



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: June 9, 2011,
AGENDA DATE: June 16, 2011
PROJECT ADDRESS: 702 Laguna Street (MST2010-00288)
 Housing Authority of Santa Barbara
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Kelly Brodison, Assistant Planner *KB*

I. PROJECT DESCRIPTION

The project consists of a proposal for approximately 7,118 square feet of one and two-story non-residential additions at an existing Housing Authority facility. There is also an existing 20 unit apartment complex on site with 30 parking spaces and a 72 square foot paint storage room. The proposed non-residential additions consist of a 2,952 square foot first floor addition and a 2,577 square foot second floor addition to the existing 990 square foot storage building (Building A), and a 1,589 square foot one-story addition to the existing 4,184 square foot maintenance building (Building B). There are 63 total parking spaces proposed. Approximately 2,000 cubic yards of grading is proposed consisting of 1,200 cubic yards of cut and 800 cubic yards of fill.

II. REQUIRED APPLICATIONS

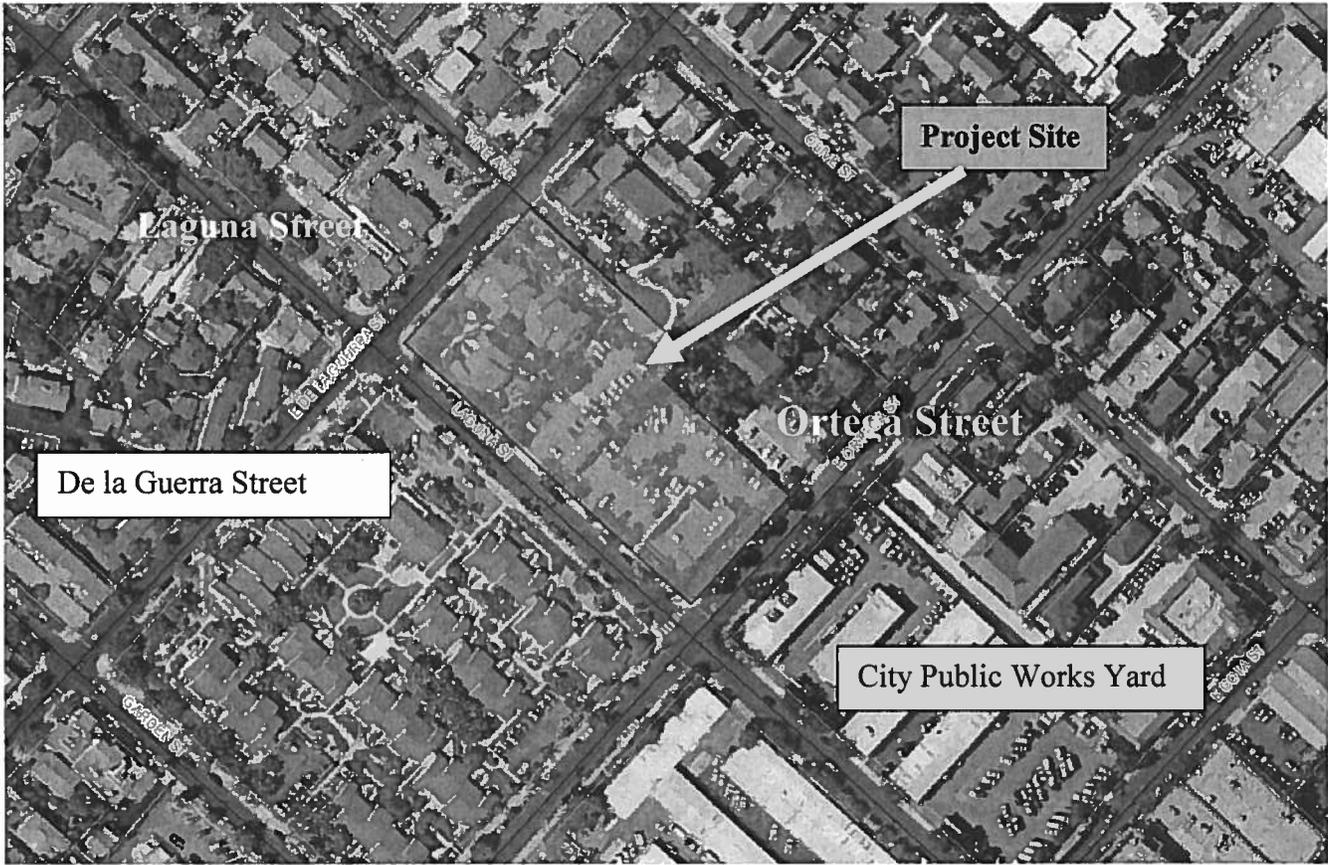
The discretionary applications required for this project are:

1. A Conditional Use Permit Amendment to allow additions to an existing quasi-public facility (Housing Authority Maintenance Building) in an R-3 Zone (SBMC §28.94.030.X);
2. A Development Plan to allow the construction of 5,108 square feet of nonresidential development (SBMC §28.87.300); and
3. A Transfer of Existing Development Rights per SBMC§28.95.020 for receiving and sending sites.

III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.

702 LAGUNA STREET VICINITY MAP



APPLICATION DEEMED COMPLETE:
DATE ACTION REQUIRED:

May 11, 2011
July

10,

2011

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Pete Ehlen	Property Owner: Housing Authority of Santa Barbara, Skip Szymanski
Parcel Number: 031-092-023	Lot Area: 88,172 square feet
General Plan: Residential 12 units/acre	Zoning: R-3
Existing Use: Housing Authority Offices	Topography: <3%
Adjacent Land Uses: North – Multi-Family Residential (R-2 zone) South – Multi Family Residential (C-2, C-M zone) East – City Public Works (C-M zone) West – Multi-Family Residential (C-2 zone)	

