% open space, 15x15 foot common open area and the requisite private outdoor living spaces for each unit, except ground floor apartments 121, 122 and 123. The second modification request is for a reduction in the area and dimension for the private outdoor living space for those three units. The project provides 84 square feet of area and 6 feet of minimum dimension for each of these three ground floor units matching the units directly above, rather than the Zoning Ordinance-required minimum 140 square feet and 10 foot minimum dimensions.

In order to approve this modification, the Staff Hearing Officer must find that it is necessary to secure an appropriate improvement on the lot and consistent with the purposes and intent of the Zoning Ordinance. The affected portion of the lot is constrained by minimum parking space length, access aisle width, accessible path of travel width, child care center size and the distance provided between the two proposed buildings. The proposed improvement is considered appropriate since it increases the supply and variety of transitional housing opportunities for the disabled population consistent with the policies of the Housing Element (see General Plan Consistency section below). Also, the Zoning Ordinance provides a not-for-profit child care facility as an example of a Community Priority project with broad public benefit.

The purpose and intent of multiple family residential area outdoor living spaces are to provide accessible and usable outdoor areas and relief from building volume, driveways and parking. Outdoor living space can be provided through one of two methods: the private outdoor living space method, which includes a private outdoor living spaces for each unit with areas and dimensions as enumerated above, a 10% open space area for relief from buildings, driveways and parking, and a 15x15 foot common open area; and the common outdoor living space method, which includes 15% of lot area accessible to all units. The reduction of the ground floor private outdoor living space areas from 140 square feet to 84 square feet and the minimum dimension from 10 feet to 7 feet provides as much private outdoor living space for the each of the new ground floor units as provided on the second story (the Zoning Ordinance requires second story two-bedroom unit private outdoor living space have only 84 square feet with a 6 foot dimension). Additionally, the reduction of private outdoor living spaces is offset by the availability to residents of the child care center play area outside of its operational hours.

Staff's position is that the requested outdoor living space modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot.

VI. ISSUES

A. DESIGN REVIEW

This project was conceptually reviewed by the Architectural Board of Review (ABR) twice, June 29, 2009 and July 13, 2009 (meeting minutes are attached as Exhibit F). On July 13th,

ABR reviewed and discussed the project compatibility guidelines provided in SBMC Section 22.68.045 and stated that the project is in compliance with the project compatibility guidelines. ABR also asked for refinements to the architecture and the addition of elements or landscaping to shade the Child Care outdoor play area and to add articulation to the child care play area enclosure. ABR noted that there would be no aesthetic impacts due to the requested modifications in parking count and ground floor patio sizes.

B. GENERAL PLAN CONSISTENCY

Land Use Element

The project site is located within the Laguna Neighborhood and directly adjacent to the Lower East Neighborhood. The Laguna Neighborhood is extends to the north from Cota Street to Micheltorena Street and between Santa Barbara Street to the west and Milpas Street to the east. The Lower East Neighborhood extends from Cota Street south to Highway 101 and between Santa Barbara Street to the west and Milpas Street to the east.

The General Plan states that the conversion of the Laguna Neighborhood into duplex and multiple dwelling is appropriate since the area is within walking distance to employment downtown and in the industrial area. The land use designation of the site and the majority of the Laguna neighborhood is Residential, 12 units per acre. The General Plan's stated goal for the Lower East Neighborhood is for redevelopment into an industrial park with development and performance standards considerate of surrounding uses. The land use designation of the majority of the Lower East Neighborhood is Industrial.

While the project site carries a General Plan land use designation of residential, twelve units per acre, the Land Use Element states that the prescribed densities are not intended to be absolute maximums and allows for variable density in relation to the size of units and occupancy potential. Reflecting this direction, the Zoning Ordinance provides for variable density in the C-M Zone based on unit size, for example the Ordinance allows up to 27 studio units on a one acre lot. The proposed density of 16 units/acre is consistent with the allowable variable density.

Housing Element

The Housing Element contains multiple goals, policies, and implementation strategies related to the location and provision of certain types of affordable housing and new development in general, including the following.

> Goal 1: *Ensure a full range of housing opportunities for all persons regardless of economic group, race, religion, sex, marital status, sexual orientation, ancestry, national origin or color. The City will base the enforcement of equal opportunity on provisions of State and Federal constitutions and fair housing laws, with emphasis on the protection of the housing rights of families with children. The City shall place*

special emphasis..on providing housing opportunities for low income, moderate income and special needs households.

Policy 1.3: *Support other agencies and nonprofit organizations in their efforts to provide shelter and services for the homeless.*

Implementation Strategy 1.3.4: *Support the operational and service needs (such as child care and job training) of homeless shelter and service providers. Provide financing when possible.*

Policy 1.4: *Increase the supply and variety of transitional housing opportunities.*

Policy 1.6: *The City shall seek to ensure the availability of housing opportunities for the low and moderate income disabled population.*

Goal 4: *Through the public and private sector, assist in the production of new housing opportunities which vary sufficiently in type and affordability to meet the needs of all economic and social groups, with special emphasis on housing that meets the needs of very low, low, and moderate income and special needs households.*

Policy 4.1: *Pursue all opportunities to construct new housing units that are affordable to low- and moderate-income owners and renters.*

Implementation Strategy 4.1.9: *Encourage the construction of rental housing at affordable rental rates.*

The proposed project would provide seven net-new infill rental units of transitional housing affordable to low-income households consistent with these goals, policies and implementation strategies. With the Staff-recommended condition, 12 of the 16 resulting units on the project site would remain affordable for 90 years.

Policy 3.3: *New development in or adjacent to existing residential neighborhoods must be compatible in terms of scale, size, and design with the prevailing character of the established neighborhood.*

At the July 13, 2009 concept review ABR stated that the size, bulk and scale of the project were appropriate to the site and that the project was compatible with the architectural character of both the City and the neighborhood.

C. ENVIRONMENTAL REVIEW

The Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines) identify types of projects that are generally exempt from CEQA review. The City's Environmental Analyst determined that this project qualifies for a categorical exemption

pursuant CEQA Guidelines Section 15332, which provides for infill development projects in urbanized areas that meet the following conditions:

1. *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*
   As discussed in VII.B above, the project is consistent with the residential General Plan designation and the allowed variable density. The project is consistent with the C-M Zone designation and, with the requested modifications to parking and outdoor living space, the project, would be consistent with all applicable zoning regulations.

2. *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*
   The project site is within the City boundary, less than five acres in size and surrounded by urban uses on all sides.

3. *The project site has no value as habitat for endangered, rare or threatened species.*
   The site has been previously disturbed, is surrounded by urban uses, and holds no value as habitat for endangered, rare or threatened species.

4. *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*
   Traffic. City Transportation Planning Staff performed a traffic analysis for the demolition of existing building containing one apartment and 6,880 net square feet of retail, and construction of a child care center for 20-25 children and a total of eight new apartments using ITE trip generation rates for the existing and proposed uses. The proposed change is anticipated to result in no additional traffic using the standard rates. The existing land uses generate approximately 20 a.m. peak hour trips, 22 p.m. peak hour trips, and 360 average daily trips. The proposed project is anticipated to generate approximately 20 a.m. peak hour trips, 21 p.m. peak hour trips, and 140 average daily trips. The project is not expected to operate in a standard fashion, as many of the users of the child care center would live on the property or in adjacent Transition House facilities, and some of the apartment residents may not own or use vehicles. If additional trips were generated, their distribution would be varied and very likely to downtown destinations due to the project's location within the commercial center of the City. Therefore, no significant effects are expected related to traffic.

   Noise. The project site is located in an area designated by the City's Master Environmental Assessment to have relatively quiet noise levels of less than 60 dBA, which is conducive to both residential and child care uses. The proposed project is not expected to generate substantial noise levels due to the proposed uses. The project would be subject to conditions restricting hours of noise-generating construction-related work. Therefore, the project is not expected to result in any significant effects relating to noise.

Air Quality. Since the project would result in a similar amount of daily trips as the existing uses of the site, there will be minimal net emissions from automobiles from this project. Therefore, the project air quality impacts would be minimal and well below the Santa Barbara Air Pollution Control District (SBAPCD) thresholds of significance. The project would involve demolition, grading, paving and landscaping activities, which could result in short term dust-related impacts; however, implementation of standard dust control mitigation measures during grading and construction activities are included as conditions of approval and would further reduce less then significant air quality impacts.

Water Quality. The project site is currently developed with a paved surface parking lot and mixed use development. Additionally, the project will be subject to requirements of the City's Storm Water Management Program which requires retention of all new runoff onsite, treatment of the first inch of runoff in a 25-year storm, and implementation of stormwater management practices during construction. Therefore, the proposed project is not expected to have any significant adverse effects on water quality.

5. *The site can be adequately served by all required utilities and public services.* All utilities are existing and available at the site and can be extended to the development. The proposed project would result in an insignificant increase in demand for public services, including police, fire protection, electrical power, natural gas, and water distribution and treatment.

On May 27, 2009, the Historic Landmarks Commission reviewed and accepted a Historic Sites/Structures Report prepared by Fermina B. Murray. The Report concludes that the building at 421 E. Cota Street does not qualify as a City Landmark or Structure of Merit, since it lacks distinguished architectural integrity of design, original materials, or workmanship due to numerous alterations and additions. The report states that the building represents a way of life and work of many of the Italian-American families who settled in the lower Eastside during the early 20th century and started restaurants and grocery businesses. The report recommends that the project includes a commemorative plaque honoring the Signor family, who owned the lot for 65 years, photodocumentation of the murals inside the former Mom's Restaurant and archival of the Historic Structures/Sites Report. These recommendations are incorporated in the Conditions of Approval.

The Historic Landmarks Commission also accepted the July 22, 2009 Phase I Archaeological Resources Report prepared for the project by Dudek, which concluded that the project would not have the potential to result in significant impacts on prehistoric or historic resources. The conditions of approval include the standard unanticipated archaeological resources discovery notification.

Additionally, the proposed project is located within the 100-year floodplain of the Laguna Channel Watershed. Building & Safety Staff determined the base flood elevation of the site and the building code requires that the finished floor elevations must be higher than the base flood elevation.

The property is also located in a zone designated for potential high liquefaction hazard as designated by the City Master Environmental Assessment Maps. A geotechnical report was conducted in 1987 on the property. Estuarine deposits, artificial fill, and high groundwater conditions underlying the site. The report, however, analyzes the liquefaction and seismic hazards at the site and concludes that the lot is not subject to high levels of liquefaction or seismic hazard and can be safely developed. Reports from nearby lots (416-424 East Cota) have also concluded the area to buildable and safe for development with the incorporation of specific foundation designs. The applicant is in the process of completing an updated geotechnical report that would be submitted for approval prior to issuance of the building permit.

An Environmental Phase I Site Assessment was prepared for the subject property by Custom Environmental Services on May 24, 1999 and updated on November 1, 2007 that identified a Leaking Underground Storage Tank west of the project site. The Assessment concluded that contaminated site is far enough away so as not to pose any type of current or future toxic threat to the subject property. The Assessment recommends standard cautionary measures be taken with demolition of the existing buildings due to the potential of lead-based paints and asbestos due to the age of the building. The adopted building code also requires measures to prevent health related hazards during project construction and operation. The adjacent City of Santa Barbara maintenance yard operates under two permits from SBAPCD for diesel generators for the property west of the project site. However, the generators are over 500 feet from the proposed buildings, which, according to the SBAPCD is a sufficient buffer between the proposed uses and the generators so as to protect the health of day care and residential users on the project site. Recently, debris contaminated with lead and mercury has been found to underlie the property across the street (416-424 East Cota). This contamination may be a result of use of the site to dump debris following the 1925 earthquake or from its previous use as a boat storage facility. Based on the previous land uses (residential and commercial) on the subject lot and the geotechnical and environmental site assessment reports prepared for the property, it appears unlikely that the subject lot is contaminated in the same fashion. As a precautionary measure, however, the recommended conditions include a requirement that the owner submit satisfactory evidence from the County of Santa Barbara or other appropriate agency that the lot has been tested and does not contain elevated levels of contaminants and residential uses are appropriate prior to submittal of a building permit application.

VII. FINDINGS

The Staff Hearing Officer finds the following:

A. PARKING MODIFICATION (SBMC §28.92.110.A.1)

As discussed in Section V of the staff report, the modification of parking requirements is consistent with the purposes and intent of the Zoning Ordinance since it provides for amount of parking demanded by the proposed uses, and will not cause an increase in the demand for parking space or loading space in the immediate area as demonstrated in the ATE Parking Demand Study. In addition, ABR stated that there would be no aesthetic impacts due to the modification to the parking count and noted that the project is in compliance with the Project Compatibility Guidelines and compatible with the architectural character of both the City and the neighborhood.

This modification is not part of the approval of a tentative subdivision map, conditional use permit, development plan, site plan, plot plan, or any other matter which requires approval of the Planning Commission; and the modification would not significantly affect persons or property owners other than those entitled to notice.

B. OUTDOOR LIVING SPACE MODIFICATION (SBMC §28.92.110.A.2)

As discussed in Section V of the Staff Report, the modification of the sizes and dimensions of Outdoor Living Space areas is consistent with the purposes and intent of the Zoning Ordinance since the ground floor private outdoor living spaces meet the second story area and dimensional requirements and accessible open space would be provided to the tenants of the affected units during the times the child care center is not in operation. The proposed improvement on the lot is considered appropriate due to the space constraints on the site since the uses are consistent with the City's stated goals and policies. Additionally, ABR stated that there would be no aesthetic impacts due to the modification in the ground floor patio sizes and noted that the project is in compliance with the Project Compatibility Guidelines and compatible with the architectural character of both the City and the neighborhood.

This modification is not part of the approval of a tentative subdivision map, conditional use permit, development plan, site plan, plot plan, or any other matter which requires approval of the Planning Commission; and the modification would not significantly affect persons or property owners other than those entitled to notice.

