



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: May 3, 2007
AGENDA DATE: May 10, 2007
PROJECT ADDRESS: 101 E. Victoria Street (MST2006-00758)

TO: Planning Commission

FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner *JMH*
 Kathleen Kennedy, Associate Planner *KK*

I. PROJECT DESCRIPTION

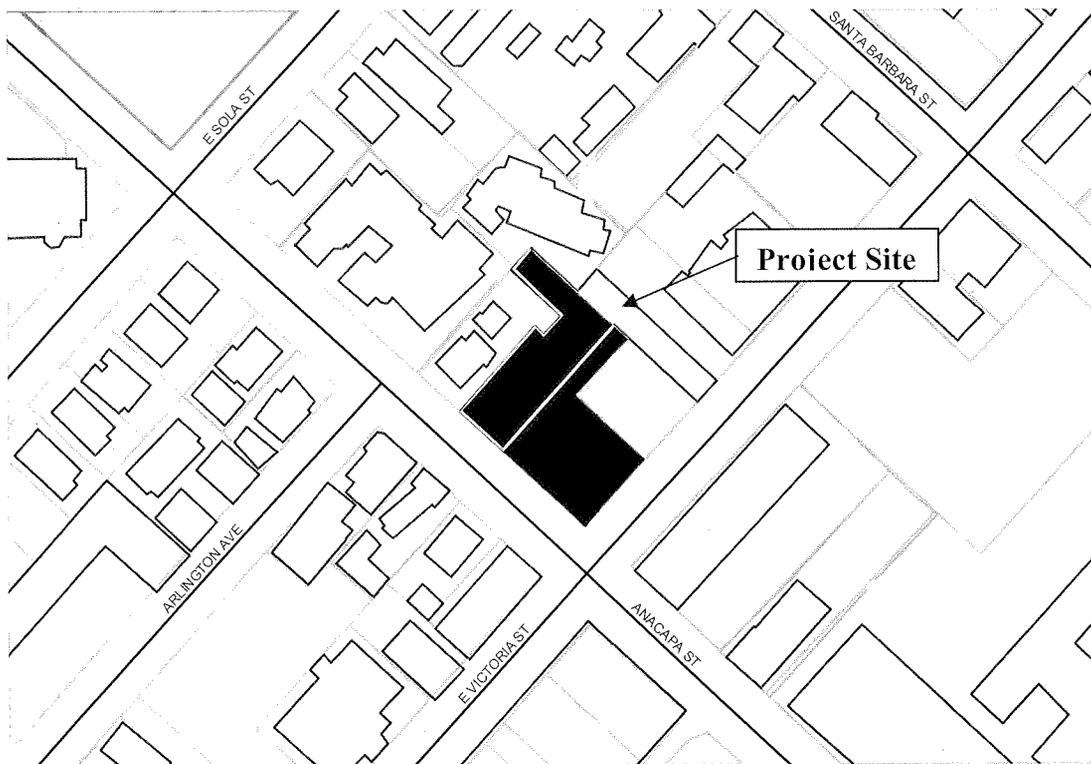
This is a concept review of a proposed project. The project consists of a proposal to demolish an existing two-story 11,900 square foot commercial office building and construct a new three-story 17,659 square foot commercial building comprised of 50 condominium office units on a 19,725 square foot parcel. A total of 41 parking spaces would be provided in an underground garage, with 33 parking spaces to serve the proposed project and eight reserved for the adjacent parcel located at 109 E. Victoria Street.

The purpose of the concept review is to allow the Planning Commission and the public an opportunity to review the proposed project design at a conceptual level and provide the applicant and Staff with feedback and direction regarding the proposed land use and design. No formal action on the development proposal will be taken at the concept review, nor will any determination be made regarding environmental review of the proposed project.

II. REQUIRED APPLICATIONS

Upon review and formal action on the application for the development proposal, the proposed project will require the following discretionary applications:

1. Modification of the parking requirements to allow less than the number of required parking spaces (SBMC§28.90);
2. Tentative Subdivision Map to create a one-lot subdivision for 50 commercial condominium units (SBMC§27.07); and
3. Development Plan approval to allow an estimated 5,759 square feet of additional non-residential development (SBMC§28.87.300).