B. PROJECT STATISTICS

Non-Residential	Building A	Building B
<u>Existing</u>		
Maintenance Building	None	4,184 sf (to remain)
Storage	990 sf (convert to office)	None
Office	None	None
Existing Paint Storage Room (to remain)	None	72 sf (to remain)
Total Building	990 sf	4,256 sf
<u>Proposed</u>		
Maintenance Building	None	4,184 sf
Office Area	5,157 sf	882 sf
Storage	1,362 sf	707 sf
Existing Paint Storage Room (to remain)	None	72 sf
Total	6,519 sf	5,845 sf
Total Building A & B		12,364 sf

Residential (existing)	Existing	Proposed
20 apartment units	7,440 sf	No Change

V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing		Proposed	
Setbacks					
-Front	20'	20'		20'	
-Interior	12'	12'		12'	
-Rear	12 (1 st story) 12 (2 nd story)	12'		12'	
Building Height	3 stories, 45'	1 story 30'		2 story 29'-6"	
Parking	1/250 for office space 1/500 for industrial space 1.5/residential unit 63 required	67		Residential: 30 Office: 33 Industrial: 7 Total: 70 10% reduction = 63	
Lot Coverage					
-Building	N/A	14,506 sf	17%	18,468 sf	23%
-Paving/Driveway	N/A	38,774 sf	47%	35,470 sf	43%
-Landscaping	N/A	29,712 sf	36%	28,054 sf	34%

The proposed project would meet the requirements for non-residential uses within the R-3 (Multi-Family Residential) zone.

A. CONDITIONAL USE PERMIT AMENDMENT

Non-residential buildings and uses can be permitted in residential zones with the approval of a Conditional Use Permit per SBMC §28.94 and 28.21.035. Per SBMC 28.21.085 non-residential buildings, structures and uses, must have double the setback requirements and not more than twenty-five percent of the net area may be covered by buildings used for non-residential purposes. The setback requirements noted in the table above reflect the double setback requirement for non-residential buildings. On May 7, 1992, the original Conditional Use Permit (PC Resolution #016-92) was approved to allow a 4,184 square foot centralized maintenance building (Building B). Subsequently, in 1998 a 990 square foot storage building (Building A) was found to be in substantial conformance with the original 1992 CUP (Exhibits E & F). The proposed addition of 7,118 square feet would qualify for a Conditional Use Permit Amendment because the project is a centralization of the Housing Authority's maintenance activities and the additions would allow the Housing Authority to meet expanding and future needs as more housing is developed. The proposed additions are consistent with the existing use and will not be a detriment to the neighborhood. The parking plan has been reviewed by Transportation Planning and adequate, off-street parking, is being provided and the additions will be compatible with the character of the surrounding neighborhood as stated by the Historic Landmarks Commission.

B. MEASURE E

Per SBMC §28.87.300 square footage from Small and Minor Addition categories can be combined and used together for non-residential development projects. The 2,000 square foot

limit per lot on Small Additions, combined with the 1,000 square foot limit per lot on Minor Additions, means that the total new non-residential square footage available per lot from these categories is 3,000 square feet. Projects which involve greater than 3,000 square feet are subject to the review and approval of the Planning Commission and in approving a Development Plan, the Commission must find that the proposed development will not have an impact on affordable housing stock, water resources or traffic.

The original 4,184 square foot maintenance building and 72 square foot paint storage room were approved in 1992 using the Community Priority Category of Measure E. The subsequent construction of the storage building in 1999 used 990 square feet from the Minor Additions category. Pursuant to the provisions of SBMC §28.87, this project site has 2,010 square feet available from the Small and Minor Addition categories. This project is proposing a total of 7,118 square feet of new non-residential additions, the remaining 5,108 square footage would be provided using a Transfer of Development Rights (TEDR).

A TEDR allows the transfer of development rights for non-residential square footage to be transferred from one site to another. The proposed sending site is a Housing Authority project at 416-420 E. Cota Street, which consisted of a lot merger of three existing lots to create one new 39,603 square foot lot in the C-M Zone. This proposed sending site was previously developed with 20,450 net commercial square feet, which was demolished to create 57 new residential apartments. Because the receiving site will be receiving 5,108 square feet of square footage, this would leave the sending site with a remainder of 15,342 square feet of non-residential square footage credits for future development. Development Plan and TEDR findings for this square footage are included in Section VII below.

Measure E Category	Existing	Proposed
Minor	990 sf	10 sf
Small	0	2,000 sf
Community Priority	4,256 sf	0
TEDR	0	5,108 sf
Total Building	5,246 sf	12,364 sf

VI. ISSUES

A. ENVIRONMENTAL REVIEW

Staff has determined that the project qualifies for an exemption from further environmental review pursuant to the California Environmental Quality Act Guidelines, Section 15301 (e), Additions to Existing Facilities. The project consists of additions to an existing Housing Authority Facility that are less than 10,000 square feet: the project is in an area where all public services and facilities are available and the area is not environmentally sensitive.

B. DESIGN REVIEW

The proposed additions to the existing Housing Authority Facility were reviewed by the Historic Landmarks Commission (HLC) on October 27, 2010, (meeting minutes are attached as Exhibit D). The HLC was in support of the design because the taller, two story elements were situated towards the center of the site, creating less of an impact to the neighboring properties. The Commission also stated that the proposal was consistent with all aspects of the Project Compatibility Analysis. The project will return to the HLC for continued review.

C. COMPLIANCE WITH THE GENERAL PLAN

Based on analysis of all applicable General Plan goals and policies, staff finds the proposed additions to be consistent with the General Plan. Given the existing use of the site as a Housing Authority Maintenance Facility, staff finds that the proposed development of the site is appropriate and consistent with the General Plan. Discussion of applicable General Plan Elements is provided below.

1. Land Use Element

The project site is located in the Laguna Neighborhood of the General Plan and has a land use designation of Residential, 12 units per acre. The General Plan states that neighborhood is developed with a mix of single-family, duplexes, and high-density multiple units. Much of this area is zoned C-2 for commercial uses, although very few commercial developments occur. The Presidio Springs Redevelopment Project is a multiple family, high density residential development that is managed by the Housing Authority. This location for the Housing Authority Office and Maintenance Facility is consistent with the surrounding uses in the Laguna Neighborhood and will assist in the operation and maintenance of the surrounding neighboring properties as well as others, throughout the City. The proposed addition will provide a centralization of the Housing Authority's maintenance activities and the additions would allow the Housing Authority to meet expanding and future needs as more housing is developed.