Exhibits:

A. Conditions of Approval
B. Reduced Site Plan, Floor Plan, Elevations
C. Letter from the Applicant dated July 14, 2009
D. ATE Parking Study dated July 11, 2009
E. Letter from Transition House dated July 2, 2009
F. Architectural Board of Review Minutes

STAFF HEARING OFFICER CONDITIONS OF APPROVAL

421 E. COTA STREET
PARKING AND OUTDOOR LIVING SPACE MODIFICATIONS
AUGUST 12, 2009

In consideration of the project approval granted by the Staff Hearing Officer and for the benefit of the owner and occupants of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:

A. **ABR Design Review.** The project is subject to the review and approval of the Architectural Board of Review (ABR) shall not grant preliminary approval of the project until the following Staff Hearing Officer land use conditions have been satisfied.

1. **Screened Check Valve/Backflow.** The check valve or anti-backflow devices for fire sprinkler and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building.

2. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance. No floodlights shall be allowed. Lighting shall be directed toward the ground.

B. **Historic Structures/Sites Report Recommendations.** The following advisory recommendations included in the Historic Structures/Sites Report prepared by Fermina B. Murray April 20, 2009 and accepted by the Historic Landmarks Commission May 27, 2009 shall be implemented:

1. **Commemorative Plaque.** A commemorative plaque honoring the Signor Family shall be included in the proposed project. The plaque shall be well integrated into the design of the new building and placed where it will easily be seen by the public. The content of the plaque shall be prepared by a qualified historian and approved by the Historic Landmarks Commission prior to building permit issuance.

2. **Photodocumentation and Archive.** A historian shall photograph the murals inside the building to document the history of the restaurant. This photodocumentation and copy of the Historic Structures/Sites Report shall be submitted to the Santa Barbara Historical Museum's Gledhill Library prior to building permit issuance.

C. **Recorded Conditions Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall execute a written instrument, which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:

1. **Approved Development.** The development of the Real Property approved by the Staff Hearing Officer on August 12, 2009 is limited to a new approximately 9,839 square foot complex consisting of a mixed-use building containing a 2,291 square foot child care center and two new 1,009 square foot three-bedroom apartment units, and a residential building containing six new 713 square foot two-bedroom apartment units and the improvements shown on the plans signed by the Staff Hearing Officer on said date and on file at the City of Santa Barbara.

EXHIBIT A

2. **Rental Housing Restrictions.** The rents for the 12 residential units exclusive of the existing one-bedroom units to remain at 425 E. Cota Street shall not exceed the rent limit specified in the City's Affordable Housing Policies and Procedures (AHP&P) for low-income units targeted to seventy percent (70%) of Area Median Income (AMI).

   The Affordable Units shall be rented and occupied in conformance with the City's adopted AHP&P. The rental rates and tenant selection of the Affordable Units shall be controlled by means of a recorded affordability covenant executed by Owner and the City to assure continued affordability for at least ninety (90) years from the initial occupancy of the project.

   Owner may charge rents higher than the identified affordability targets if Section 8 vouchers are used in accordance with the City's AHP&P, but the tenant share of the rent shall not be higher than the affordability targets stated above.

3. **Change of Use.** In the event that the Real Property, or any portion thereof, is not or cannot be used solely for very low- or low-income rental housing and the approved non-residential uses, either (i) the structure(s) shall be redesigned and possibly reconstructed such that there is compliance with the City's parking requirements then in effect, or (ii) the owner shall provide the number of spaces required by the Zoning Ordinance for the new use(s) pursuant to Chapter 28.90.

4. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.

5. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan. If said landscaping is removed for any reason without approval by the ABR, the owner is responsible for its immediate replacement.

6. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices intended to intercept siltation and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc.) in a functioning state (and in accordance with the Operations and Maintenance Procedure Plan prepared in accordance with the Storm Water Management Plan BMP Guidance Manual). Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Community Development Director to determine if an

amendment or a new Building Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.

7. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats, or trailers shall be stored on the Real Property.

8. **Residential Permit Parking Program.** Residents shall not participate in the Residential Permit Parking Program.

D. **Community Development Requirements Prior to Building Permit Application Submittal.** The Owner shall submit the following to the Community Development Department for review and approval.

1. **Hazardous Materials Clearance.** Submit evidence to the satisfaction of the Environmental Analyst confirming that the project site is likely clear of contaminants and meets the minimum criteria for residential land uses from the County of Santa Barbara Fire Department or other appropriate State or Federal agency. Site investigations should include, at minimum, soil samples of the site and laboratory analysis of heavy metals, unless the County of Santa Barbara Fire Department deems these tests unnecessary to clear the site.

E. **Public Works Requirements Prior to Building Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following to the Public Works Department for review and approval, prior to the issuance of a Building Permit for the project.

1. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an "Agreement Assigning Water Extraction Rights." Engineering Division Staff will prepare said agreement for the Owner's signature.

2. **Hydrology Report.** The Owner shall submit a hydrology report prepared by a registered civil engineer or licensed architect demonstrating that the new development will not increase runoff amounts above existing conditions for a 25-year storm event. Any increase in runoff shall be retained on-site.

3. **Drainage and Water Quality.** Project drainage shall be designed, installed, and maintained such that stormwater runoff from the first inch of rain from any storm event shall be retained and treated onsite in accordance with the City's NPDES Storm Water Management Permit. Runoff should be directed into a passive water treatment method such as a bioswale, landscape feature (planter beds and/or lawns), infiltration trench, etc. Project plans for grading, drainage, stormwater treatment methods, and project development, shall be subject to review and approval by City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants, or groundwater pollutants would result from the project.

The Owner shall maintain the drainage system and storm water pollution control methods in a functioning state.

4. **Encroachment Permits.** Any encroachment or other permits from the City or other jurisdictions (State, Flood Control, County, etc.) for the construction of improvements (including any required appurtenances) within their rights of way (easement).

5. **Removal or Relocation of Public Facilities.** Removal or relocation of any public utilities or structures must be performed by the Owner or by the person or persons having ownership or control thereof.

6. **Approved Public Improvement Plans and Concurrent Issuance of Public Works Permit.** Upon acceptance of the approved public improvement plans, a Public Works permit shall be issued concurrently with a Building permit.

F. **Community Development Requirements with Building or Public Works Permit Application.** The following shall be submitted with the application for any Building or Public Works permit and finalized prior to Building or Public Works Permit issuance:

1. **Contractor and Subcontractor Notification.** The Owner shall notify in writing all contractors and subcontractors of the site rules, restrictions, and Conditions of Approval. Submit a copy of the notice to the Planning Division.

2. **Recorded Affordability Covenant.** Submit to the Planning Division a copy of an affordability control covenant that has been approved as to form and content by the City Attorney and Community Development Director, and recorded in the Office of the County Recorder, which includes the following:

   a. **Affordability Conditions.** Owner shall sign and cause to be recorded against the Property an affordability control covenant, in a form approved by the City Attorney, which requires compliance with the requirements for low income rental units as specified in the City's Affordable Housing Policies and Procedures, with rents targeted as follows:

      (1) For the 12 units exclusive of the four existing one-bedroom units that will remain, the target income percentage shall be seventy percent (70%).

      (2) The covenant shall require that the Property be owned by a not-for-profit public benefit corporation, and shall include an assignment of rents whereby the owner assigns to the City all rents collected in violation of the covenant. The covenant shall also require the owner to make periodic reports to the City to verify compliance with the covenant.

3. **Tenant Displacement Assistance Ordinance Compliance.** Submit evidence of compliance with the Tenant Displacement Assistance Ordinance (SBMC Chapter 28.89).

4. **Geotechnical and Soils Report.** Submit an updated geotechnical and soils report prepared by a registered geologist according to State of California standards. Prior to issuance of building permit, all recommendations submitted in this report shall be incorporated into the final building plans.

G. **Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.

1. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Architectural Board of Review, outlined in Section A above.

2. **Grading Plan Requirement for Archaeological Resources.** The following information shall be printed on the grading plans:

   If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent, and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, etc.

   If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

   If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

3. **Post-Construction Erosion Control and Water Quality Plan.** Provide an engineered drainage plan that addresses the existing drainage patterns and leads towards improvement of the quality and rate of water run-off conditions from the site by capturing, infiltrating, and/or treating drainage and preventing erosion. The Owner shall employ passive water quality methods, such as bioswales, catch basins, or storm drain on the Real Property, or other measures specified in the Erosion Control Plan, to intercept all sediment and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc.) from the parking lot areas and other improved, hard-surfaced areas prior to

discharge into the public storm drain system, including any creeks. All proposed methods shall be reviewed and approved by the Public Works Department and the Community Development Department. Maintenance of these facilities shall be provided by the Owner, as outlined in Condition E.3, above, which shall include the regular sweeping and/or vacuuming of parking areas and drainage and storm water methods maintenance program.

4. **Emergency Evacuation Plan.** Provide an emergency evacuation plan subject to approval by the Fire Department.

5. **Parking Lot Aisle.** The driving aisle width between parking spaces of the portion of the parking lot adjacent to the buildings on site shall be no less than 20 feet for the purpose of fire department vehicle access.

6. **Trash Enclosure Provision.** A trash enclosure with adequate area for recycling containers (an area that allows for a minimum of 50 percent of the total capacity for recycling containers) shall be provided on the Real Property and screened from view from surrounding properties and the street.

   Dumpsters and containers with a capacity of 1.5 cubic yards or more shall not be placed within five (5) feet of combustible walls, openings, or roofs, unless protected with fire sprinklers.

7. **Conditions on Plans/Signatures.** The final Staff Hearing Officer Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Archaeologist contract submitted to Community Development Department for review). A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

   Signed:

   _____
   Property Owner Date

   _____
   Contractor Date License No.

   _____
   Architect Date License No.

   _____
   Engineer Date License No.

H. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction.

1. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill. Indicate on the plans the location of a container of sufficient size to handle the materials, subject to review and approval by the City Solid Waste Specialist, for collection of demolition/construction materials. A minimum of 90% of demolition and construction materials shall be recycled or reused. Evidence shall be submitted at each inspection to show that recycling and/or reuse goals are being met.

2. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.). The purpose of this condition is to help reduce truck traffic on adjacent streets and roadways.

3. **Construction Related Traffic Routes.** The route of construction-related traffic shall be established to minimize trips through surrounding residential neighborhoods, subject to approval by the Transportation Manager.

4. **Haul Routes.** The haul route(s) for all construction-related trucks with a gross vehicle weight rating (GVWR) of three tons or more, entering or exiting the site, shall be approved by the Transportation Manager.

5. **Traffic Control Plan.** All elements of the approved Traffic Control Plan shall be carried out by the Contractor.

6. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara, as shown below: (look at longer or shorter hours and Saturday construction, depending on project location)

New Year's Day	January 1st*
Martin Luther King's Birthday	3rd Monday in January
Presidents' Day	3rd Monday in February
Cesar Chavez Day	March 31st*
Memorial Day	Last Monday in May
Independence Day	July 4th*
Labor Day	1st Monday in September
Thanksgiving Day	4th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25th*

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the Chief of Building and Safety to request a waiver from the above

construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number that is answered by a person, not a machine.

7. **Construction Parking/Storage/Staging.** Construction parking and storage shall be provided as follows:

   a. During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the approval of the Public Works Director. Construction workers are prohibited from parking within the public right-of-way, except as outlined in subparagraph b. below.

   b. Parking in the public right of way is permitted as posted by Municipal Code, as reasonably allowed for in the 2006 Greenbook (or latest reference), and with a Public Works permit in restricted parking zones. No more than three (3) individual parking permits without extensions may be issued for the life of the project.

   c. Storage or staging of construction materials and equipment within the public right-of-way shall not be permitted, unless approved by the Transportation Manager.

8. **Water Sprinkling During Grading.** The following dust control measures shall be required, and shall be accomplished using recycled water whenever the Public Works Director determines that it is reasonably available:

   a. Site grading and transportation of fill materials.

   b. Regular water sprinkling; during clearing, grading, earth moving or excavation.

   c. Sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied on-site to prevent dust from leaving the site.

   d. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.

   e. Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement on-site damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.

9. **Expeditious Paving.** All roadways, driveways, sidewalks, etc., shall be paved as soon as possible. Additionally, building pads shall be laid as soon as possible after

grading unless seeding or soil binders are used, as directed by the Building Inspector.

10. **Gravel Pads.** Gravel pads shall be installed at all access points to the project site to prevent tracking of mud on to public roads.

11. **Street Sweeping.** The property frontage and adjacent property frontages, and parking and staging areas at the construction site shall be swept daily to decrease sediment transport to the public storm drain system and dust.

12. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.

13. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.

14. **Graffiti Abatement Required.** Owner and Contractor shall be responsible for removal of all graffiti as quickly as possible. Graffiti not removed within 24 hours of notice by the Building and Safety Division may result in a Stop Work order being issued, or may be removed by the City, at the Owner's expense, as provided in SBMC Chapter 9.66.

15. **Unanticipated Archaeological Resources Contractor Notification.** Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the applicant shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

    If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

    If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City

Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

I. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, roadways, etc.) subject to the review and approval of the Public Works Department per SBMC §22.60.090. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.

2. **Complete Public Improvements.** Public improvements, as shown in the improvement/building plans, including utility service undergrounding and installation of street trees.

3. **Cross-Connection Inspection.** The Owner shall request a cross connection inspection by the Public Works Water Reclamation/Cross Connection Specialist.

4. **Rental Affordability Provisions Approval.** Obtain from the Community Development Director, or Director's designee in the City's Housing Programs Division, written approval of the of the following: (a) the recorded affordability covenant as approved by the City Attorney, (b) the process for selecting the initial residents of the affordable rental units, (c) the eligibility of the initial residents, and (d) the form of the rental agreement used. For projects with senior occupancy requirements or restrictions on the number of motor vehicles per resident, obtain from the Community Development Director, or Director's designee in the City's Housing Programs Division, written approval of the recorded implementing document, which assures compliance with the senior housing restriction and/or the restrictions on the number of motor vehicles owned, used, possessed or stored by residents.

J. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent

subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

NOTICE OF APPROVAL TIME LIMITS:

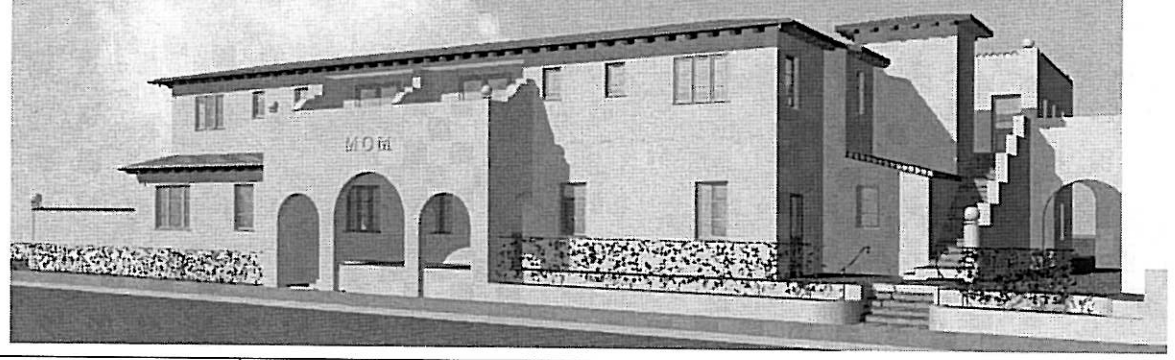
The Staff Hearing Officer's action approving the Modifications shall terminate two (2) years from the date of the approval, per Santa Barbara Municipal Code §28.87.360, unless:

1. An extension is granted by the Community Development Director prior to the expiration of the approval; or
2. A Building permit for the use authorized by the approval is issued within and the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy.
3. The approval has not been discontinued, abandoned or unused for a period of six months following the earlier of (a) an Issuance of a Certificate of Occupancy for the use, or (b) two (2) years from granting the approval.

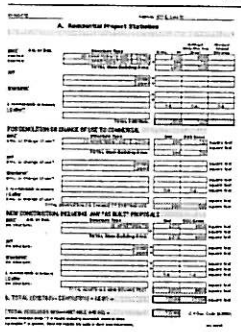
EXHIBIT B

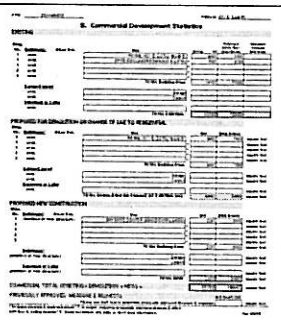
MOM'S PLACE

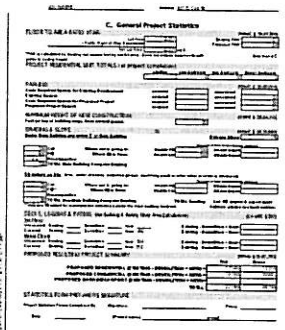
AN EIGHT UNIT APARTMENT COMPLEX
AND DAYCARE CENTER
THE TRANSITION HOUSE
421 E. COTA STREET - SANTA BARBARA

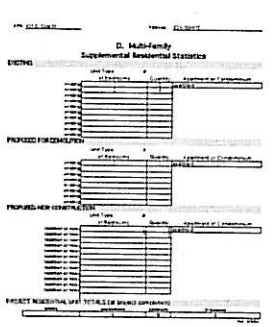


STATISTICS









CODE ANALYSIS

OCC. GROUPS PROPOSED: R-2, E-4
OCC. GROUPS EXISTING: B, E, R-2
CONST. TYPE: V-A (EXISTING AND PROPOSED)
BLDG. CODE: 2007 CBC

FIRE SPRINKLERS?:	YES
MIXED OCCUPANCY?:	YES
SEPARATED / NON-SEPARATED?: (USING MOST RESTRICTIVE E-4)	NON-SEPARATED
MAX BLDG. HEIGHT ALLOWED:	70 / 3-STORY*
MAX BLDG HEIGHT PROPOSED:	47 / 3-STORY
* WITH FIRE SPRINKLER INCREASES	
ALLOWABLE BLDG. AREA, TABLE 503 (USING MOST RESTRICTIVE E-4)	18,500 SF
ALLOWABLE HEIGHT (TABLE 503): (USING MOST RESTRICTIVE E-4)	5/11 STORY
USING FIRE SPRINKLER INCREASE, CBC 504.1 ADD 20' AND 1 STORY	70/2 STORY
ALLOWABLE AREA INCREASES: (USING MOST RESTRICTIVE E-4) AREA DETERMINATION (CBC 506.4) 18,500 SQ FT X 2=	37,000 SF
TOTAL AREA (EXISTING & PROPOSED)	23,635 SF

REGULATE EXISTING AND PROPOSED STRUCTURES AS ONE BUILDING PER CBC 903.1.2.

EXISTING BUILDING AREAS:
(USING CBC BUILDING AREA DEFINITIONS)

/E/OFFICES	1,675 SF
/E/CLASSROOMS	1,727 SF
/E/DAYCARE (PROPOSED CLASSROOM)	1,037 SF
/E/APARTMENTS	6,230 SF
/E/CONFERENCE	373 SF
/E/EMPLOYEE LOUNGE	161 SF
/E/LOBBY	640 SF
/E/STORAGE/UTILITY/RESTROOMS/LAUNDRY	615 SF
/E/CORRIDOR (1ST FLOOR)	1,753 SF
/E/CORRIDOR, EGRESS BALCONY	637 SF
TOTAL EXISTING:	15,154 SF

PROPOSED BUILDING AREAS:
(USING CBC BUILDING AREA DEFINITIONS)

2 BEDROOM APARTMENTS	4,256 SF
3 BEDROOM APARTMENTS	2,016 SF
DAYCARE CENTER:	
PLAY AREA (W/KITCHEN AREA)	1,005 SF
QUIET AREA	400 SF
RECEPTION	350 SF
OFFICE	93 SF
STORAGE / RESTROOM	65 SF
ELEVATOR EQUIP ROOM	52 SF
LAUNDRY	87 SF
UTILITY	45 SF
TOTAL:	8,481 SF
TOTAL (EXISTING & PROPOSED):	23,635 SF

PROJECT TEAM

ARCHITECT:

CP+MW jv
Christine Pierron and Mark Wienke
A Joint Venture Architectural Studio
629 State Street, Suite 251
Santa Barbara, CA 93101
805-685-0171

SURVEYOR:

Prober Land Surveying
122 S. Patterson Ave, Suite C-123
Santa Barbara, CA 93111
805-452-0690

SOILS & GEOTECHNICAL ENGINEER:

Earth Systems
1731-A Walker St
Ventura, CA 93003
805-642-6727

CIVIL ENGINEER:

Erie & Van Sande
114 Calle Cesar Chavez, Suite 210
Santa Barbara, CA 93101
805-963-3692
622-416-6537

LANDSCAPE ARCHITECT:

Common Ground
629 State Street, Suite 248
Santa Barbara, CA 93101
805-963-7068

PARKING CALCULATIONS

REQUIRED:		
COMMERCIAL:		
(E) ADMINISTRATION: 6075 SF (NET)	1SPACE / 250 SF	22 SPACES
INI DAYCARE: 25 CHILDREN	1 SPACE/10 CHILDREN	3 SPACES
7 EMPLOYEES	1 SPACE / EMPLOYEE	7 SPACES
SUB TOTAL		32 SPACES
10% REDUCTION FOR BUILDINGS OVER 10,000 S.F.		-4 SPACES
TOTAL COMMERCIAL		28 SPACES
RESIDENTIAL:		
(E) 8 AFFORDABLE APARTMENTS		8 SPACES
(N) 8 AFFORDABLE APARTMENTS		8 SPACES
GUEST PARKING	1 SPACE/4UNITS	4 SPACES
TOTAL RESIDENTIAL		20 SPACES
TOTAL REQUIRED		48 SPACES
PROPOSED: (INCLUDES 3 HC SPACES AND 7 COMPACT SPACES)		37 SPACES

MODIFICATIONS REQUESTED

1. MODIFICATION REQUESTED FOR A REDUCTION IN THE REQUIRED PARKING.
2. MODIFICATION REQUESTED FOR A REDUCTION IN THE PRIVATE OUTDOOR LIVING SPACE.

SEPARATE PERMITS:

FIRE SPRINKLER SYSTEM SHALL BE SUBMITTED UNDER A SEPARATE PERMIT.

FIRE ALARM SYSTEM SHALL BE SUBMITTED UNDER A SEPARATE PERMIT.

PROJECT DATA

PROPERTY OWNER:	TRANSITION HOUSE
A.P.N.:	031-160-010
ADDRESS:	421 E. COTA ST
ZONING:	C-M
MST:	2009-01250

GENERAL PLAN NEIGHBORHOOD:
EASTSIDE, LOWER EAST

HIGH FIRE: NO
FLOOD ZONE: YES
AVG. SLOPE: 2%

SITE AREA:
421 E. COTA: 42,221 SF

MAX BLDG. HEIGHT ALLOWED: 60', 4-STORIES
MAX BLDG HEIGHT PROPOSED: 47' 3-STORIES

YARD REQUIREMENTS: MIXED - USE PROJECT
FRONT YARD SETBACK: 0 FT

INTERIOR YARD SETBACK: 0 FT

PARKING
SEE STATISTICS UNDER SEPARATE HEADING

BICYCLE PARKING
BIKE PARKING REQUIRED: 8 REQUIRED
1 BIKE SPACE PER 7 REQ'D AUTOMOBILES (56 / 7 = 8 SP)

BIKE PARKING PROVIDED: 8 SECURED COVERED SPACES

OPEN YARD/OUTDOOR LIVING:
USING THE PRIVATE OUTDOOR LIVING SPACE METHOD

REQUIRED:	
TWO-BEDROOM @ GROUND FLOOR	140 SF / 10'
TWO-BEDROOM @ 2ND FLOOR	84 SF / 6'
THREE-BEDROOM @ 2ND FLOOR	96 SF / 6'
PROVIDED:	
TWO-BEDROOM @ GROUND FLOOR	7'-0"X 12'-0" PATIO, 84 SF*
TWO-BEDROOM @ 2ND FLOOR	7'-0"X 12'-0" PATIO, 84 SF
THREE BEDROOM @ 2ND FLOOR	7'-10"X 12'-0" PATIO, 96 SF

* MODIFICATION REQUESTED FOR A REDUCTION IN AREA AND MIN. DIMENSION FOR THE GROUND FLOOR UNITS

REQUIRED:
10% OF NET LOT AREA (LESS SETBACKS)
42,221 X .1 = 4,222 SF REQUIRED

PROVIDED:
SEE ENLARGED SITE PLAN, SHEET A-002
OPEN SPACE SHOWN IN GREY DIAGONAL HATCH

DAYCARE OUTDOOR AREA	1,520 SF
OPEN SPACE 1	2,702 SF
TOTAL MEETING 10%	4,222 SF

REQUIRED:
MIN. 15'X 15' COMMON OPEN AREA

PROVIDED:
SEE ENLARGED SITE PLAN, SHEET A-002 FOR 15'X 15' MIN AREA

LOT COVERAGE:

	SQ.FT	%
BUILDING	13,287	31.4
LANDSCAPING	5,734	13.5
HARDSCAPE	23,196	55.1
TOTAL	42,221	100

SHEET INDEX

	BOOK COVER	☐
A-001	COVER SHEET	☒
A-003	SITE PLAN / EXISTING & DEMO PLAN	☒
A-002	ENLARGED SITE / 1ST FLOOR PLAN	☒
A-101	2nd FLOOR PLAN / ROOF PLAN	☒
A-201	ELEVATIONS	☒
A-202	ELEVATIONS / SECTIONS	☒
A-4.1	Landscape Plan	☒

APPLICABLE CODES:

2007 CBC, 2007 CEC, 2007CMC, 2007 CPC
2007 ENERGY CODE, CHEC STATE CODES
AND THE CITY OF SANTA BARBARA ORDINANCE

SCOPE OF WORK

DEMOLISH (E) MIXED-USE COMMERCIAL 2-STORY BUILDING AND (E) PAVING. PROPOSAL FOR (N) AFFORDABLE APARTMENT COMPLEX OF (6) 3-BEDROOM & (2) 2-BEDROOM UNITS, AND A DAY CARE CENTER.

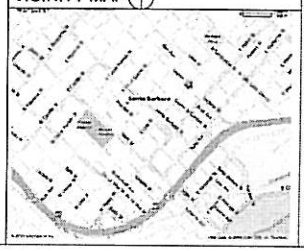
*** RESTRICTED TO AFFORDABLE HOUSING.

PROJECT INCLUDES A REQUIRED OUTDOOR PLAY AREA FOR THE DAYCARE CENTER AND COURTYARD AREAS FOR GENERAL USE.

THE GRADE IS PROPOSED TO BE RAISED TO MEET FLOOD ZONE REQUIREMENTS.

A MODIFICATION IS REQUESTED FOR REDUCTION IN PARKING.
A MODIFICATION IS REQUESTED FOR THE REDUCTION IN THE PRIVATE OUTDOOR LIVING SPACE.