Vicinity Map for 101 E. Victoria Street



III. SITE INFORMATION

Applicant: Cearnal Andrulaitis LLP	Property Owner: Schaar Homes
Parcel Number: 029-071-013	Lot Area: 19,725 square foot
General Plan: Commercial Office	Zoning: C-2, Commercial
Existing Use: Residential	Topography: flat
Adjacent Land Uses:	
North - Residential	East - Commercial
South - Commercial	West - Commercial

IV. DISCUSSION

As noted above, this proposal consists of 50 office condominium units, averaging about 300 square feet in size. The project also includes shared bicycle parking, showers and locker facilities, and other amenities to serve the project. The existing building near the residential condominiums in Arlington Court would remain, thus separating the more intense use of the site from the residential users and preserving light and air for the residents. As stated in the applicant's letter, the intent of the project is to allow professionals, generally sole practitioners

(such as accountants, attorneys, financial planners, architects and similar users) to purchase small individual offices that can be used for their businesses, rather than having home offices.

A. PARKING

The Parking Study prepared by Associated Traffic Engineers dated April 23, 2007 (see Exhibit B) correctly concludes that the Zoning Ordinance parking requirement for a 17,659 square foot office building would be 50 parking spaces. The study further concludes that the parking demand, based on the Institute of Transportation Engineers (ITE) Parking Generation report, would be 37 parking spaces.

According to the letter from the applicants (see Exhibit C), the proposal consists of a total of 41 parking spaces with 33 parking spaces for the condominium units and 8 parking spaces for the exclusive use of the adjacent development at 109 E. Victoria Street. Although the applicants state that the proposed project could accommodate 37 parking spaces, they contend that 33 parking spaces would adequately serve the proposed project for the following reasons:

- 1) The project site is in close proximity to the Central Business District where the parking requirement is 1 space per 500 square feet instead of 1 space per 250 square feet. If the lower parking rate were to apply to this project, as it did to the recently constructed Penfield & Smith development to the east (via an approved parking modification), the parking requirement would be met.
- 2) If a 10% adjustment were to be made to the Zone of Benefit (from 20% to 30%) to account for the newly constructed Granada garage, the parking requirement would be met.
- 3) The proposed project would not be a traditional office building that would be completely occupied at any given time of the day.
- 4) Alternative transportation would be encouraged and accommodated with bicycle parking and locker rooms with showers.

As the proposal is in the conceptual stage, the plans submitted for concept review by the Planning Commission show a total of 43 parking spaces with 35 spaces for the proposed project and eight spaces for the adjacent development, which differs from the 41 spaces discussed above. At this point, these plans have not been reviewed by Staff in terms of parking space design or maneuverability.

Staff believes that this is an interesting concept that may have some merit. However, staff does have some concerns. How does parking demand change if one person buys two or more units that are connected to each other and then adds interior doors? Should specific uses be prohibited? Is it acceptable to have fewer parking spaces than the number of proposed office condominium units? This is a new concept in design and marketing and it is difficult to determine if demand will truly be met.

B. MEASURE E - ECONOMIC DEVELOPMENT

The proposed project would require 3,000 square feet of non-residential square footage from the Small and Minor categories, leaving a deficit of 2,759 square feet. As such, the applicants

would like the Planning Commission to consider the allocation of Economic Development square footage to the project.

The applicants state that the proposed project could qualify for Economic Development square footage because it is unique in that it would be the only development in the City that would provide sole practitioners or small businesses the opportunity to purchase their own office space downtown. In addition, this would result in an economic benefit to the existing merchants through increased sales and to the City through increased sales tax.

V. RECOMMENDATION

Staff recommends that the Planning Commission conceptually review the proposal and provide comments regarding the overall proposed project (see Exhibit D - HLC minutes) and specifically, the parking modification and the Measure E, Economic Development, allocation.

Please note that this review is not meant to imply any approval of, or formal position on, the proposed project.