2. Housing Element

Neighborhood Compatibility

In accordance with Housing Element Policy 3.3, which requires new development to be compatible with the prevailing character of the neighborhood, the proposed additions would be compatible in scale, size and design with the surrounding. The existing neighborhood consists of mostly two story, multi-family residences and City offices. The proposed additions to the existing facility will be consistent with the existing development on site. The proposal has been reviewed by the HLC and was found to be compatible with the neighboring developments due to the taller, second story portions being located toward the center of the site away from the surrounding neighbors.

3. Circulation Element

The Circulation Element of the General Plan contains goals and policies that promote housing in and adjacent to the downtown to facilitate the use of alternative modes of transportation and

to reduce the use of the automobile. The project would not result in any significant impacts associated with traffic or circulation. Traffic and circulation impacts resulting from the proposed project are negligible, and thus staff believes that the project is consistent with the Circulation Element.

4. **Conservation Element**

The proposed project would not significantly impact cultural, visual or biological resources. The project's impacts to historic resources, biological resources, visual resources would be less than significant, and staff believes the project is consistent with the Conservation Element.

5. **Seismic Safety/Safety Element**

The City's Seismic Safety/Safety Element requires that development be sited, designed and maintained to protect life, property, and public well-being from seismic and other geologic hazards, and to reduce or avoid adverse economic, social, and environmental impacts caused by hazardous geologic conditions. The project site is subject to a number of geologic and environmental constraints. Potential impacts associated with these hazards would be adequately addressed by adhering to the California Building Code and implementation of recommendations for grading and development, which are outlined in the geotechnical report provided for the project. Therefore, staff believes that the project is consistent with the Seismic Safety/Safety Element.

VII. FINDINGS

The Planning Commission finds the following:

A. CONDITIONAL USE PERMIT (SBMC §28.94.020 AND §28.94.030)

1. Any such use is deemed essential or desirable to the public convenience or welfare and is in harmony with the various elements or objectives of the Comprehensive General Plan.

The existing Housing Authority facility has been in operation on this site since 1993 when it received a Conditional Use Permit. The proposed additions to the existing facility would allow the Housing Authority to better maintain and improve its existing housing stock within the community, would be consistent with the existing development on the site as it directly relates to the residential uses, which surround the project. The proposed additions would allow the Housing Authority to continue to provide services to the community. In addition, the proposal is consistent with the General Plan, as described in Section VI.B of the staff report.

2. Such uses will not be materially detrimental to the public peace, health, safety, comfort and general welfare and will not materially affect property values in the particular neighborhood involved.

The existing Housing Authority facility has been in operation on this site since the 1993 and will continue to assist surrounding properties in their operation and maintenance. The proposed additions would be consistent with the existing development on the site.

3. The total area of the site and the setbacks of all facilities from property and street lines are of sufficient magnitude in view of the character of the land and of the proposed development that significant detrimental impact on surrounding properties is avoided.

The additions are to be constructed towards the interior of the site and the project complies with the requirements to provide double the minimum setbacks as required for non-residential uses in a residential zone.

4. Adequate access and off-street parking including parking for guests is provided in a manner and amount so that the demands of the development for such facilities are adequately met without altering the character of the public streets in the area at any time.

Adequate access and off-street parking is provided on site. The proposed project would not result in a need to change the access or a need for additional parking spaces.

5. The appearance of the developed site in terms of the arrangement, height, scale and architectural style of the buildings, location of parking areas, landscaping and other features is compatible with the character of the area.

The proposed two-story additions were reviewed by the Historic Landmarks Commission and found to be compatible with the existing development on the site, as described in Section VI.A. of the staff report.

B. DEVELOPMENT PLAN APPROVAL (SBMC §28.87.300)

1. The proposed development complies with all of provisions of the Zoning Ordinance.

As identified in Section V the project complies with the minimum required setbacks for non-residential development in the R-3 Zone, and a Conditional Use Permit Amendment would be granted for the proposed changes to the site plan.

2. The proposed development is consistent with the principles of sound community planning.

As described in Section VI of the staff report, the proposed project is surrounded by a mix of one and two story multiple family developments and City Public Works buildings. This location for the Housing Authority Office and Maintenance Facility is consistent with the surrounding uses in the Laguna Neighborhood, and will assist in the operation and maintenance of the surrounding Housing Authority properties as well as others, throughout the City. The proposed addition will provide a centralization of the Housing Authority's maintenance activities and the additions would allow the Housing Authority to meet expanding and future needs as more housing is developed. The project is adequately served by public streets, public transportation and utilities.

3. The proposed development will not have a significant adverse impact upon the neighborhood's aesthetics/character in that the size, bulk and scale of the development are compatible with the neighborhood.

As described in Section VI of the staff report, the HLC conceptually reviewed the project and found the architecture and site design to be appropriate. Specifically, the project has been designed so that the two-story additions on the site would be set towards the center of the site away from the street frontage, and neighboring residential developments. The project is compatible with the surrounding area's aesthetics and character and is consistent with other one and two story building in the immediate area.

4. The proposed development will not have an unmitigated adverse impact upon the City and South Coast affordable housing stock.

The project consists of additions to an existing Housing Authority Maintenance facility. There is an existing 20 unit apartment complex on the northern portion of the lot and no existing residential units are proposed to be eliminated as a part of this project. The proposed project would not have increase employment, nor would it eliminate existing housing units. Additionally, the proposed project would aid the Housing Authority to maintain the City's existing and future housing stock.

5. The proposed development will not have a significant unmitigated adverse impact on the City's water resources.

There is adequate water to meet the needs of the proposed development. The proposed project receives water service from the City of Santa Barbara and is within the anticipated growth rate for the City. Therefore, the City's long-term water supply and existing water treatment and distribution facilities would adequately serve the proposed project.

6. The proposed development will not have a significant unmitigated adverse impact on the City's traffic.

Transportation Staff has reviewed the project and determined that the project would not result in significant project or cumulative impacts to any impacted intersection.