VICINITY MAP



CP+MW: jv

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ARCHITECT, AIA
+
MARK WIENKE
ARCHITECT, AIA

a joint venture
architectural studio

CP+MW: jv
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SANTA BARBARA, CA 93101

MARK@MARKWIENKE.COM
T: (805) 685.0171

C@PCHRISTINEPIERRON.COM
T: (805) 448.1175

NOT FOR CONSTRUCTION

Licensed Architect State of California C-23549 Mark Wienke

Licensed Architect State of California C-23397 Christine Pierron

MW STAMP		7/14/09
CP STAMP		7/14/09

LEGAL NOTICE

COVER SHEET

"MOM'S PLACE" - 421 COTA STREET

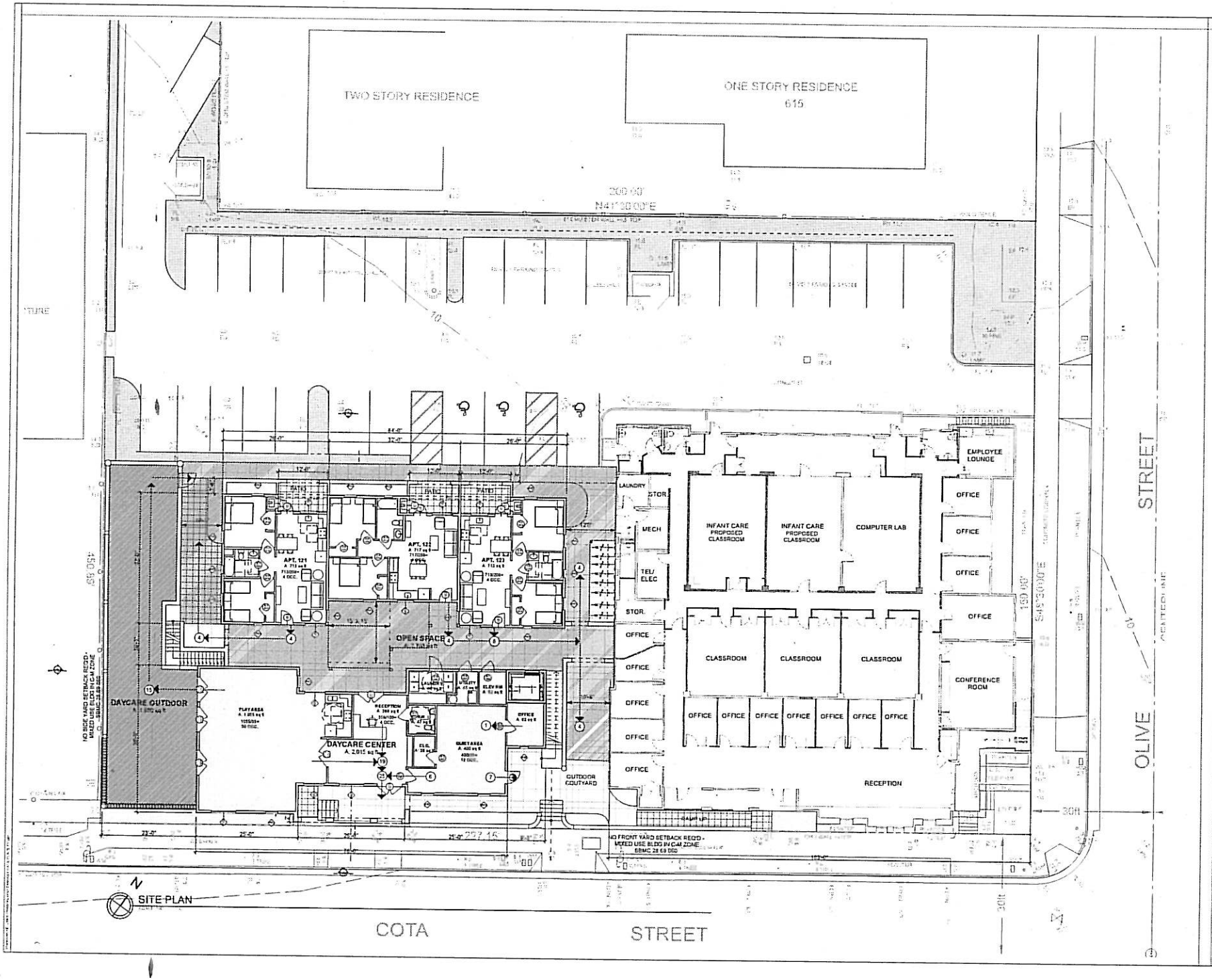
TRANSITION HOUSE
425 COTA STREET
SANTA BARBARA, CA 93101
(805) 966-96-68

DATE	DESCRIPTION
05-13-2009	ABR CONCEPT REVIEW
07-13-2009	ABR CONCEPT REVIEW
07-13-2009	SHO/MOD SUBMTL

SHEET OF

A-001

7/14/09 DATE PRINTED



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NOT FOR CONSTRUCTION

Licensed Architect
State of California
C-29397
Christine Pierron
Registered Professional Engineer

Licensed Architect
State of California
C-22549
Mark Wienke
Registered Professional Engineer

WET SIGN
DATE 7/14/09

LEGAL NOTICE

ENLARGED SITE / 1ST FLOOR PLAN

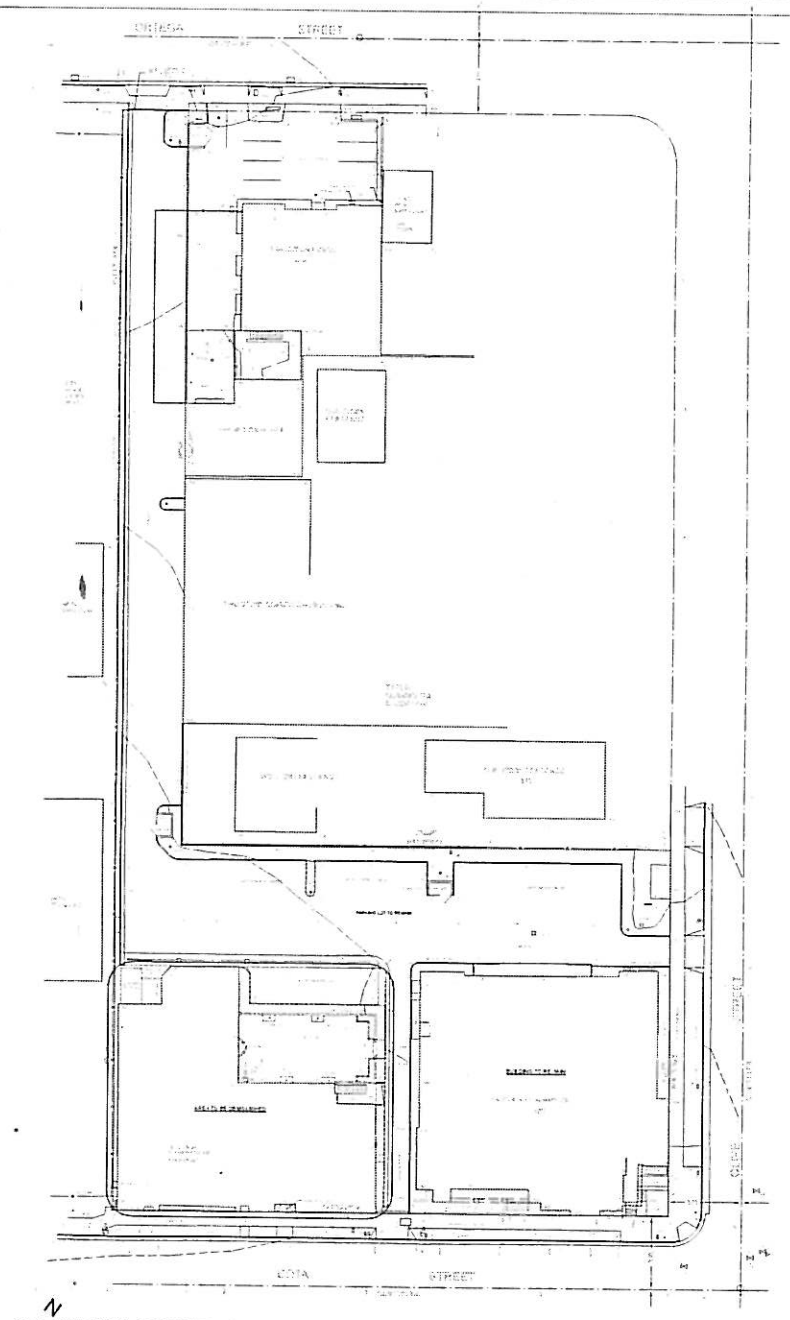
"MOM'S PLACE" - 421 COTA STREET

TRANSITION HOUSE
425 COTA STREET
SANTA BARBARA, CA 93101
(805) 966-96-68

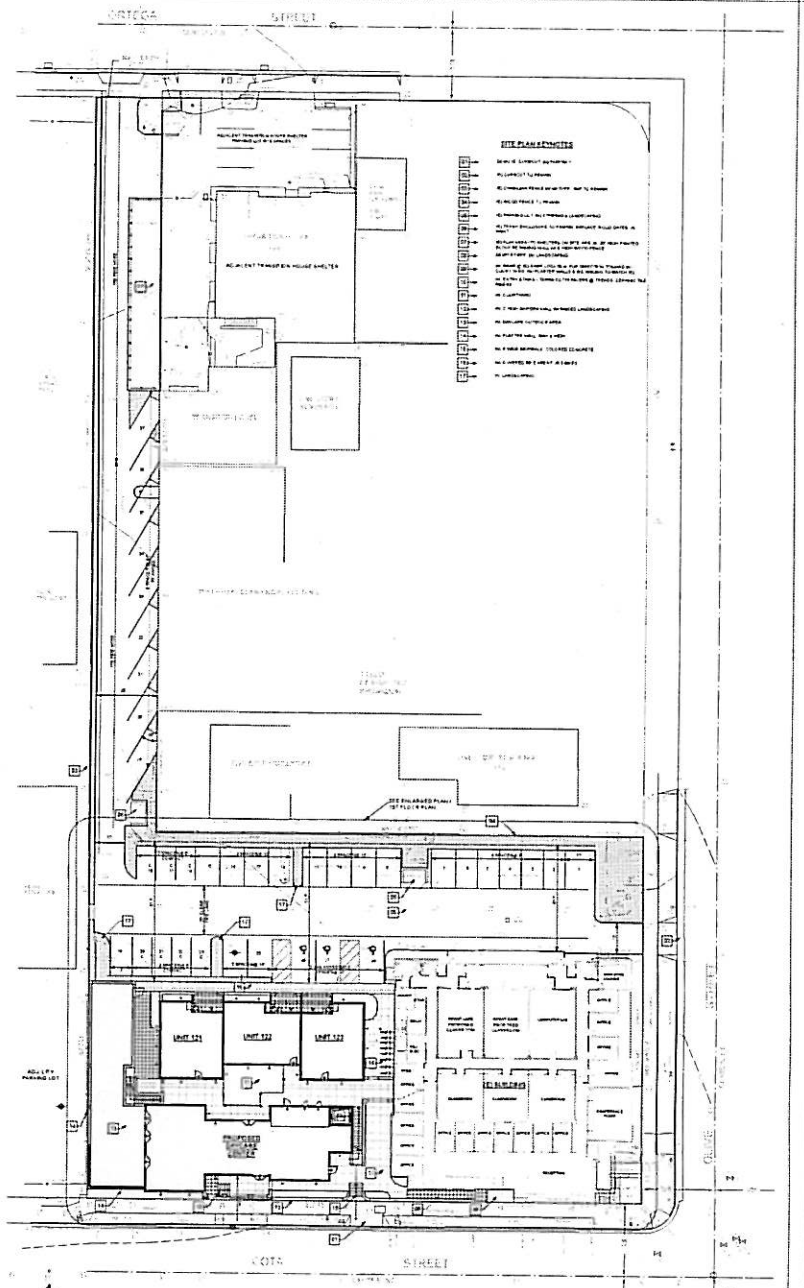
DATE	DESCRIPTION
06-13-2009	ABR CONCEPT REVIEW
07-13-2009	ABR CONCEPT REVIEW
07-13-2009	SHO/MOD SUBMTL