Exhibits:

- A. Site Plan
- B. Parking Study prepared by ATE dated April 23, 2007
- C. Applicant Letter dated April 26, 2007
- D. HLC minutes



CERNAL
ANDRUAITS
INTERIOR DESIGN

281175 STREET STREET
CALIFORNIA 91107
P. 800.262.1814
WWW.CERNALANDRUAITS.COM

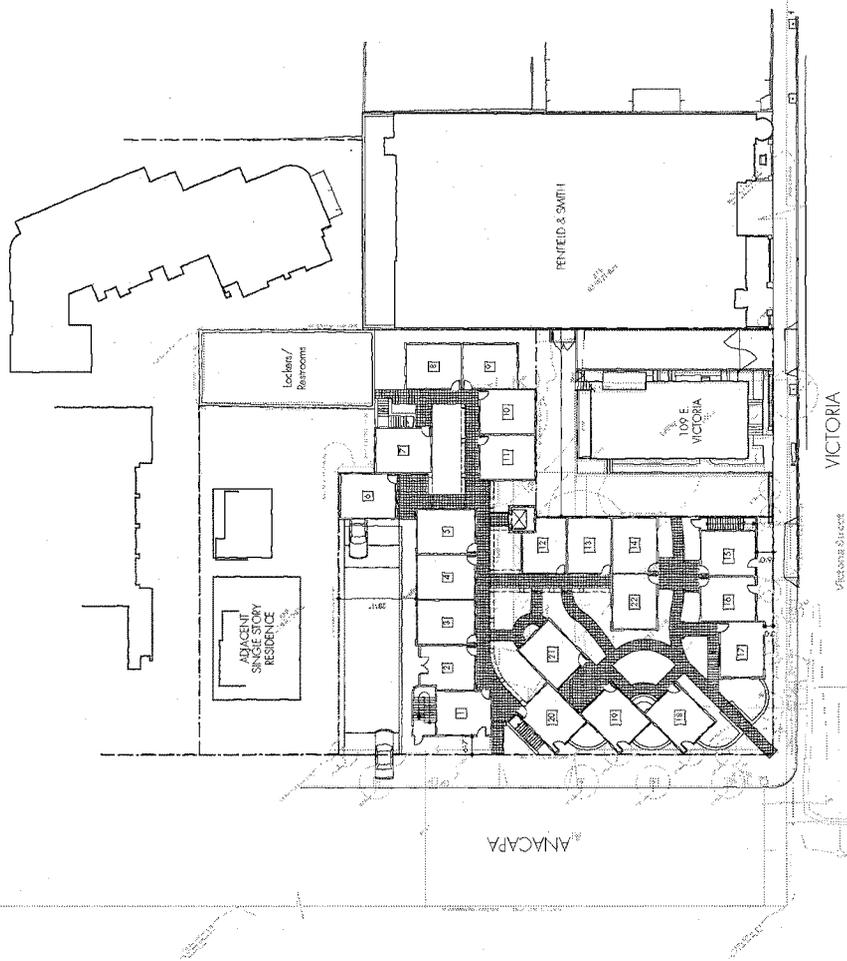
Proposed project for:
Schaar/101 E. Victoria
Somo Bay, CA 93101

JOB NUMBER	0002
COMMENTS	SEE PLAN
DESIGNED BY	JNA
CHECKED BY	

ISSUANCE	
01.21.07	HC (Schematic)
02.21.07	HC
03.04.07	HC
04.27.07	HC (Concept)
ISSUANCE	04/27/07

REVISIONS	
NO.	DATE
1	
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A-100
SHEET OF



1 Site Plan
04/27/07



ASSOCIATED TRANSPORTATION ENGINEERS

100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805) 687-4418 • FAX (805) 682-8509

Richard L. Pool, P.E.
Scott A. Schrell, AICP

April 23, 2007

07028L03.WP

Joe Andrulaitis
Cearnal Andrulaitis LLP
521 ½ State Street
Santa Barbara, CA 93101

PARKING STUDY FOR THE 101 E. VICTORIA PROJECT CITY OF SANTA BARBARA, CALIFORNIA

Associated Transportation Engineers (ATE) has prepared the following parking study for the 101 E. Victoria Project, located in the City of Santa Barbara. The parking study reviews the City Zoning Ordinance parking requirements for the project and provides an analysis of the project's parking demands.