7. Resources are available and any applicable traffic improvements will be in place at the time of project occupancy.

The project site is adequately served by existing public streets and utilities. No traffic improvements are required as part of the project.

C. TRANSFER OF EXISTING DEVELOPMENT RIGHTS (SBMC§28.95.060)

1. The proposed development plans for both the sending and receiving sites are consistent with the goals and objectives of the General Plan of the City of Santa Barbara and the Municipal Code.

The multiple family development on the sending site received approval by the Staff Hearing Officer on November 19, 2008 and was determined to be consistent with the goal and objectives of the General Plan and the requirements of the Zoning Ordinance. A Conditional Use Permit was approved for the Housing Authority Facility in 1993 for the receiving site, and the proposed additions are consistent with this use.

2. The proposed developments will not be detrimental to the site(s), neighborhood or surrounding areas.

The sending site project was approved by the Staff Hearing Officer and the Architectural Board of Review, which found the project to be appropriate. The Historic Landmarks Commission has reviewed the proposed design for the additions at the receiving site and found them to be acceptable.

3. The floor area of proposed nonresidential development on the receiving site does not exceed the sum of the amount of Existing Development Rights transferred when added to the amount of Existing Development Rights on the receiving site, and does not exceed the maximum development allowed by the applicable zoning of the receiving site.

The proposed total new floor area for the project (12,364 sq. ft.) does not exceed the sum of the transferred square footage (5,108 sq. ft.) and the Small and Minor Additions of Measure E square footage (3,000 sq. ft.), and does not exceed the zoning limitations.

4. Each of the proposed nonresidential developments on the respective sending site(s) and receiving site(s) will meet all standards for review as set forth in Section 28.87.300.E of the Municipal Code and all provisions of this Chapter, and will comply with any additional specific conditions for a transfer approval.

The sending site received approval by the Staff Hearing Officer on November 19, 2008, and met all standards for review. The receiving site complies with all standards for review in Section 28.87.300.

5. Development remaining, or to be built, on a sending site is appropriate in size, scale, use, and configuration for the neighborhood and is beneficial to the community.

The sending site was previously developed with 20,450 net commercial square feet which was demolished to create 57 new apartment units. The project is a City Housing Authority Project and received approval by the Staff Hearing Officer on November 19, 2008, and has been constructed. The development was also approved by the Architectural Board of Review which found it to appropriate in size, scale, use, and configuration for the neighborhood and is beneficial to the community. The proposed additions on the receiving site have been reviewed by the Historic Landmarks Commission and were found to be acceptable for the surrounding neighborhood.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated May 2, 2011
- D. HLC Minutes
- E. PC Resolution #016-92
- F. Substantial Conformance Determination dated September 9, 1998

PLANNING COMMISSION CONDITIONS OF APPROVAL

702 LAGUNA STREET

CONDITIONAL USE PERMIT AMENDMENT, TRANSFER OF EXISTING DEVELOPMENT RIGHTS AND
DEVELOPMENT PLAN APPROVAL

JUNE 16, 2011

- I. In consideration of the project approval granted by the Planning and for the benefit of the owner(s) and occupant(s) 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. **Order of Development.** In order to accomplish the proposed development, the following steps shall occur in the order identified:
1. Obtain all required design review approvals.
 2. Pay Land Development Team Recovery Fee.
 3. Make application and obtain a Building Permit (BLD) to demolish any structures / improvements and/or perform rough grading. Comply with condition G "Construction Implementation Requirements."
 4. Record any required documents (see Recorded Conditions Agreement section).
 - a. Make application and obtain a Building Permit (BLD) for construction of approved development.
 - b. Make application and obtain a Public Works Permit (PBW) for all required public improvements.

Details on implementation of these steps are provided throughout the conditions of approval.

- B. **Recorded Conditions Agreement.** The Owner shall execute a *written instrument*, which shall be prepared by Planning staff, 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 Planning Commission on June 16, 2011, is limited to 7,118 square feet of non-residential additions and the improvements shown on the plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara. The proposed additions consist of 2,952 square feet of first floor addition and 2,577 square feet of second floor addition to the existing 990 square foot storage building (Building A), and a 1,589 square foot one-story addition to the existing 4, 184 square foot maintenance building (Building B). A total of 63 automobile parking spaces and 10 bicycle spaces are provided. No changes are proposed to the existing 20 unit apartment complex.
 2. **Uninterrupted Water Flow.** The Owner shall provide for the continuation of any historic uninterrupted flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate. 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.

3. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats or trailers shall be stored on the Real Property.
 4. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Historic Landmarks Commission (HLC). Such plan shall not be modified unless prior written approval is obtained from the HLC. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan, including any tree protection measures. If said landscaping is removed for any reason without approval by the HLC, the owner is responsible for its immediate replacement.
 5. **Oak Tree Protection.** The existing 16” oak tree shown on the Site Plan shall be preserved, protected, and maintained
 6. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices in a functioning state. 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 Owner 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. **Common Area Maintenance.** All common/shared areas/facilities/improvements shall be kept open, available and maintained in the manner in which it was designed and permitted.
 8. **Areas Available for Parking.** All parking areas and access thereto shall be kept open and available in the manner in which it was designed and permitted.
 9. **Gates.** Any gates that have the potential to block access to any designated commercial space shall be locked in the open position during business hours.
- C. **Design Review.** The project, including public improvements, is subject to the review and approval of the Historic Landmarks Commission (HLC). The HLC shall not grant project design approval until the following Planning Commission land use conditions have been satisfied.
1. **Oak Tree Protection.** The existing 16” oak tree shown on the Site Plan shall be preserved, protected, and maintained

2. **Tree Relocation.** Four (4) existing palm trees shall be relocated on the Real Property as shown on the Site Plan and shall be fenced and protected during construction.
3. **Tree Removal and Replacement.** All trees removed, except fruit trees and street trees approved for removal without replacement by the Parks Department, shall be replaced on-site on a one-for-one basis with minimum (size and location to be determined by the HLC) tree of an appropriate species or like species, in order to maintain the site's visual appearance and reduce impacts resulting from the loss of trees.
4. **Screened Backflow Device.** The backflow devices for fire sprinklers, pools, spas, solar panels and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building, as approved by the / HLC.
5. **Bicycle Parking.** Ten bicycle parking spaces shall be provided as shown on the approved plans.
6. **Lighting** Lighting design shall conform with City Lighting Ordinance requirements, including shielding and direction to the ground to avoid off-site lighting and glare effects.
7. **Trash and Recycling.** 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.