A-002

7/14/09 DATE PRINTED



EXISTING / DEMO PLAN



SITE PLAN

CP+MW: jv

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MET SEAL DATE 7/14/09

Licensed Architect State of California C-23157 Christine Pierron

MET SEAL DATE 7/14/09

LEGAL NOTICE

SITE PLAN / EXISTING & DEMO PLAN

"MOM'S PLACE" - 421 COTA STREET

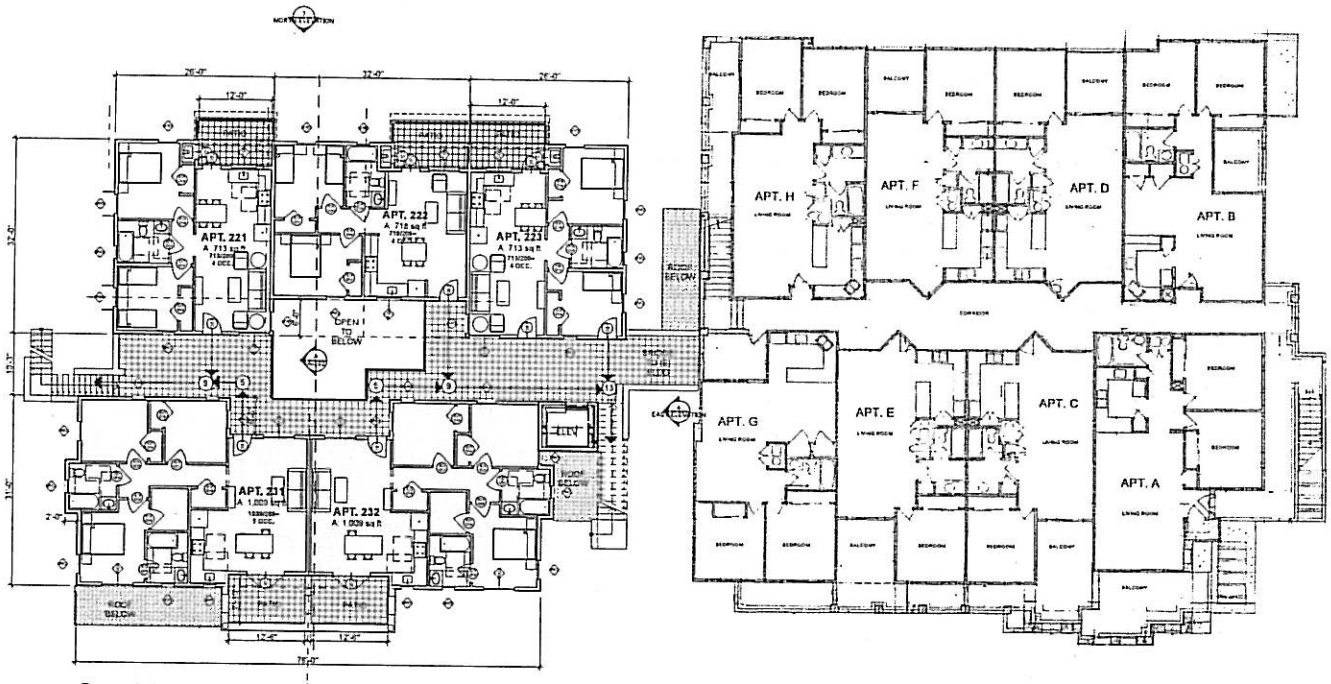
TRANSITION HOUSE
425 COTA STREET
SANTA BARBARA, CA 93101
(805) 966-96-68

DATE	DESCRIPTION
05-13-2009	ABR CONCEPT REVIEW
07-13-2009	ABR CONCEPT REVIEW
07-13-2009	SHO/MOD SUBMTL

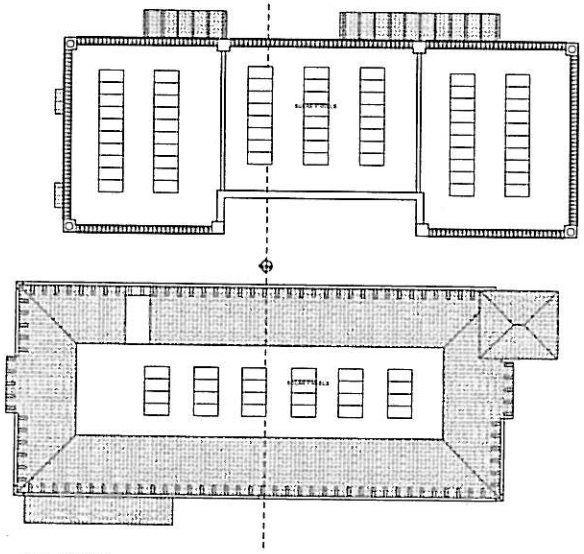
SHEET OF

A-003

7/14/09 DATE PRINTED



1 2nd FLOOR PLAN



2 ROOF

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LEGAL NOTICE

2nd FLOOR PLAN / ROOF PLAN

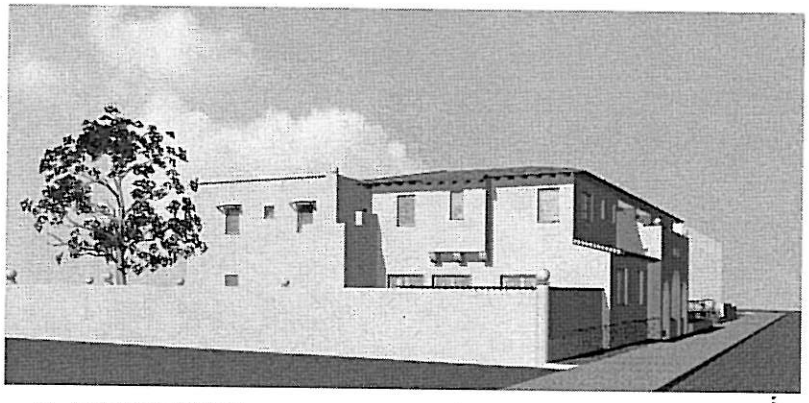
"MOM'S PLACE" - 421 COTA STREET

TRANSITION HOUSE
425 COTA STREET
SANTA BARBARA, CA 93101
(805) 966-96-68

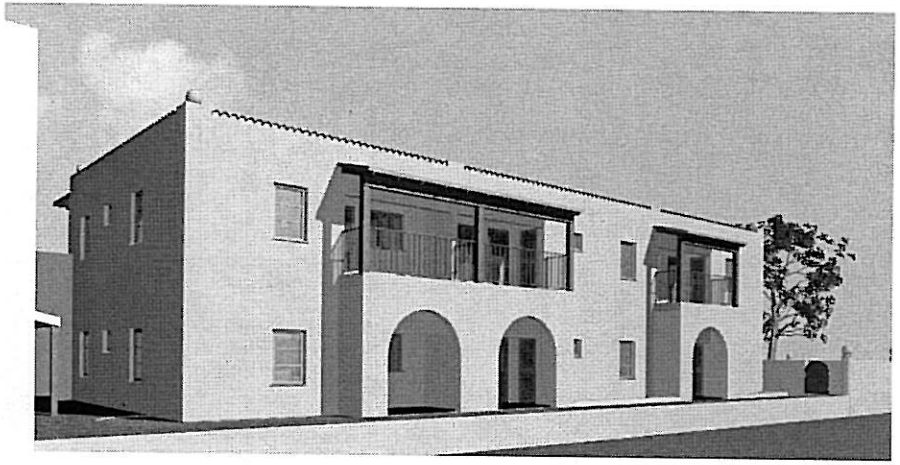
DATE	DESCRIPTION
09-13-2009	ABR CONCEPT REVIEW
07-13-2009	ABR CONCEPT REVIEW
07-13-2009	SHO/MOD SUBMT'L

A-101

7/14/09 DATE PRINTED



2 VIEW LOOKING NORTH



2 VIEW AT BACK

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Christine Pierron

NET SIGN DATE 7/14/09

NET SIGN DATE 7/14/09

LEGAL NOTICE

ELEVATIONS

"MOM'S PLACE" - 421 COTA STREET

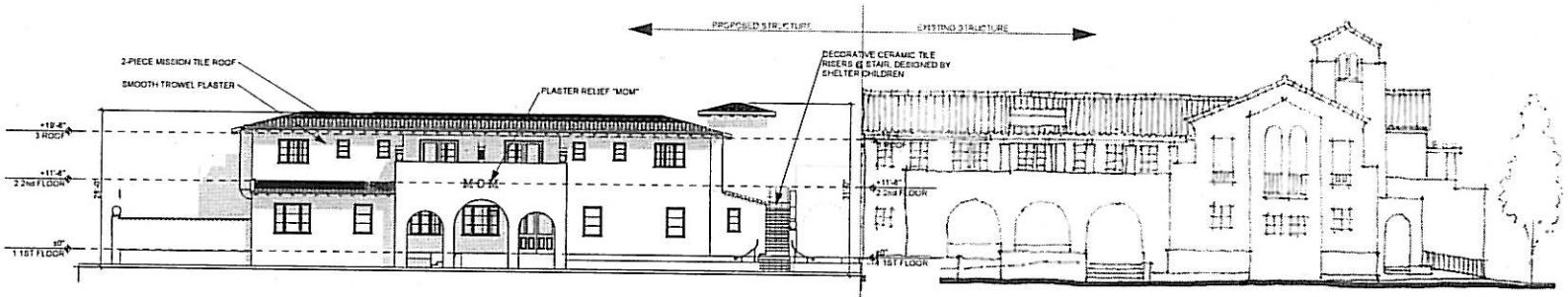
TRANSITION HOUSE
425 COTA STREET
SANTA BARBARA, CA 93101
(805) 966-96-68

DATE	DESCRIPTION
[illegible]	A&R CONCEPT REVIEW
[illegible]	A&R CONCEPT REVIEW
07-13-2009	SHO/MCO SUBMTL

SHEET # OF #

A-201

7/14/09 DATE PRINTED



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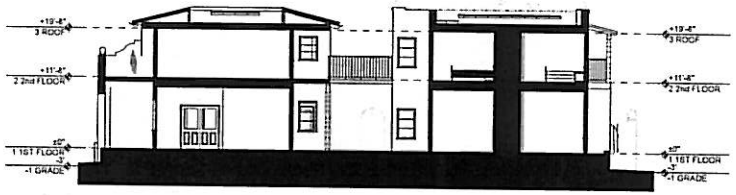
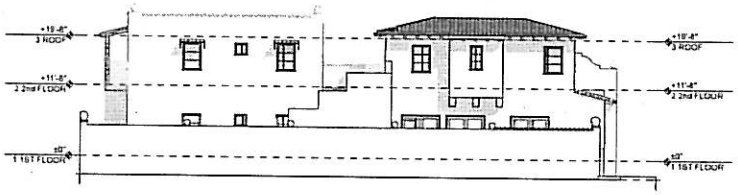


A SECTION



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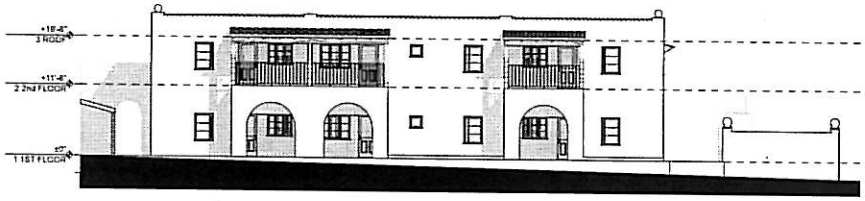

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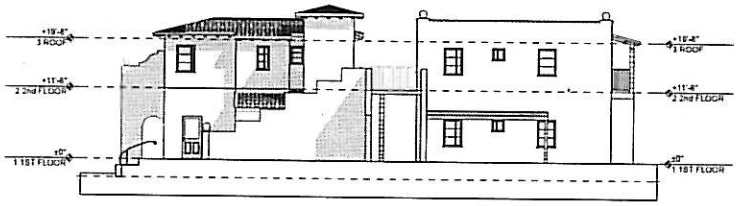

4 EAST ELEVATION

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Licensed Architect State of California C-29397 Christine Pierron

NET SIGN DATE 7/14/09

LEGAL NOTICE

ELEVATIONS / SECTIONS

"MOM'S PLACE" - 421 COTA STREET

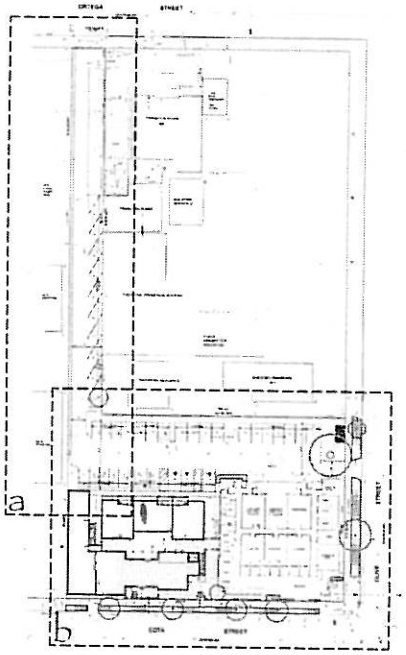
TRANSITION HOUSE
425 COTA STREET
SANTA BARBARA, CA 93101
(805) 966-96-68

DATE	DESCRIPTION
05-13-2009	ABR CONCEPT REVIEW
07-13-2009	ABR CONCEPT REVIEW
07-13-2009	SHO/MOD SUBMTL

SHEET 7 OF 8

A-202

7/14/09 DATE PRINTED



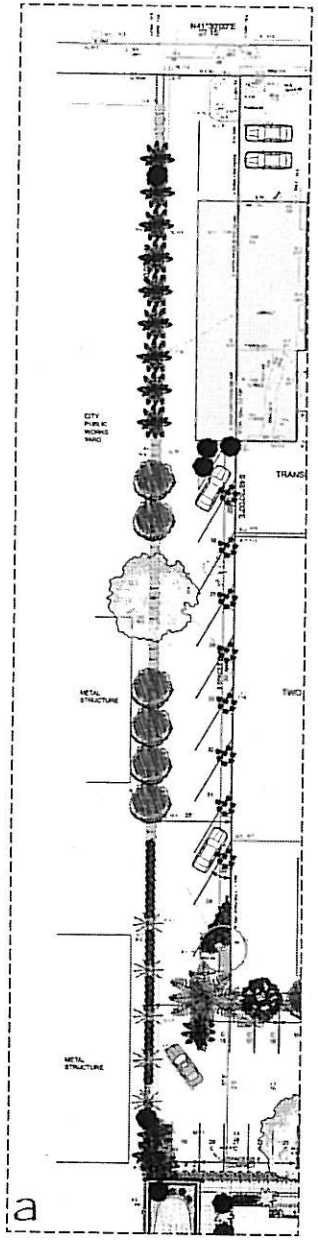
SITE PLAN - *scale: 1"=40'-0"*

PLANT LEGEND

- OLIVE TREE
- SWEETSHADE
- GINKGO
- MEX. FAN PALM
- CANARY ISLAND DATE PALM
- KING PALM
- QUEEN PALM
- ARBUTUS 'MARINA'
- GOLD MEDALLION TREE (Cassia leptophylla)
- GIANT BIRD OF PARADISE
- PYGMY DATE PALM
- CHAMAEDOREA PALM
- CORDYLINE
- TASMANIAN TREE FERN
- CYCAD
- BOXWOOD (12")
- EXISTING PLANTINGS TO REMAIN
- EXISTING TREE TO REMAIN AND BE PROTECTED

PROJECT NORTH

W E S



CONCEPT

The landscape design concept for the Transition House is intended to assist the residents of the facility by providing a wide variety of beautiful sub-tropical plantings, private sitting areas and lush courtyard spaces for socializing.

The focal point in the middle courtyard centers around a whimsical boxwood spiral with a fountain, which provides a pleasant sound as well as a perceived cooling effect.