PROJECT DESCRIPTION

The project is proposing to demolish an existing 11,900 square-foot (S.F.) commercial building and construct a new 17,659 net S.F. commercial building at the northeast corner of Anacapa Street and E. Victoria Street in the City of Santa Barbara. The project site is located on the north side of Victoria Street, which is just outside the Central Business District (CBD) boundary. The site plan shows that 41 underground parking spaces would be provided at the project site. Of these 41 spaces, 8 spaces would be reserved through an easement for use by tenants of the property at 109 E. Victoria, resulting in 33 spaces available for the project.

CITY OF SANTA BARBARA ZONING ORDINANCE PARKING REQUIREMENTS

The City's Zoning Ordinance parking requirement was calculated for the project. Nonresidential projects located within the CBD require 1 parking space per 500 S.F. of floor area. Since the project site is located just outside the CBD, the Zoning Ordinance rate of 1 parking space per 250 S.F. of floor area would apply. The project site is also located within a parking "Zone of Benefit" area that allows a portion of the parking requirements be met off-

site in City parking lots. The 101 E. Victoria project's location within the designated "P1" Zone of Benefit entitles it to a 20% reduction in required parking. A 20% reduction factor was therefore applied to the parking requirement calculation. Buildings containing 10,000 to 30,000 S.F. are also entitled to a 10% reduction in required parking. Thus, a 10% reduction factor was applied to the parking requirement calculation. The calculation is summarized below in Table 1.

Table 1
101 E. Victoria Project
Zoning Ordinance Parking Requirements

Land Use	Size	Rate	Parking Requirement
Office	17,659 sf	1 space/250 sf	71 spaces
Zone of Benefit Reduction		20%	(14 spaces)
Reduction for buildings 10,000 sf - 30,000 sf		10%	(7 spaces)
Total			50 spaces

Note - floor areas measured in net square feet.

The data presented in Table 1 show that the Zoning Ordinance requirement for the project is 50 spaces. The 33 spaces (net) proposed for the site would not satisfy the zoning ordinance parking requirement.

PROJECT PARKING DEMANDS

Parking demand estimates were developed for the project based on the rates presented in the Institute of Transportation Engineers (ITE) Parking Generation report. The parking demand rate for General Office buildings located in downtown urban areas was used for the project. The 20% Zone of Benefit reduction factor was also applied to the parking demand calculation. Table 2 shows the parking demand estimate calculated for the project based on the rate derived from the Parking Generation Report.

Table 2
101 E. Victoria Project
Parking Demand Calculations - ITE Urban Rates

Land Use	Size	Rate	Parking Demand
Office	19,309 sf	2.40 spaces/1,000 sf	46 spaces
20% Zone of Benefit Reduction		20%	9 spaces
Total			37 spaces

Note - floor areas measured in gross square feet.

The data presented in Table 2 show that the parking demand for the project (excluding the Zone of Benefit spaces) is 37 spaces. The 33 spaces available for the project in the on-site parking garage would result in a deficit of 4 parking spaces, and would therefore not satisfy the parking demand.

This concludes our parking analysis for the 101 E. Victoria Project.

Associated Transportation Engineers



Scott A. Schell, AICP
Principal Transportation Planner

SAS/DLH/LDH

21 East Carrillo Street
Santa Barbara, CA 93101
Telephone: (805) 963-7000
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Eva A. Turenchalk, AICP, LEED AP

(805) 882-1436
ETurenchalk@HatchParent.com

April 26, 2007

Chair Jacobs and Members of the Planning Commission
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

RECEIVED

APR 27 2007

**CITY OF SANTA BARBARA
PLANNING DIVISION**

RE: 101 E. Victoria Condominium Office Project

Dear Chair Jacobs and Members of the Planning Commission:

Our office represents 101 East, LLC, applicants for the office condominium project that your Commission will review conceptually on May 10th. The project proposes to replace the building at 101 E. Victoria, on the corner of Victoria and Anacapa Streets, with underground parking and individual office condominiums. The condominiums would be small in size (approximately 300 sf) to allow sole proprietors and very small businesses the opportunity to purchase their own office space. As part of our conceptual Planning Commission hearing we are looking for your direction on two very important aspects of the proposed project.