D. **Requirements Prior to Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.

1. **Design Review Requirements.** Plans shall show all design landscape and tree protection elements, as approved by the Historic Landmarks Commission, outlined in Section C "Design Review," and all elements/specifications shall be implemented on-site.
2. **Public Works Department.**
 - a. **Approved Public Improvement Plans.** Public Improvement Plans as identified in condition D.2.d, *Laguna and Ortega Streets Public Improvements* shall be submitted to the Public Works Department for review and approval as a part of the Building plan submittal.

- b. **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 prepares said agreement for the Owner's signature.
- c. **Drainage and Water Quality.** The project is required to comply with Tier 3 of the Storm Water Management Plan. The Owner shall submit a hydrology report prepared by a registered civil engineer or licensed architect demonstrating that the new development will comply with the City's Storm Water Management Plan. Project plans for grading, drainage, stormwater facilities and treatment methods, and project development, shall be subject to review and approval by the 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 (including, but not limited to trash, hydrocarbons, fertilizers, bacteria, etc.), or groundwater pollutants would result from the project.

The Owner shall provide an Operations and Maintenance Procedure Plan (describing replacement schedules for pollution absorbing pillows, etc.) for the operation and use of the storm drain surface pollutant interceptors. The Plan shall be reviewed and approved consistent with the Storm Water Management Plan BMP Guidance Manual.

- d. **Streets Public Improvements.** The Owner shall submit building plans for construction of improvements along the property frontage on Laguna Street. As determined by the Public Works Department, the improvements shall include the following to City standards: saw-cut and replace all cracked and/or uplifted sidewalk along the entire subject property frontage and will provide a four foot wide accessible path of travel at the back of two existing driveways on both street frontages. Any work in the public right-of-way requires a Public Works Permit.
- e. **Haul Routes Require Separate Permit.** Apply for a Public Works permit to establish the haul route(s) for all construction-related trucks with a gross vehicle weight rating of three tons or more entering or exiting the site. The Haul Routes shall be approved by the Transportation Manager.
- f. **Construction-Related Truck Trips.** Construction-related truck trips for trucks with a gross vehicle weight rating of three tons or more 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.) in order to help reduce truck traffic on adjacent streets and roadways.

3. **Community Development Department.**

- a. **Recordation of Agreements.** The Owner shall provide evidence of recordation of the written instrument that includes all of the Recorded

Conditions identified in condition B "Recorded Conditions Agreement" to the Community Development Department prior to issuance of any building permits.

- b. **Transfer of Existing Development Rights.** The documents transferring the development rights from the sending site to the receiving site shall be submitted to the Community Development Director for review and approval prior to execution. Once the documents affecting the transfer of rights have been executed and recorded, evidence of the recording shall be submitted to the Community Development Department.
 - c. The Existing Development Rights, measured in square feet of floor area shall be derived from existing, approved, demolished or converted floor area, and shall be clearly and accurately designated on both the sending and receiving site development plans.
 - d. Prior to issuance of any necessary permit relating to any Existing Development rights approved for transfer from a sending site, the option, deed, easement, covenant, or other legal instrument by which the existing development rights are being transferred, and proof of recordation of the development plan for both sending and receiving sites shall be reviewed and approved by the Community Development Director.
 - e. Proof of the elimination of the transferred floor area from the sending site must be reviewed and approved by the Community Development Director prior to recordation of the approved instrument of transfer. The City shall be a party to the instrument of transfer.
 - f. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Historic Landmarks Commission and as outlined in Section C "Design Review," and all elements/specifications shall be implemented on-site.
- E. **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 Historic Landmarks Commission.
 - 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 C.5 above, which shall include the regular sweeping and/or vacuuming of parking areas and drainage and storm water methods maintenance program.
4. **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.
5. **Conditions on Plans/Signatures.** The final Planning Commission 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.

F. **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, including demolition and grading.

1. **Construction Dust Control - Watering.** During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.

Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement 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.

1. **Construction Dust Control – Tarping.** Trucks transporting fill material to and from the site shall be covered from the point of origin.
2. **Construction Dust Control – Gravel Pads.** Gravel pads shall be installed at all access points to prevent tracking of mud on to public roads.
3. **Construction Dust Control – Stockpiling.** If importation, exportation and stockpiling of fill material are involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.
4. **Construction Dust Control – Disturbed Area Treatment.** After clearing, grading, earth moving or excavation is completed, the entire area of disturbed soil shall be treated to prevent wind pickup of soil. This may be accomplished by:

- a. Seeding and watering until grass cover is grown;
 - b. Spreading soil binders;
 - c. Sufficiently wetting the area down to form a crust on the surface with repeated soakings as necessary to maintain the crust and prevent dust pickup by the wind;
 - d. Other methods approved in advance by the Air Pollution Control District.
5. **Construction Dust Control – 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.
 6. **Construction Dust Control – PEC.** The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when construction work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District upon request.
 2. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor's name, telephone number, construction work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed 24 square feet if in a multi-family or commercial zone or six square feet if in a single family zone.
 3. **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.) to help reduce truck traffic and noise on adjacent streets and roadways.
 4. **Construction Related Traffic Routes.** The route of construction-related traffic shall be established to minimize trips through surrounding residential neighborhoods and minimize congestion, subject to approval by the Public Works Director.
 5. **Haul Routes.** The haul route(s) for all construction-related trucks, three tons or more, entering or exiting the site, shall be approved by the Transportation Engineer.
 6. **Construction Hours.** Construction (including preparation for construction work) shall only be permitted Monday through Friday between the hours of 7:00 a.m. and 5:00 p.m. and Saturdays between the hours of 9:00 a.m. and 4:00 p.m., excluding the following holidays: (look at longer or shorter hours, no Saturday construction, depending on project location; also consider special hours for non-noisy construction; e.g., 7:00-8:00 a.m.)