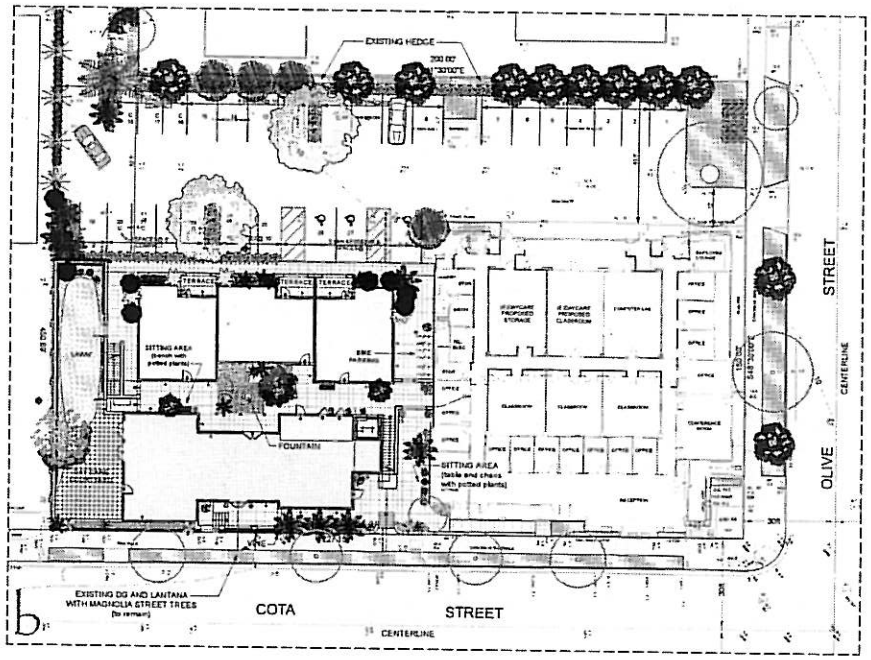
The enclosed play area is utilized by the day care center during the daytime and residents after hours. It is composed of a lawn area with smooth sinuous curves, bounded by soft grasses and creeping fig trained on the walls. A shade tree is provided for relief on hot days and moveable furniture allows for a variety of arrangements.

Overall, many vertical plants such as palms, flowering vines and Giant Bird of Paradise will be used to complement and soften the two story architecture and to allow the garden to be appreciated from the second story catwalk.

PRELIMINARY PLANT LIST

COMMON NAME	BOTANICAL NAME
Grasses	
Deer Grass	Muhlenbergia rigens
Canyon Prince Wild Rye	Leymus condensatus 'Canyon Prince'
Acorus	Acorus gramineus 'Ogon'
Blue Sedge	Carex glauca
Berkeley Sedge	Carex tumulicola
Groundcovers	
Prostrate Natal Plum	Carissa macrocarpa 'Prostrata'
Pink Groundcover Myoporum	Myoporum parvifolium 'Pink'
Dymondia	Dymondia margaretae
Ornamental Strawberry	Fragaria chiloensis
Lantana Plant	Helichrysum 'Limelight'
Star Jasmine	Trachelospermum jasminoides
Fairy Fan Flower	Scaevola 'Mauve Clusters'
NCN	Houlbrynia cordata 'Chameleon'
Coastal Gem Ceanothus	Ceanothus longiflorus 'Coastal Gem'
Jasmin	Littonia lindlera
Hardiest Bougainvillea	Bougainvillea cavendisha
Herbaceous Perennials	
Waterloved Daisies	Osteospermum
Yarrow	Achillea 'Moonshine' / 'Salmon Beauty' / 'Paprika'
Orange Kangaroo Paw	Anigozanthos 'Angel Glow'
Chinese Goldmine Bamboo	Bambusa multiplex 'Golden Goldmine'
NCN	Farfugium (Ligularia tussilaginea)
Coral Bells	Heuchera maxima 'Canyon Bells'
Mondo Grass	Ophiopogon japonicus
Giant Liriope	Liriope gigantea
Pink Grass	Jamesia pauciflora 'Pink Blush'
Carex	Carex tumulicola
Carex	Carex 'Tenuiculmis'
New Zealand Flax	Phormium 'Bronze Baby'
Dwarfy	Hemerocallis 'Sir Stuart Strong'
Dwarf Philodendron	Philodendron 'Xanadu'
Small Horsetail	Equisetum scoparium
Papyrus	Cyperus papyrus
Variegated Agapanthus	Agapanthus 'Variegata'
Ornamental Asparagus	Asparagus densiflorus 'Myers'
various forms	
Succulents	
Fan Tail Agave	Agave attenuata
Blue Fan Tail Agave	Agave attenuata 'Nova'
Fan Aloe	Aloe plicatilis
Eberhart's Fanel	Portulacaria afra
Blue Echeveria	Echeveria cornicolata
Dwarf Crassula	Crassula ovata 'Cristata Dwarf'
Aeonium	Aeonium 'Mint Sauce'
Giant Red Aeonium	Aeonium 'Velvetus'

COMMON NAME	BOTANICAL NAME
Shrubs	
Dwarf Mexi Orange	Pittosporum tobira 'Wheeler's Dwarf'
Oleander	Nerium Oleander 'Petite Salmon'
Indian Hawthorn	Rhaphiolepis umbellata 'Minor'
Abutilon	Abutilon m. 'Little Imp'
Azalea	Azalea 'Red Wing'
Japanese Aucuba	Fatsia japonica
Japanese Aucuba	Aucuba japonica
Honey Bush	Melianthus major
Camellia	Camellia sasanqua 'Cleopatra'
Epidendrum	Epidendrum x. obrienianum
Heavenly Bamboo	Nandina 'Royal Princess'
Cycad	Cycas revoluta
Long Leafed Yellowwood	Podocarpus henkelii
Fringe Flower	Loropetalum chinense 'Rubidanthum'
Beautiful	Elaeocarpus japonicus 'Winter Gem'
Tibouchina	Tibouchina pulchra 'Purple Heart'
Dwarf Hydrangea	Hydrangea 'Dwarf'
Trees	
Fruitless Olive	Olea 'Fruitless'
Jacaranda	Jacaranda mimosifolia
Arbutus 'Marina'	Arbutus 'Marina'
Saratoga Garage	Ginkgo biloba 'Saratoga'
Kentia Palm	Howea forsteriana
Tasmanian Tree Fern	Dicksonia antarctica
NCN	Chamaerops humilis
Trachycarpus fortunei	Windmill Palm
Eucalyptus	Hymenosporum flavum
Queen palm	Syagrus romanzoffianum
King Palm	Archontophoenix cunninghamiana
Washingtonia robusta	Mexican Fan Palm
Redbud	Cercis canadensis 'Forest Pansy'
Bronze Loquat	Eriobotrya deflexa
Giant Bird of Paradise	Strelitzia nicolai
Canary Island Date Palm	Phoenix canariensis
Pygmy Date Palm	Phoenix roebelenii
Vines	
California Grape	Vitis californica 'Roger's Red'
Boston Ivy	Parthenocissus tricuspidata
Creeping Fig	Ficus repens
NCN	Fatshedera lizei
Giant Burmese Honeysuckle	Lonicera hildebrandiana
Yellow Orange Orange Vine	Pandorea pandorana 'Golden Showers'
Evergreen Clematis	Clematis armandii
Coral Gold Vine	Solanum wendlandii



PRELIMINARY LANDSCAPE PLAN - *scale: 1/16"=1'-0"*

COMMON GROUND

LANDSCAPE ARCHITECTURE
LANDSCAPE CONSTRUCTION
CONSULTING / MANAGEMENT

629 state street, suite 248
santa barbara, ca 93101
ph: 805.963.7088
www.cglandscape.com

LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA

Signature
31 JULY 2009
Renewal Date

SHEET NAME: preliminary landscape plan

CLIENT ADDRESS: TRANSITION HOUSE
425 COTA STREET
SANTA BARBARA, CA 93101

REVISIONS | DATE | PAGE: 13 JULY 2009

JOB NUMBER: #2009 - 23 - 1.0

DRAWN BY: CG

DATE: 29 JUNE 2009

SHEET: L-1.0

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CP+MW: jv

RECEIVED
JUL 14 2009
CITY OF SANTA BARBARA
PLANNING DIVISION

July 14, 2009

To: Staff Hearing Officer
City of Santa Barbara Planning Department
630 Garden Street
Santa Barbara, CA

Re: **Two Modification Requests** for
A Mixed Use Building of a Daycare Center & (8) Affordable Apartments
Transition House
421 East Cota Street
Santa Barbara, CA
APN's 031-160-010

MST-2009-00250

Dear Staff Hearing Officer,

1. We are submitting for your review and approval this application for a new Mixed Use building for **Transition House** comprised of 8 affordable apartments and an affordable Daycare Center. The project will be a two story, approximately 10,000 square foot detached building, located adjacent to and on the same parcel as the Transition House Administration building, which will remain. We are requesting approval from the Staff Hearing Officer for **two modifications** for this project.

2. We are requesting a **modification to allow for a reduction in the required number of parking spaces**. Per zoning the project would require 58 parking spaces, we are proposing 37 spaces. A Parking Demand Study was done by ATE and is included in this application. There study shows the demand at 33 spaces so the proposed 37 spaces would exceed that demand. We have also included an Operations letter from Transition House explaining their on-site management. We believe the reduction in parking is supportable because the existing tenants and targeted tenants for this project are low to no income households with typically low car ownership rates, many of the staff at Transition House are part time and use public transportation, there is a MTD bus stop located directly in front of the project facilitating the use of alternative transportation.

3. We are requesting a **modification for a reduction in the required depth and square footage of the private outdoor living space for the ground level two-bedroom apartments**. The Zoning Ordinance requires 140 square feet and 10' minimum. We will be providing 84 square feet and 6' minimum dimensions at these ground level apartments, the same as required for the 2nd floor units. The 2nd floor 2-bedroom and 3-bedroom apartments are meeting the private outdoor living space requirements. We are requesting this reduction at the ground floor units to allow for an over all improvement in the quality of outdoor and indoor space for the project. By reducing the depth and square footage of these spaces we are able to preserve a 10' minimum wide interior courtyard which provides the building code minimum to avoid a fire rated condition that would require inoperable windows to these apartments. We believe the access to cross ventilation this provides, as well as the improved common outdoor living area in the central court with this larger space outweighs the additional depth and square footage of the private outdoor living space. In addition, the Transition House program would wish to avoid too large of private outdoor living spaces to discourage a common tendency of the recently homeless to hoard items. They would also prefer to encourage the use of common outdoor areas by their tenants to create a sense of community. We also

EXHIBIT C

believe the equality of the two bedroom units to all have equal private outdoor space is also a benefit to this project.

4. The site is located at 421 E Cota Street, adjacent to the Transition House Administration Building. The existing building (proposed to remain) at 425 E. Cota St. currently houses the Transition House offices, classrooms, and an infant daycare center on the 1st floor. The second floor houses (8) affordable apartments, (four 1-bedroom and four 2-bedroom). The infant daycare center will become classroom use when the new Daycare center is completed. The existing building at 421 E. Cota St, is proposed to be demolished. Commonly know as Mom's, the building has 7400 square feet of retail on the 1st floor and a 1-bedroom, 720 square foot apartment on the second floor. There is an existing parking lot accessed from Olive St and from Ortega St that is proposed to remain. The site is zoned C-M and the adjacent properties are all also zoned C-M.

There are no significant trees or other vegetation proposed to be removed on the site. There is no significant grading that is required. The proposed project will include a 1500 square foot outdoor area for the daycare center that will also be available to the tenants during off hours. The project is designed using courtyard housing principles providing two new courtyard areas for general use.

We are proposing an approximately 2000 square foot, 25 child, licensed Daycare Center that will service very low to no income families for 6 month to 2 year old children. Homeless families in the Transition House Shelter, and others referred by partnering social service agencies, will be using the daycare center. This proposed center will replace the existing 12-child infant care center currently housed in the 425 E. Cota building. This space will be converted to additional classroom space for Transition House.

We are also proposing (8) affordable apartments, six 2-bedroom and two 3-bedroom, a laundry for the tenants and a new elevator to benefit both the proposed apartments and the existing apartments at 425 E. Cota St via a proposed bridge connection to the existing building. The 2-bedroom units are approximately 720 square feet each and the 3-bedroom apartments are approximately 1000 square feet each.

This project was reviewed by the **Architectural Board of Review** on May 13, 2009 and July 13, 2009. It has received positive comments concerning its site planning, it's size, bulk and scale, and it's overall neighborhood compatibility as well as support for the modification requests.

A **Phase 1 Archaeological Report** has been submitted for review by the Historic Landmark's Committee and is expected to be reviewed at the July 22, 2009 review date. A **Historic Structures report** was reviewed and approved by the Historic Landmark's Committee on May 27, 2009.

The project site is located in the flood zone and we are proposing to raise the finish grade to meet the flood zone requirements and align with the existing finish floor levels of the building at 425 E. Cota which was also built to meet the flood zone standards.

We believe that this project provides a tremendous benefit to the city of Santa Barbara, providing much needed affordable housing and Child Daycare to people in need, in a project designed to create a sense of community and neighborhood. The project has been designed to be environmentally friendly including photovoltaic panels on the flat roofs, cross ventilation and access to sun for the units, and other sustainable features and materials.

CP+MW: jv

We look forward to working with the city and the community at large to create this project. Please contact us with any questions or if any additional information is needed.

Thank you for considering our request.

Best regards,

CRP

Christine Pierron, AIA

Mark Wienke, AIA

CHRISTINE PIERRON ARCHITECT, AIA + MARK WIENKE ARCHITECT, AIA : a joint venture architectural design studio
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Scott A. Schell, AICP, PTP

July 11, 2009 09050L01.WP

Kathleen Baushke
Director
Transition House
425 East Cota Street
Santa Barbara, CA 93101

PARKING STUDY FOR THE TRANSITION HOUSE EXPANSION PROJECT - CITY OF SANTA BARBARA

Associated Transportation Engineers (ATE) has prepared the following parking study for the Transition House Expansion Project, proposed at 421 E. Cota Street in the City of Santa Barbara. The study quantifies the parking demands associated with the project and evaluates the adequacy of the proposed parking supply.

Project Description

The Transition House Expansion Project is proposing to demolish the existing building located at 421 E. Cota Street and develop 8 affordable apartment units for Transition House clients and a 2,000 SF infant day-care center with a capacity of 25 children. The clients of the day-care facility are typically residents of Transition House shelters or are referred to the center by partnering social service agencies. The existing building to be demolished contains 7,400 square-feet (SF) of retail space and 1 apartment unit.