PARKING

As part of our submittal we provided a parking study that states that the project would have a demand of 37 parking spaces. It is important to note that this demand is calculated on a generic standard in the ITE Manual, and does not take into account specific details of both the proposed project and of the project site. While we stand ready to provide the 37 parking spaces through the use of a lift station or pallet station if your Commission requires it, we feel strongly that 33 spaces would satisfy our parking demand. We also feel strongly that it is important not to over park projects, particularly in the downtown area, in an effort to encourage and incentivize the use of alternative transportation. Following are the reasons why we feel the proposed 33 parking spaces would adequately serve the proposed project:

- We are just outside the Central Business District (CBD) zone, which ends on the other side of Victoria. The CBD reduces the parking demand from 1 space per 250 sf. to 1 space per 500 sf. The CBD reduction was applied to the recently constructed Penfield and Smith Building, which is located on the same side of Victoria as this project site. If the CDB reduction was applied to this project we would easily meet the parking demand.

- The Zone of Benefit has not yet been adjusted to account for the new Granada garage. An increase of just 10% in the Zone of Benefit would result in our meeting our parking demand.
- This is not a traditional office building that will be fully occupied all day. These will be individual offices owned by sole practitioners looking for some office or meeting space in the downtown area. As such, occupancy of the project will likely be staggered throughout the day. It is very unlikely that all of the offices will be occupied at any given time.
- We will be providing bicycle parking as well as a locker room with showers to facilitate the use of alternative transportation for the building occupants.

Given all of this information, we feel strongly that the parking demand would be met by the 33 proposed spaces. In the interest of sustainability, we would like to avoid over parking the project, and hope you are supportive of maintaining the proposal at 33 parking spaces.

MEASURE E ALLOCATION

We would also like to get input from your Commission regarding our request for square footage allocation under Measure E. The existing office building on the property is 11,900 sf and the proposed project would include 17,659 sf of office space. After applying the 3,000 sf allocated to the property under the Small Addition provision of Measure E, we would still need an allocation of 2,759 sf to construct this project. We would like to request the additional square footage under the Economic Development Project provision of Measure E.

In addition to the requirement that projects receiving allocations under The Economic Development Project provision are consistent with the City Charter, General Plan and Zoning Ordinance, an Economic Development Project is also defined as one which, "will enhance the standard of living for City and South Coast residents and will strengthen the local or regional economy by either creating new permanent employment opportunities or enhancing the City's revenue base."

An Economic Development Project should also accomplish one of three goals contained in the Zoning Ordinance. This project would accomplish goal (c) which is to "provide products or services which are currently not available or are in limited supply either locally or regionally."

We know of no other condominium office space in the City or the region that allows sole practitioners or very small businesses the opportunity to purchase their own office space. Approving this project as an Economic Development Project would fill that void and, further, would allow many of the future owners to relocate their offices from their homes into the downtown area, where they are likely to go out for lunch and run their errands. As a result, this project will provide economic benefit to the small business owners looking for their own space in the downtown area, to the existing downtown merchants that will benefit from having these business owners downtown, and to the City in the way of increased sales tax. We see this project

City of Santa Barbara

April 26, 2007

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as very beneficial to the City in many ways and hope that you feel the same.

We look forward to your comments and recommendations on our project on May 10th and to working with you and City staff towards the successful completion of this project.

Sincerely,



Eva A. Turenchalk, AICP, LEED AP

Land Use Planner

For HATCH & PARENT

A Law Corporation

cc: Kathleen Kennedy, Project Planner

CONCEPT REVIEW - NEW

5. 2 ROSEMARY LN E-1 Zone

(2:02) Assessor's Parcel Number: 015-093-018
 Application Number: MST2006-00546
 Owner: Wesley Gibson
 Landscape Architect: Bethany Clough

(This residence designed by Harriet Moody was determined to be landmark-worthy in an Historic Structures/Sites Report prepared by Post-Hazeltine Associates and accepted by the Historic Landmarks Commission on March 8, 2006. Proposal for a new swimming pool, spa, hardscaping, landscaping, and fencing on an 8,726 square foot parcel.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND HISTORIC RESOURCE FINDINGS.)

Present: Bethany Clough and Jack Kiebel, Landscape Architects
 Wesley Gibson, Owner

Straw vote: How many of the Commissioners can support the use of interlocking cobble pavers in this instance? 7/0.