New Year's Day	January 1st*
Martin Luther King's Birthday	3rd Monday in January
Presidents' Day	3rd Monday in February
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 said 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.

- 7. Construction Parking/Storage/Staging.** Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Transportation Manager with a Public Works permit.
- 8. 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.
- 9. Construction Parking.** During construction, free parking spaces for construction workers shall be provided on-site or off-site in a location subject to the approval of the Transportation Manager.
- 10. Covered Truck Loads.** Trucks transporting fill material to and from the site shall be covered from the point of origin.
- 11. Gravel Pads.** Gravel pads shall be installed at all access points to the project site to prevent tracking of mud on to public roads.
- 12. 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.
- 13. Stockpiled Soil.** Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.

14. **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.
15. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
16. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices. (N-5)
17. **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.
18. **Unanticipated Archaeological Resources Contractor Notification.** Standard discovery measures shall be implemented per the City master Environmental Assessment throughout grading and construction: 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. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner 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.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project.

- G. **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 public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction 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 shall be completed., as shown in the building plans, including utility service undergrounding and installation of street trees.
- H. **General Conditions.**
1. **Prior Conditions.** These conditions shall supersede the conditions identified in Planning Commission Resolution 016-92.
 2. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.
 3. **Approval Limitations.**
 - a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
 - b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Planning Commission / Staff Hearing Officer.
 - c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.
 4. **Land Development Team Recovery Fee Required.** The land development team recovery fee (30% of all planning fees, as calculated by staff) shall be paid at time of building permit application.

5. **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 being notified of a lawsuit regarding 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 Planning Commission / Staff Hearing Officer action approving the Conditional Use Permit, Modification, Performance Standard Permit, or Variance 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 and the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy.

NOTICE OF DEVELOPMENT PLAN TIME LIMITS:

The development plan approved, per Santa Barbara Municipal Code §28.87.350, shall expire four (4) years from the date of approval unless:

1. A building or grading permit for the work authorized by the development plan is issued prior to the expiration date of the approval.
2. The Community Development Director grants an extension of the development plan approval upon finding that the applicant has demonstrated due diligence in implementing and completing the proposed project. The Community Development Director may grant one (1) one-year extension of the development plan approval.

**NOTICE OF TIME LIMITS FOR PROJECTS WITH MULTIPLE APPROVALS
(S.B.M.C. § 28.87.370):**

If multiple discretionary applications are approved for the same project, the expiration date of all discretionary approvals shall correspond with the longest expiration date specified by any of the land use discretionary applications, unless such extension would conflict with state or federal law. The expiration date of all approvals shall be measured from date of the final action of the City on the longest discretionary land use approval related to the application, unless otherwise specified by state or federal law.



EAST BEACH VENTURES

ARCHITECTURE

2 May 2011

Planning Commission City of Santa Barbara
630 Garden Street, Santa Barbara, CA 93101

**Subject: Housing Authority of Santa Barbara
Maintenance Facility Additions
702 Laguna Street
APN 031-092-023
MST2010-00288**



Dear Commissioners:

Enclosed please find our DART submittal for a 5,529 square foot addition to an existing 990 square foot Storage Building (Building A) and a 1,589 square foot addition to an existing 4,184 square foot Maintenance Building (Building B) at 702 Laguna street on Assessor's Parcel 031-092-023. Attached for your review and approval please find the following information:

- 10 full size copies/sets architectural plans as prepared by East Beach Ventures
- Application letter
- DART Response Letter
- PRT Response Letter
- Photographs
- Hydrology Report
- BMP Sizing Analysis
- (2) copies Preliminary Title Report

Project Description

Building A: Convert 990 square foot existing storage building into office. Add 1,590 square foot office addition and 1,362 square foot storage addition at the ground floor. Add 2,577 square foot office on the second floor.

Building B: Existing 4,184 square foot maintenance building to remain. Add 882 square foot office and 707 square foot storage on the ground floor.

Parking for the existing development consists of 67 spaces on-site. 63 spaces are proposed with 63 spaces required. Ten bicycle parking spaces will be provided.

In the area of development one existing oak tree adjacent to Building A is shown to remain. Four existing palm trees are to be relocated. Eight existing olive trees varying from 4" to 11" diameter are to be removed.

Exterior lighting will match existing. Lighting will consist of bollards and fixtures attached to the buildings. There are no pole-mounted parking lot lights. This is done to respect the adjacent residential uses.

Existing Property Details & Neighborhood Specifics

The project site is located at 702 Laguna Street (APN 031-092-023) in the El Pueblo Viejo district of the City and is zoned R-3: Multi-Family Residential. The General Plan designation is Residential, 12 units per acre. The parcel is 88,172 square feet (2.02 acres) (81,992 SF net) and has an overall slope of 3%.

Existing development on the site is broken out as follows:

- Building A: Storage Building: 990 SF
- Building B: Maintenance Building: 4,184 SF

The area surrounding the project site is developed with multi-family residential and commercial. Across Ortega Street to the south is the City Parks Department. To the east of the site is multi-family residential. Across Laguna Street to the west is more multi-family residential. Across De la Guerra Street to the north are mixed use and commercial buildings.

The existing site is not on the list of hazardous waste sites.

Applications Required/Requested

The proposed project will require the following approvals:

1. Design Review Approval by the Historic Landmarks Commission. The Commission reviewed the project conceptually on October 27, 2010 and was continued indefinitely with positive comments to the Planning Commission.
2. Amendment to an existing Conditional Use Permit for a quasi-public facility in a residential zone
3. Development Plan to allow 7,118 square feet of nonresidential construction
4. Transfer of Existing Development Rights for receiving and sending sites
5. Project has been through the PRT process and PRT letter received November 2, 2010.
6. Project has been through the DART process and DART letter received April 6, 2011.

Project History

The existing Maintenance Building (Building B) was constructed in 1993. The existing Storage Building (Building A) was constructed in 1999. Both projects required Conditional Use Permit 016-92 to allow a public facility in the R-3 zone. The Storage Building was found in substantial conformance with the CUP.