The project site is located adjacent to the existing Transition House facility at 425 E. Cota Street. The existing two-story Transition House facility currently houses administration offices with 23 full and part-time employees, an infant child-care center with a capacity of 12 infants (6 months to two years), and classroom facilities for adult education classes which are held between 5:00 P.M. and 7:30 P.M. on the bottom floor. The second floor of the building is occupied with 8 affordable apartments units used as transitional housing for homeless families and individuals. With the construction of the proposed project, the child-care facility would be moved to the new building and the vacated space would be used for expanded classroom space and storage.

Parking for the existing and proposed Transition House uses would be provided in the existing parking lot located north of the buildings. The parking lot currently contains 32 spaces and would be reconfigured to provide 37 spaces. Figure 1 (attached to this letter) illustrates the project site plan.

City of Santa Barbara Zoning Ordinance Parking Requirements

The City of Santa Barbara's Zoning Ordinance parking requirements were calculated for the project uses at both 421 E. Cota Street and 425 E. Cota Street. Table 1 presents the results of the calculations.

Table 1
City of Santa Barbara Zoning Ordinance Parking Requirements

Land-Use	Size	Parking Rate	Spaces Required
Administration Building	8,075 SF (Net)	1 Space/250 SF	32 Spaces
Childcare Center	25 Children 7 Employees	1 Space/10 Children 1 Space/Employee	3 Spaces 7 Spaces
Sub-Total			*42 spaces*
10% Reduction for Buildings over 10,000 SF			*-4 Spaces*
Residential Guest Parking	16 Affordable Units	1 Space/Unit 1 Space/4 Units	16 Spaces 4 Spaces
Sub-Total			*20 Spaces*
Total Spaces			**58 Spaces**

The data presented in Table 1 indicate that the City's parking requirement for the project is 58 spaces. The proposed parking supply of 37 spaces does not meet the City's Zoning Ordinance parking requirement. The project will therefore require a modification to the Zoning Ordinance parking requirements.

Parking Demands - Existing Transition House Uses

Transition House staff have developed a parking use matrix for the existing site uses (see attached table). The analysis considers the number of staff and residents that drive and park at the site during different hours of the day, and accounts for the parking demands generated by the retail uses that occupy the building at 421 E. Cota Street. The estimates indicate that during the peak daytime periods, a maximum demand of 26 spaces is anticipated for the existing uses.

In order to verify the parking demands generated by the existing Transition House uses, ATE conducted parking surveys in the existing parking lot located at 425 E. Cota Street. The surveys were conducted on Tuesday, July 7, and Wednesday, July 8, 2009. The number of vehicles parked in the parking lot were observed between 8:00 A.M. and 6:00 P.M. to determine the parking demands generated at the existing facility. The parking spaces allocated to the on-site residents (1 space per unit) were recorded separately. It is also noted that parking in the lot includes 3 vehicles for the existing retail tenants occupying the 421 E. Cota Street building. Table 2 presents the results of the parking surveys conducted at the existing site (survey data is attached for reference).

Table 2
Existing Transition House Parking Surveys

Tuesday, July 7, 2009				
Time	**Residents**	**Staff/Visitor/Retail**	**Total**	**% Occupied**
8:00 A.M.	4 Spaces	6 Spaces	10 Spaces	31%
10:00 A.M.	**7 Spaces**	**19 Spaces**	**26 Spaces**	**81%**
12:00 P.M.	7 Spaces	17 Spaces	24 Spaces	75%
2:00 P.M.	4 Spaces	16 Spaces	20 Spaces	63%
4:00 P.M.	4 Spaces	14 Spaces	18 Spaces	56%
6:00 P.M.	6 Spaces	10 Spaces	16 spaces	50%
Wednesday, July 8, 2009				
Time	**Residents**	**Staff/Visitor/Retail**	**Total**	**% Occupied**
8:00 A.M.	3 Spaces	10 Spaces	13 Spaces	41%
10:00 A.M.	6 Spaces	17 Spaces	23 Spaces	72%
12:00 P.M.	4 Spaces	18 Spaces	22 Spaces	69%
2:00 P.M.	**4 Spaces**	**22 Spaces**	**26 Spaces**	**81%**
4:00 P.M.	5 Spaces	19 Spaces	24 Spaces	75%
6:00 P.M.	3 Spaces	18 Spaces	21 Spaces	66%

The data presented in Table 2 indicate that the parking demands experienced at the existing Transition House parking lot ranged from 10 to 26 vehicles. The peak demand of 26 vehicles occurred on July 7 at 10:00 A.M. and again on July 8 at 2:00 P.M. This demand included 3 vehicles related to the existing retail tenants occupying the 421 E. Cota Street building. The observed parking demands match the estimated demands provided by Transition House staff.

Proposed Transition House Parking Demands

Parking demand estimates were developed for the proposed Transition House uses based on operational data provided by the applicant, as discussed below.

Apartments. The apartments would be occupied by families and individuals transitioning out of homelessness, thus the residents would typically own a maximum of one vehicle. Parking demand estimates for the 8 apartment units therefore assume a maximum of one vehicle per unit. Transition House is proposing to allocate 1 parking space for each of the existing and proposed units. These spaces would be shared with residents and staff from 8:00 A.M. through 5:00 P.M. thus allowing the spaces to be shared during the peak parking periods.

Childcare Center. The childcare center would be staffed with 3 new staff members from 8:00 A.M. to 4:00 P.M. and 1 new employee after 4:00 P.M. It is assumed that each staff member would drive as a "worst case" assumption. Operational data indicates that most parents walk to the site to drop-off and pick-up their children from the daycare center. Parents who do drive to the site would continue to use the available parking spaces for a short time during the drop-off (8:00 A.M. - 8:30 A.M.) and pick-up (4:30 P.M. - 5:00 P.M.) periods.

Table 3 summarizes the parking demand estimates for the new uses.

Table 3
Proposed Parking Demand Estimates

Land Use Existing Uses Parking Demand	Size	Demand Rate Proposed Uses Parking Demand	Total Demand Parking Demand
Apartments	8 Units	1 Space/Unit	8 Spaces
Child-Care	3 Employees	1.0 Space/Employee	3 Spaces

Shared Parking Analysis

A shared parking demand model was developed for the project to determine if the proposed parking supply of 37 spaces would accommodate the existing and proposed Transition House uses (worksheet attached for reference). The shared parking model assumes that the residential spaces would be reserved until 8:00 A.M. and after 5:00 P.M. and would be available for shared staff/visitor parking during the day. The utilization of residential parking spaces during the day were developed based on the occupancies observed during the parking surveys conducted at the existing site. Table 4 presents the results of the shared parking analysis.

Table 4
Transition House Shared Parking Model

Time	Transition House Staff/Visitor Demands		Resident Shared Parking (b)	Total Parking Required
	Existing (a)	Proposed		
8:00 A.M.	7 Spaces	3 Spaces	16 Spaces	26 Spaces
10:00 A.M.	**16 Spaces**	**3 Spaces**	**14 Spaces**	**33 Spaces**
12:00 P.M.	15 Spaces	3 Spaces	14 Spaces	32 Spaces
2:00 P.M.	19 Spaces	3 Spaces	8 Spaces	30 Spaces
4:00 P.M.	16 Spaces	3 Spaces	10 Spaces	29 Spaces
6:00 P.M.	15 Spaces	1 Space	16 Spaces	32 Spaces

(a) Assumes 3 parking spaces recorded during peak demand associated with retail space to be removed as part of the project.

(b) Resident parking spaces to be shared with staff/visitors from 8:00A.M. to 5:00 P.M.

The data presented in Table 4 indicate that the peak parking demand forecast for the project site is 33 vehicles. The proposed parking supply of 37 parking spaces would adequately accommodate the peak parking demand forecasts. The extra spaces will be available for visitor use during peak periods as well as for people dropping off/picking up their children at the childcare facility.

It is noted that the future parking demand estimates developed by ATE are slightly higher than those developed by Transition House staff (33 spaces verses 30 spaces). This discrepancy is due to the fact that the ATE analysis assumes more residents on-site during the day based on the observations recorded during the parking surveys. Transition House staff have indicated that there are currently several individuals living on site that work during the evening hours and are therefore home during the day. The proposed units would be 2 - 3 bedroom units that would be occupied by working families whose schedules are typically during the day (e.g 8:00 A.M. - 5:00 P.M.). It is likely that the future parking demands would be lower than those presented in Table 4, as there will more families working during the day.

This concludes our parking demand study completed for the Transition House Expansion Project.

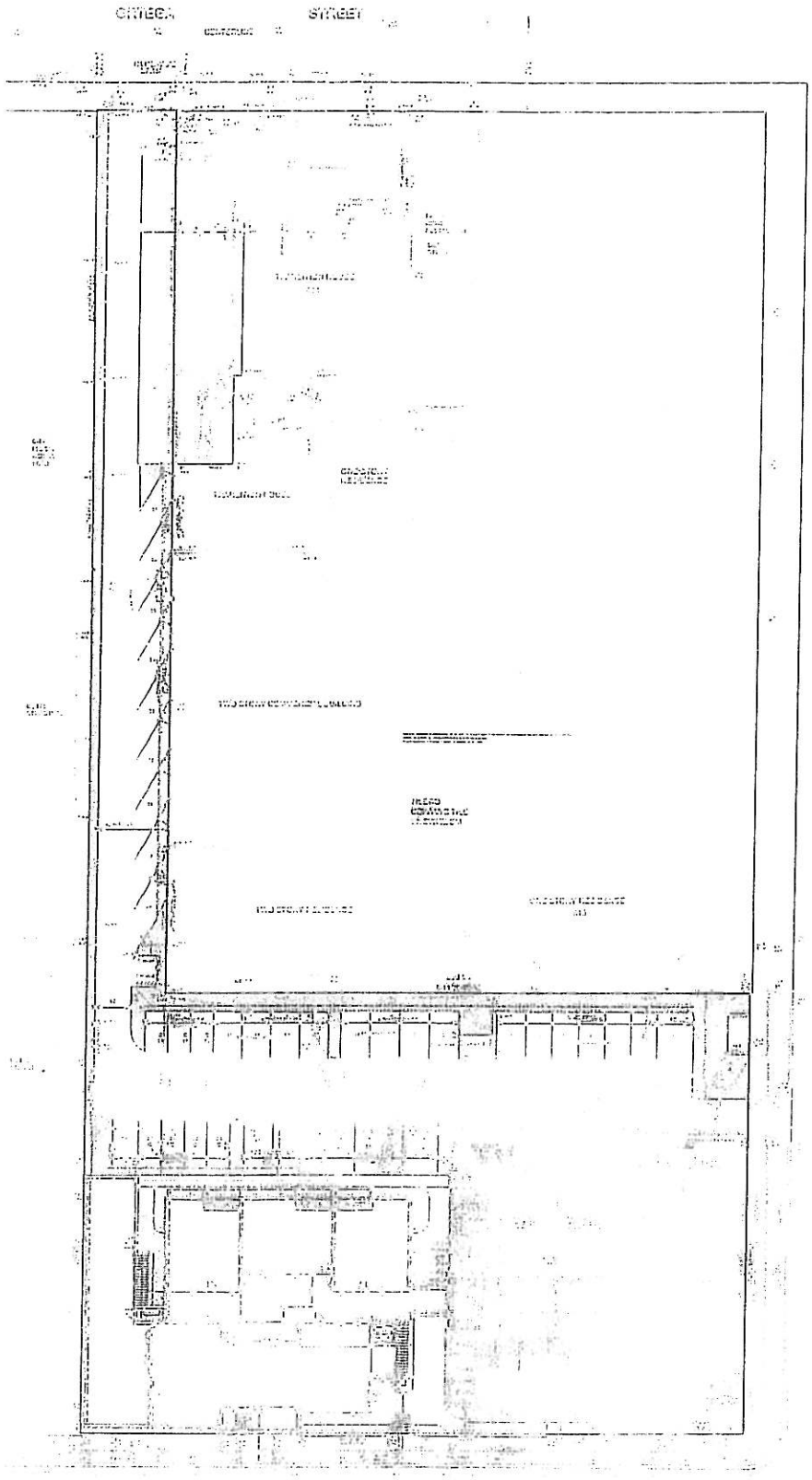
Associated Transportation Engineers

Scott A. Schell, AICP, PTP

SAS/MMF

Attachments: Figure 1 - Project Site Plan
Transition House Parking Matrix
Parking Survey Data
Shared Parking Calculation Worksheet

N
NOT TO SCALE



ATTACHMENT: Parking Needs Analysis for Tenant Families & Transition House Staff @ 421- 425 E. Cota Street

	Existing	Proposed
Tenants		
Families (Units)	8	16
Retail Tenant	3	N/A
Staff		
Full Time	15	18
Part Time	8	8
Resident Manager	0 *	0 *
Evening Staff/Volunteers	5 **	5 **

*The Resident Manager member does not own a vehicle and resides on the property.

SBCC ESL/Evening Programs (5pm to 7:30pm)
**The parking demand for five spaces results from two part time Transition House staff, two part time SBCC staff and one class instructor.

Participants walk, ride bikes or are dropped off by friends/family. 50% of participants attend evening classes as required by their case management plans at the Ortega Street shelter (walking distance). The remaining 50% come from the local neighborhood.

Contact: Audrey Robinson, Mgr. of Property Administration (805) 966-9668
Contact: Kathleen Baushke, Transition House Executive Director at (805) 966-9668
Contact: Jonah Bass, Evening Computer Technician Assistance at (805) 966-9668

The following tables are presented to show that given the variety of full time and part time shifts of Transition House staff, the requested 37 spaces will sufficiently accommodate

demand for parking. The numbers indicate total number of drivers who will require parking at some point during the times shown.