Motion: Preliminary approval and continued two weeks to the Consent Calendar with the following comments: 1) The Commission will support the use of the cobble pavers as proposed. 2) There shall be a reduction in the width of the driveway to the minimum required, with landscaping provided to the west. 3) There shall be an irregular edge on the outside edge of the pool. 4) As to the landscaping, it shall be in the palette of an English border planting, with more variety and more informality. 5) **Historic Resource Findings were made as follows:** The project will not cause a substantial adverse change in the significance of an historical resource.

Action: Boucher/Adams, 7/0/0. (Hausz absent.) Motion carried.

Mr. Adams will be reviewing the landscape design on the Consent Calendar.

CONCEPT REVIEW - NEW: PUBLIC HEARING

6. 101 E VICTORIA ST C-2 Zone

(2:24) Assessor's Parcel Number: 029-071-013
 Application Number: MST2006-00758
 Owner: 101 East Victoria
 Architect: Cearnal Andrulaitis, LLP

(Proposal to demolish an existing two-story 11,900 square foot commercial office building and construct a new three-story 17,659 square foot commercial building comprised of 50 condominium office units on a parcel of approximately 19,000 square feet. Forty-one parking spaces will be provided underground. Planning Commission approval is required for Transfer of Existing Development Rights, a Tentative Subdivision Map, the new Condominium Development, Development Plan Approval findings, and a Modification to provide less than the required amount of parking spaces.)

**(COMMENTS ONLY;
 PLANNING COMMISS**

L ASSESSMENT AND

Present: Brian Cearnal and Joe Andrulaitis, Cearnal Andrulaitis Architects
Jonathan Starr, Ownership Partner

Public comment opened at 2:43 p.m.

Jim Westby, Vice-President of Santa Barbara Safe Streets, expressed opposition to a parking modification that would create a need for more commercial traffic. He commented that there should be an Environmental Impact Report (EIR) to determine the full impact on the City.

Virginia Rehling, neighbor, commented on the importance of having a setback and that one of the two-story units appears to be too close to the corner. She expressed concern about the possibility that on-street parking will have to be eliminated at the underground vehicle entry side of Anacapa Street. Ms. Rehling also asked if the areas with deep excavations have been deemed environmentally safe.

Kellam De Forest, local resident, expressed concern about access to the parking lot from Anacapa Street. He also asked how many parking spaces would be required if a modification is not requested.

Ms. Gantz responded that questions regarding the modifications and environmental impact issues need to be addressed at the Staff Hearing Officer hearing in the future.

Public comment closed at 2:49 p.m.

Straw vote: How many of the Commissioners would agree to defer discussion of the parking modification issue to the Planning Commission? 5/2.

The Commission, either individually or collectively, had the following comments, suggestions, and/or questions:

1. Asked how many parking spaces are required for the project. **Mr. Andrulaitis responded** that 60 parking spaces are required and 41 are being proposed.
2. There was a consensus that the size, bulk, and scale of the project are generally acceptable.
3. Expressed concern about the skewing of the units and how it integrates into the rest of the project.
4. There needs to be more variation in the layout and the scale.
5. The same-size units *do not* need to be expressed the same architecturally on the exterior of the buildings.
6. Expressed a desire for substantial landscaping on both the perimeter and interior of the courtyard.
7. Some Commissioners expressed a desire for a larger courtyard or internal landscape space; and that the internal landscape space be enhanced with fountains and other items of interest.
8. Expressed concern about the (setback) streetscape in front of the streetscape from Anacapa Street in response to public comment.
9. Would like substantial landscaping as the building approaches the sidewalk, being consistent with the street pattern, as Anacapa Street transitions into a residential neighborhood.

Motion: Continued two weeks.

Action: Adams/Naylor, 7/0/0. (Hausz absent.) Motion carried.

Present: Raymond Hicks, Owner and Architect

Public comment opened at 3:48 p.m.

Dovas Zaunius, neighbor, expressed concerns on the appropriateness of the project's size and the possible placement of foliage, or some form of barrier, between the proposed project and his family's residence.

Public comment closed at 3:50 p.m.