Cultural Resources

A Phase 1 Archaeological Cultural Resources Survey was prepared by Archaeological Research Consultants February 28, 1991. No cultural resources were found on the property.

Demolition and Construction

The property is located within the Demolition Review Study Area. The scope of the demolition work will need to be reviewed by the Planning Division prior to building permit issuance.

Demolition and Construction Activity:

- The duration of demolition will last approximately 2 weeks
- The duration of grading activities will last approximately 1 week
- The duration of construction activity will last approximately 20 weeks
- The number of workers, type of equipment necessary for phases listed above is as follows:
 - Demolition: Large ride-on equipment/pneumatic, 6 workers
 - Grading: Large ride-on equipment/earthmoving, 4 workers
 - Construction: Cranes, scaffolds, hand and power tools, concrete pumps/concrete finishing tools, pneumatic tools, 50 workers maximum on site at one time
- Staging area for construction and materials will be located in the parking lots of either 702 or 720 Laguna Street

Public works permits will be obtained for all improvements and utility connections in City right of ways.

Grading, Drainage and Site Coverage

It is estimated that 2,000 cubic yards of grading will be required; 1,200 cubic yards of cut and 800 cubic yards of fill. Excess soil (400 cubic yards) will be hauled via an approved route to an approved location.

The property has a slope of approximately 3%. Currently the site drains to the City's existing storm drain system via curb and gutter along Laguna and Ortega Streets.

Tier 3 SWMPP requirements will be incorporated into the site design. Storm water management will include onsite capture, retention and treatment of storm water incorporated into the project design. Drainage devices will capture and treat runoff for a one-inch storm event over a 24-hour period. Passive/natural capture and filtration designs will be used. A hydrological analysis and BMP sizing analysis of the site are attached.

Existing site coverage is as follows:

Structures:	13,506 SF	17%
Paving:	38,774 SF	47%
Landscaping:	29,712 SF	36%
TOTAL	81,992 SF	100%

Site coverage is proposed as follows:

Structures:	18,468 SF	23%
Paving:	35,470 SF	43%
Landscaping:	28,054 SF	34%
TOTAL	81,992 SF	100%

Fire/Life Safety

Two fire hydrants exist off-site. Fire hydrants are required to be within 300 feet of the furthest point of commercial buildings. One additional fire hydrant will need to be added on Laguna Street to meet this requirement.

The existing buildings are not fire sprinkled. The scope of work for both Building A and B will require that the entire building, existing and new square footage, be fire sprinkled.

Traffic and Parking

The site currently has 67 parking spaces which are all uncovered. The new site design has 63 spaces provided with 63 parking spaces required.

Associated Transportation Engineers (ATE) discussed the project with City staff and provided a preliminary analysis of the project's potential traffic impacts. City staff provided input on the parameters of the traffic assessment and determined that the project would not have the potential to generate significant traffic impacts to the critical intersections in the Garden Street corridor. Based on the analysis, City staff determined that no further traffic analysis is required.

Transfer of Existing Development Rights

The Maintenance Building was constructed using the Community Priority Category of Measure E. Measure E allows 3,000 square feet of commercial development per site. The Storage Building used 990 square feet from the Minor Additions category of that allotment with 2,010 square feet left available.

The proposed project has a total of 7,118 square feet of new construction. With 2,010 square feet available leaves a deficit of 5,108 square feet. This square footage will be provided through the Transfer of Development Rights process.

The sending site is 416/420 East Cota Street, MST2008-00097

The existing floor area demolished is 20,450 net commercial square feet

The approved floor area is 0 commercial square feet

Policy Consistency

The overall site plan conforms to the standards for quasi-public facilities in the R-3 Zone. As detailed on the plans the new work conforms to the required building height and setback standards. Setback requirements are doubled for commercial buildings in residential zones. The City's General Plan map identifies the General Plan designations for the site as Residential, 12 units per acre.

The proposed project is consistent with the previous Conditional Use Permit findings.

Project Justification and Conclusion

The Housing Authority of the City of Santa Barbara is a great asset to the community. The agency provides affordable housing and support services to people with limited incomes. The number of residential units provided by the Housing Authority has increased over time and the staffing to monitor those units has also grown. Presently staff is housed in cramped quarters so additional office space is desperately needed. More residential units require more appliances and as a result more storage is proposed as part of this project.

Consolidating development on an already developed parcel makes sense. This project will create a campus housing Administration, Finance and Maintenance all in one location.

On behalf of the Housing Authority of the City of Santa Barbara, I thank you for your review and consideration of this application. Please do not hesitate to call me if you have any questions. You may reach me at (805) 637-0601 or pete@east-beach.net.

Respectfully,

EAST BEACH VENTURES,
a California corporation
By

Peter J. Ehlen Architect
President
C-18193

Cc: Skip Szymanski – Housing Authority of the City of Santa Barbara



HISTORIC LANDMARK COMMISSION
CASE SUMMARY

MST2010-00288

C-ADDITIONS

702 LAGUNA ST

Page: 1

Project Description:

Proposal for approximately 7,656 square feet of one and two-story non-residential additions at an existing Housing Authority facility. The additions consist of a 2,946 square foot first floor addition and a 2,726 square foot second floor addition to an existing 986 square foot one-story storage building (Building A), and a 1,834 square foot one-story addition to an existing 4,184 square foot one-story maintenance building (Building B). There are 59 parking spaces proposed. Planning Commission approval is requested for an amendment to an existing Conditional Use Permit, a Transfer of Existing Development Rights for new nonresidential square footage, and a Development Plan.

Activities:

10/27/2010 **HLC-Concept Review (New)**

(Project requires Environmental Assessment and Planning Commission Approval.)