Existing Weekday Usage

Use/Time	8am-10am	10am-12pm	12pm-2pm	2pm-4pm	4pm-6pm	6pm-8pm
Tenants	4	4	4	4	4	8
Retail	3	3	3	3	3	0
Staff	9*	15*	15*	15*	16*	5*
Infant Care Staff	4	4	4	4	2	0

*Denotes totals that include one or several employees who work four or fewer days per week.

Proposed Weekday Usage

Use/Time	8am-10am	**10am-12pm**	**12pm-2pm**	**2pm-4pm**	4pm-6pm	6pm-8pm
Tenants	8	**8**	**8**	**8**	8	16
Retail	N/A	**N/A**	**N/A**	**N/A**	N/A	N/A
Staff	9*	**15***	**15***	**15***	16*	5*
Infant Care Staff	7	**7**	**7**	**7**	2	0

*Denotes totals that include one or several employees who work four or fewer days per week.

The Proposed Weekday Usage illustrates likely increase in demand for parking based on current work schedules, the elimination of retail tenants, estimated increased need for infant care staff given the increase of clients served from 12 to 25 and the increase of tenant households from 8 to 16.

Using the Existing Weekday Usage as an indicator and enhanced by a projected increase in parking demand from some staff and tenant households at project completion, the highest demand appears to be 30 spaces. However, demand will be lower for three reasons:

1) several days each week various part time staff is not working at all
2) all 15 employees work overlapping versus consistent schedules during the timeframe from 10am to 4pm weekly- thus, 15 employees will compete for 15 parking spaces and
3) Transition House staff will have access to approximately 8 tenant spaces during business hours, as we expect 50% (8 of 16) or MORE households to working families. Transition House case managers will know when tenants are gone during the day and will be able to coordinate the dual use of these spaces so that staff will be able to park in these spaces as needed without disruption to the tenants.

Curbside Parking

Per their rental agreement, tenant households may park one identified, functioning and registered vehicle in an assigned space in the parking lot. Given that all tenant households transition from the Transition House shelter or community-wide homeless programs, few families can afford a second vehicle. Thus, there is minimal if any impact on curbside parking on public streets.

Additional Parking at Ortega Street Shelter

If additional parking is needed for any reason (e.g. meetings, special events, staff meetings) Transition House has access to six additional spaces located at the Ortega Street Shelter.

Infant Care Drop-off and Pick-up

Infant Care drop-off and pick-up is accommodated onsite in the parking lot's incidental parking spaces as is available between 8:00-8:30am (drop-off) and 4:30-5:00pm (pick-up).

Unloading/loading Impact on Public Streets

Infant care clients are usually dropped off by walking parents or friends/relatives with cars at the Infant Care Center entrance located in the parking lot safe from street traffic. However with a Cota Street entrance to the repositioned Infant Care Center, pick-up and delivery of children could occur. According to the current retail tenants (Cominichi's and Bali Trading Company), approximately 5 to 7 customers a day/seven days a week load large shopping bags to mid-sized pieces of furniture at Cota Street curbside. Given that parking lot access to the infant care center will remain, encouragement from program staff to use the parking lot entrance and the influence of current infant care center participants already accustomed to using the parking lot entrance we expect not increased activity on Cota Street traffic and/or curbside parking.

#09050 - Transition House Parking Survey

Date: Tuesday, July 7, 2009

TIME	Tenant	Staff	Other/Unmarked	Total	% Occupied
8:00	4	4	2	10	31%
10:00	**7**	**14**	**5**	**26**	**81%**
12:00	7	11	6	24	75%
2:00	4	12	4	20	63%
4:00	4	10	4	18	56%
6:00	6	3	7	16	50%

Inventory:

Reserved - Tenants	9 Spaces
Reserved - Staff	14 Spaces
ADA	1 Spaces
Unmarked (Parallel)	7 Spaces
Unmarked (90-degree)	1 Spaces
Total:	**32** Spaces

#09050 - Transition House Parking Survey

Date: Wednesday, July 8, 2009

TIME	Tenant	Staff	Other/Unmarked	Total	% Occupied
8:00	3	7	3	13	41%
10:00	6	13	4	23	72%
12:00	4	12	6	22	69%
2:00	**4**	**14**	**8**	**26**	**81%**
4:00	5	11	8	24	75%
6:00	3	10	8	21	66%

Inventory:

Reserved - Tenants	9 Spaces
Reserved - Staff	14 Spaces
ADA	1 Spaces
Unmarked (Parallel)	7 Spaces
Unmarked (90-degree)	1 Spaces
Total:	**32 Spaces**

#09050 - Transition House Parking Survey
Shared Parking Model

TIME	Existing Demands			Future Demands		Total Demand
	Residents (a)	Staff/Visitors	Retail	Residents (a)	Staff	
8:00	8	10	-3	8	3	26
10:00	**7**	**19**	**-3**	**7**	**3**	**33**
12:00	7	18	-3	7	3	32
2:00	4	22	-3	4	3	30
4:00	5	19	-3	5	3	29
6:00	8	18	-3	8	1	32

(a) Analysis assumes spaces are reserved until 8:00 A.M. and reserved after 5:00 P.M. Utilization of residential spaces during the day based on occupancies observed at the existing site.

FOR 25 YEARS • THE WAY HOME
Transition House

July 2, 2009

RECEIVED
JUL 1 4 2009
CITY OF SANTA BARBARA
PLANNING DIVISION

Stacey Wilson, Associate Transportation Planner
City of Santa Barbara, Public Works Department
PO Box 1900
Santa Barbara, CA 93102-1900

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Executive Director

RE: 421 E. COTA STREET DEVELOPMENT - PARKING MODIFICATION

Dear Ms. Wilson,

Transition House has provided shelter and services to Santa Barbara's impoverished families since 1984. Our board and staff wish to develop an affordable housing project and licensed infant care center at 421 E. Cota Street, which is the site of the old Mom's Restaurant. Transition House owns the property and is seeking a parking modification. In order to provide as many housing units on the site to serve the homeless as is reasonably feasible, we are requesting a reduction in the number of required spaces from 57 to 37 (which include 3 ADA and 7 compact spaces). Knowing that homeless families often do not own or can afford to own cars, we experience and predict parking usage to be less than in higher income developments of similar size.

Transition House is excited about the opportunity we have to increase the City's affordable housing stock for its most vulnerable population. We are grateful for the financial support the City has already given to this project.

The housing will contain six two-bedroom units and two three-bedroom units. Formerly homeless families with children will occupy these units. Transition House is targeting special needs families and will provide ongoing supportive services (e.g. for a family whose head of household suffers from mental illness that directly limits that individual's ability to work full time and manage a household without some assistance). The property will increase the number of affordable housing units at Transition House's 425 – 421 E. Cota complex to 16 including a unit set aside for a resident manager.

The new infant care center will be an expansion of our center for 12 babies already located at 425 E. Cota Street. The existing center will move to 421 E. Cota Street where it will serve up to 25 babies ages six weeks to two years who come from very low or no-income families. Homeless families living in Transition House's emergency shelter or others that are referred to the center by partnering social service agencies (e.g. Calworks referrals) will utilize the center.

The complex will continue to house Transition House's administrative office building and our educational "Family Support Center" where classes aimed at homelessness prevention are held Monday through Friday from 5:00pm to 7:30pm.

Transition House has owned the property since 1999 and has been operating eight apartments onsite since then. Each apartment is allotted one designated parking space. At the front of the complex is an MTD bus stop that serves the cross-town bus line. The apartments primarily house families that began their association with the agency at our emergency shelter. Many did not have automobiles at that time. Through case management, alternative transportation is encouraged (Transition House provides free bus tokens to shelter residents) and when families secure employment and are able to move into our apartment housing, case management limits the amount of money a family can spend on car ownership. Usually, a working family manages with one car.

Transition House also owns another affordable housing complex at 320 S. Salinas Street. The property contains 19 units and operates with a parking modification. Each family onsite is allowed one car and one parking space. Onsite property management confirms and coordinates with each family's case manager to insure that families are able to comply with the one car rule. Families continue to use public transportation, bicycle or walk to get around town.

Transition House's properties at 421 and 425 E. Cota Street see a variety of usage throughout the day and evening. An internal study of parking/traffic flow conducted by Transition House is included as an attachment to the formal study submitted to you by our architects Mark Wienke and Chrristine Pierron executed by Associated Transportation Engineers. During the day, residents are at work or school while staff is present onsite. In the evenings as staff return home, so do residents. The Family Support Center holds weekday evening classes that are attended by Transition House clients and community members; those individuals usually walk to class.

Transition House works with our neighbors to offer up our parking facilities to their business. Our parking lot is rarely full. Our good friends at Tile Co (a nearby business which has been donating $300 per month to our shelter operations for years) sometimes use our lot. We also offer space to Arnoldi's restaurant for special evening events. Arnoldi's also supports Transition House with food donations and community advocacy.

We hope the City will support our intent to provide as many homes for this population as we can. Please feel free to contact me at 805-966-9668 if you have any questions or comments on our request.

Sincerely,

Kathleen Baushke
Executive Director

cc: Mark Wienke and Christine Pierron
Frank Thompson

421 E COTA ST

Assessor's Parcel Number: 031-160-010
Application Number: MST2009-00250
Owner: Transition House
Architect: Mark Wienke

(Proposal to demolish the existing 7,566 square foot two-story mixed-use building and construct a new 9,142 square foot two-story mixed-use building, comprising of 8 affordable residential apartments (six, two-bedroom and two, three-bedroom units, totaling 7,208 square feet) and a 1,934 square foot day care center. The existing 14,080 square foot, two-story mixed use building, comprised of 8 residential apartments (6,175 square feet) and 7,905 commercial square feet, will remain. A total of 715 cubic yards of grading is proposed. The parcel will result in two two-story mixed-use buildings, with a combined total of 16 affordable apartments (13,383 residential square feet) and 9,839 commercial square feet, on a 42,221 square foot lot. A total of 37 uncovered parking spaces are proposed. The project requires Staff Hearing Officer review for a requested zoning modification for a reduction of the required parking.)

(Comments only; project requires Environmental Assessment, Compatibility Analysis and Staff Hearing Officer review for a requested modification.)

(4:16)

Present: Mark Wienke and Christine Pierron, Architects; and Kathleen Baushke, Executive Director of Transition House, Chris Gilliland, Landscape Architect, and Dan Gullett, Associate Planner.

Public comment opened at 4:35 p.m.

Pam and John Johnston, expressed their concerns regarding impacts to parking in the area.

An opposition letter from Paula Westbury was acknowledged by the Board.

Public comment closed at 4:39 p.m.

Motion: **Continued indefinitely to Full Board with comments:**

ARCHITECTURE:

1) In general, the building's mass, bulk, and scale are acceptable, but there are some opportunities in plate-to-plate heights to find reductions in the mass of the building.
2) The Board is in favor of the Mediterranean style of architecture, but finds the mixture of styles to be unresolved between the Mediterranean and Industrial styles.
3) The archway on sidewalk should be reduced in mass or articulated in another fashion to reduce the amount of mass to a pedestrian.
4) Enhance the paseo and entrance to the central area. Significantly restudy the western elevation and southeast corner of the building to soften those areas and modulate the landscaping.
5) Restudy enlarging the windows without affecting the massing or drawing away from the style.

LANDSCAPING:

1) The Board finds there are no aesthetic impacts regarding the request for a reduction and the parking requirements; however, the Board does feel that the landscaping, as it applies to parking, should be adhered to as much as possible.
2) Study the possibility of more finger plantings, as required.

Action: Sherry/Rivera, 6/0/0. Motion carried. (Gilliland stepped down, Zink absent.)

July 13, 2009

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421 E COTA ST

Assessor's Parcel Number: 031-160-010
Application Number: MST2009-00250
Owner: Transition House
Architect: Mark Wienke

(Proposal to demolish the existing 7,566 square foot two-story mixed-use building and construct a new 9,142 square foot two-story mixed-use building, comprising of 8 affordable residential apartments (six, two-bedroom and two, three-bedroom units, totaling 7,208 square feet) and a 1,934 square foot day care center. The existing 14,080 square foot, two-story mixed use building, comprised of 8 residential apartments (6,175 square feet) and 7,905 commercial square feet, will remain. A total of 715 cubic yards of grading is proposed. The parcel will result in two two-story mixed-use buildings, with a combined total of 16 affordable apartments (13,383 residential square feet) and 9,839 commercial square feet, on a 42,221 square foot lot. A total of 37 uncovered parking spaces are proposed. The project requires Staff Hearing Officer review for a requested zoning modification for a reduction of the required parking.)

(Second Concept Review. Comments only; project requires Environmental Assessment, Compatibility Analysis and Staff Hearing Officer review for a requested modification.)

(4:21)

Present: Mark Wienke, Architect; Chris Gilliland, Landscape Architect; and Dan Gullett, Associate Planner.

Public comment opened at 4:43 p.m. As no one wished to speak, public comment was closed.

Motion: **Continued indefinitely to the Staff Hearing Officer to return to Full Board with comments:**

COMPATIBILITY ANALYSIS:

1) The Board finds the project is in compliance with the City Charter, Municipal Code, and consistent with the Design Guidelines.
2) The project is compatible with the architectural character of the City and neighborhood.
3) The project is of an appropriate size, mass, bulk, height and scale.
4) The project is sensitive to adjacent landmarks and historic resources.
5) The project does not affect public views, and has an appropriate amount of open space and landscaping.

6) The Board feels there are no aesthetic impacts to the requested modification for a reduction in parking count, and the modification for the reduction in the ground floor patio sizes.

ARCHITECTURE:

1) The Board feels the direction for the architecture is successful and the Board looks forward to further refinements in architecture and landscaping.
2) Show how the storage issue will be addressed at the Day Care Center for exterior activities.
3) Provide shade for the outdoor area of the Day Care Center.
4) Study the articulation of the Day Care Center enclosure wall to respond to the concerns regarding mass, bulk and scale on the street.
5) Study incorporating masonry elements that would relate to the neighborhood context.

Action: Riviera/Zink, 5/1/0. Motion carried. (Gross opposed, Gilliland stepped down, Sherry absent).