Motion: **Continued two weeks with the following comments:** 1) The style is consistent with the Commission's previous direction. 2) Increase the amount of landscaping wherever possible, particularly at the edges, and provide a space for a large scale tree to screen it from the adjoining properties. 3) The applicant should finesse the proportions of Unit 6. 4) Redesign the Unit 6 plan so that there is *not* an apparent entrance from Laguna Street. 5) The applicant should finesse the approach into the driveway leading to the subterranean parking. 6) The Commission would like to see the plan further developed in the direction it has taken. 7) Restudy the proportions of all the porch columns.

Action: Sharpe/Boucher, 6/0/1. (Adams abstained. Hausz absent.) Motion carried.

CONCEPT REVIEW – CONTINUED

11. 101 E VICTORIA ST

C-2 Zone

(4:08) Assessor's Parcel Number: 029-071-013
 Application Number: MST2006-00758
 Owner: 101 East Victoria
 Architect: Cearnal/Andrulaitis, LLP

(Proposal to demolish an existing two-story 11,900 square foot commercial office building and construct a new three-story 17,659 square foot commercial building comprised of 50 condominium office units on a parcel of approximately 19,000 square feet. Forty-one parking spaces will be provided underground. Planning Commission approval is required for Transfer of Existing Development Rights, a Tentative Subdivision Map, the new Condominium Development, Development Plan Approval findings, and a Modification to provide less than the required amount of parking spaces.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)

Present: Brian Cearnal and Joe Andrulaitis, Architects
 Eva Turenchalk, Hatch & Parent

Public comment opened at 4:12 p.m.

Jim Westby, local resident, expressed concern with the low amount of parking spaces being proposed.

Kellam De Forest, local resident, commented about increasing the parking spaces and asked if it would then affect the design of the project. He also asked what happened to making a transition, referring to the setback issue, from the residential area further up Anacapa Street. Mr. De Forest expressed concern about the management of additional traffic on Anacapa Street going into the parking area.

Ms. Gantz responded that any parking issues should be directed to the Planning Commission when the project goes before it for review.

Claudia Chyla, local resident, commented about the following: 1) That the development is too large in size, bulk, and scale for the corner lot; 2) keeping a village ambiance in the neighborhood; 3) green areas should be added; 4) asked whether the plan to have a 2nd and 3rd floor will actually take place; 5) the three buildings in front appear to be storage compartments and not dwellings; 6) asked about the business advertising, whether there will be a directory or signs outside; and 7) the entrance will block the cottage driveway and the exit/entrance to the Arlington Court underground parking.

Robert Chyla, local resident, commented about scaling down the project to two stories by eliminating business offices to soften the scale and make it more neighborhood-friendly.

Marilou Shiells, neighbor, commented on surrounding residences that will be impacted by the project and that the sense of community is compromised by hiding residential areas with high structures.

Dale Francisco, Santa Barbara Safe Streets, commented that the impact of insufficient parking is not only environmental and economical, but esthetic as well.

Public comment closed at 4:23 p.m.

Motion: **Continued two weeks with the following comments:** 1) There should be more of a setback from Anacapa Street with the provision of substantial landscaping in the range of a four to seven foot setback. 2) The courtyards should be visually open to the street. 3) A plan of the adjacent properties is requested. 4) The Commission would like to see a signage program, particularly as it affects the architecture. 5) Suggested fragmenting the third story buildings so that they appear to be two and three story buildings, as apposed to three-story blocks. Use parapets at one of the taller buildings as a way of tying it all together. 6) Requested a photo simulation to give a "walk-through" experience of the site. 7) The elimination of Unit 18 is suggested to open up the courtyard. 8) Suggested changing the address from Victoria Street to Anacapa Street. 9) The majority of the Commission supports the single-loaded balcony configurations.

Action: Adams/Sharpe, 7/0/0. (Hausz absent.) Motion carried.

PRELIMINARY REVIEW

12. 500 NINOS DR P-R/SD-3 Zone
 Assessor's Parcel Number: 017-382-002
 Application Number: MST2002-00676
 Owner: City of Santa Barbara
 Agent: Tynan Group
 Business Name: Santa Barbara Zoological Gardens

(Proposal for a new 1,450 square foot structure called "the Wave", to be located at the hilltop catering and concessions area at the Santa Barbara Zoological Gardens. The new structure will consist of a concessions area, catering room, restroom facilities, and a bridal changing room for wedding events. A trellis roof will provide shading for the outdoor areas. The existing building will be removed. This parcel is on the City's Potential Historic Resource List.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 054-06.)

This item was postponed to March 31, 2007, at applicant's request.

CONCEPT REVIEW - CONTINUED

7. 101 E VICTORIA ST C-2 Zone
(3:10) Assessor's Parcel Number: 029-071-013
Application Number: MST2006-00758
Owner: 101 East Victoria
Owner: Nick Schaar
Architect: Cearnal/Andrulaitis, LLP

(Proposal to demolish an existing two-story 11,900 square foot commercial office building and construct a new three-story 17,659 square foot commercial building comprised of 50 condominium office units on a parcel of approximately 19,000 square feet. Forty-one parking spaces will be provided underground. Planning Commission approval is required for Transfer of Existing Development Rights, a Tentative Subdivision Map, the new Condominium Development, Development Plan Approval findings, and a Modification to provide less than the required amount of parking spaces.)

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)

Present: Brian Cearnal and Joe Andrulaitis, Architects

Chair La Voie acknowledged receipt of a letter from Paula Westbury and stated that an archaeological evaluation will be done on the site before any construction can proceed. (Copies of the letter were distributed to the Commission members.)

Chair La Voie emphasized that any issues related to parking need to be addressed at the Planning Commission meeting (that is tentatively scheduled for May 10, 2007).

Public comment opened at 3:21 p.m.

Virginia Rehling, neighbor, spoke about the aesthetics of the architecture. She commented that there is much landscaping in the neighborhood, yet she believes the proposed project has very little setback and landscaping. She asked several questions directed to the applicant, some of which will be considered at the Planning Commission.

Claudia Chyla, neighbor, spoke about the driveway on Anacapa Street, the size of the third story, softening of the balcony that is seen from the street, and noise issues. She asked about the project's type of architecture, the locker room/rest room area, skylights, and a low wall or railing to protect the edges.

Mr. Cearnal invited the public to call his office with questions regarding the project's design.

Kellam De Forest, local resident, stated that the Arlington Court has a generous setback. He requested that the setback continue on to Victoria Street in order to keep the City-to-residential transition intact, especially since there are still residential buildings on that block.

Robert Chyla, neighbor, asked if a study has been done as to whether the condo business market will sustain the same level of occupancy. If so, he asked how and where a copy of that study can be obtained. He asked about future sale and rental signs, owner-occupied units turned into rentals, the rules that will apply to occupants and how they will be enforced, and security to avoid the homeless from loitering and breaking into offices. He commented that the removal of the third floor with its eleven units would ease the parking situation and make the project more palatable.

Alan Rehling, neighbor across the street, requested that there be a lot of vegetation in the front to soften the building.

Public comment closed at 3:36 p.m.

Motion: **Continued indefinitely to the Planning Commission with the following comments:**
1) The size, bulk, and scale of the project are acceptable. **2)** The Commission continues to be concerned about the limited amount of vegetation proposed, and desires as much planting and landscape screening as possible. **3)** There is continuing concern about the development of the courtyard as a real open space. **4)** The Commission looks forward to the continual refinement of the architectural design as it develops.

Action: Adams/Boucher, 5/0/0. (Murray/Naylor/Sharpe absent.) Motion carried.

CONCEPT REVIEW - CONTINUED

8. 631 GARDEN ST C-M Zone
 (3:51) Assessor's Parcel Number: 031-152-028
 Application Number: MST2007-00089
 Owner: City of Santa Barbara
 Applicant: Renee Brooke
 Architect: Paul Poirier

(Proposal for the interior and exterior remodel of an existing 3,746 square foot building and an existing 1,443 square foot building including the following improvements: Provide ADA compliant restrooms for new community arts workshop use. Provide new overhead door with man door and transom window in three existing open bays. Install new doors and windows in other existing openings. Site improvements to include replacing existing gates and fencing with new brick walls and wrought iron gates, changes to the parking layout to accommodate future City Water Department facility improvements, partial replacement of existing landscaping and new additional landscaping, and minor grading to allow for ADA accessibility. No additional floor area will be added.)

(Second Concept Review.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

Present: Paul Poirier and Katie Corliss, Poirier & David Architects
 Renee Brooke, City Redevelopment Agency
 Heather Baker, City Planning Division