(3:13)

Present: Peter Ehlen, Architect; and Skip Szymanski, Housing Authority

Motion: Continued indefinitely with positive comments to the Planning Commission:

- 1. The Commission supports the design because it locates the taller elements in the center of the site, creating less of an impact to the neighboring properties.*
- 2. The project meets all aspects of the Project Compatibility Analysis requirements.*
- 3. Study relocating the two Olive trees proposed to be removed.*
- 4. Significant canopy trees should be added to the site plan.*
- 5. Provide more design variation between the elements that are essentially the same (e.g., plaster scoring).*

Action: Suding/Pujo, 7/0/0. (Drury/Murray absent.) Motion carried.

9/30/2010 **HLC-Correspondence/Contact**

From: Gantz, Susan

Sent: Tuesday, September 28, 2010 11:12 AM

To: Brodison, Kelly

EXHIBIT D

Activities:

Cc: Feliciano, Gabriela P.

Subject: 702 Laguna Street MST2010-00288

Hi Kelly,

Pete Ehlen submitted 702 Laguna Street yesterday for HLC review prior to PC for an amendment to their CUP and TEDR. Jo-Anne took it in and listed you as the case planner.

The notice needs to go out this Thursday for the project to be reviewed at HLC on October 13th. In the meantime, I will route a set of plans to you so that you can verify the accuracy of the project description and do the preliminary plan check. I will also route the yellow label request form to Gabriela and get her going on that.

As soon as you have made any changes to the project description in Tidemark, can you please let me know? That way I'll know we can proceed with the notice.

Thanks, SG

Reply from Kelly Brodison to Susan Gantz on Thursday, 9/30:

I am not able to complete a plan check today. I would like reschedule this project for the following HLC meeting.

Thank you.

9/27/2010

HLC-Posting Sign Issued



City of Santa Barbara
California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 016-92
S.B. HOUSING AUTHORITY
702 LAGUNA STREET
MAY 7, 1992

SUBJECT:

Application of Will Rivera, Agent for Robert Pearson Representing the Housing Authority of the City of Santa Barbara, Affecting the Property at 702 Laguna Street, APN'S 31-092-13 and 31-092-14, Limited Multi-Family Residence Zone (R-3), General Plan Designation - Residential Twelve Units Per Acre.

Environmental Determination:

Categorical Exemption
ENV92-0025

A proposal by Will Rivera, agent for Robert Pearson, for a 4,500 square foot maintenance building and 100 square foot paint storage room, to be used for the Housing Authority to centralize their existing City-wide maintenance activities. Discretionary applications for the project are:

1. Conditional Use Permit to allow a public facility (Housing Authority Maintenance Building) in an R-3 Zone (SBMC §28.94.030.X);
2. Modification to allow material storage bins to be located at the property line instead of setback the required 12 feet (SBMC §28.21.085); and
3. Development Plan to allow a total of 4,600 square feet of nonresidential construction (SBMC §28.87.300).

WHEREAS, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, three persons appeared to speak in favor of the application, and three persons appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, May 7, 1992
2. Site Plan

EXHIBIT E

FILED JUN 10 1992
Kl

Resolution No. 016-92
S.B. Housing Authority
702 Laguna Street
May 7, 1992
Page 2

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

I. Approve the subject application making the following findings and determinations:

A. For the Modification:

The modification to allow material storage bins to be located within the 12 foot interior yard setback is consistent with the purpose and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the site. By not requiring the setback a more efficient use of the property will result as space for large vehicle turn-around within the interior of the property will be provided and a non-useable landscape strip will be avoided.

B. For the Conditional Use Permit:

1. The Housing Authority Maintenance Facility is deemed essential or desirable to the public convenience or welfare and is in harmony with the various elements or objectives of the Comprehensive General Plan, as it is directly related to the residential uses which surround the property.
2. The Housing Authority Maintenance Facility will not be materially detrimental to the public peace, health, safety, comfort and general welfare and will not materially affect property values in the surrounding neighborhood. The project will assist surrounding properties in their operation and maintenance.
3. The total area of the Housing Authority Maintenance Facility its setbacks from neighboring property lines, from Laguna and Ortega Streets are of sufficient magnitude in view of the character of the land that significant detrimental impact on surrounding properties are avoided. The Modification has been determined to be an appropriate improvement on the site and the architecture of the facility will not be out of character for the site.

4. Adequate access from Ortega and Laguna Streets, and the proposed 40 parking spaces, are provided for the Housing Authority Maintenance Facility in a manner and amount so that the demands of the proposal is adequately met without altering the character of the public streets in the area at any time. No addition parking demand is anticipated by this project.
5. The appearance of the Housing Authority Maintenance Facility in terms of the arrangement, height, scale and architectural style of the buildings, location of parking areas, landscaping and other features is compatible with the character of the area.

C. For the Development Plan:

1. The Housing Authority Maintenance Facility will not have a significant unmitigated adverse impact on the City and South Coast affordable housing stock. The project is a centralization of existing maintenance activities that currently take place in several areas of the City. Therefore, no impact is anticipated on the South Coast affordable housing stock.; and
2. The Housing Authority Maintenance Facility will not have a significant unmitigated adverse impact on the City's water resources. As part of the Five Year Water Policy Action Plan EIR, the Long-Term Water Ordinance and water allocations were assessed. The conclusion of the EIR was that no significant impacts to the City's water resources would occur. The City Council granted this project a water allocation of 0.23 AFY, under the Government Functions category. As this category of allocation was included within the EIR, no water resource impacts are anticipated; and
3. The Housing Authority Maintenance Facility will not have a significant unmitigated adverse impact on the City's traffic. No traffic impacts have been identified for the project, therefore no improvements are necessary to be in place prior to the project occupancy; and

Resolution No. 016-92
S.B. Housing Authority
702 Laguna Street
May 7, 1992
Page 4

4. Resources will be available and traffic improvements will be in place at the time of Housing Authority Maintenance Facility occupancy. Since no traffic impacts have been identified for the project, no traffic improvements are necessary.

II. Said approval is subject to the following conditions:

- A. Development of the Real Property approved by the Planning Commission on May 7, 1992 is limited to 4,500 square foot of maintenance facility, 100 square foot building for paint storage, and the improvements shown on the Site Plan.
- B. There shall be no vehicle maintenance and no PA system on the property.
- C. All carpentry tools are to be used inside the maintenance facility.
- D. There shall be only low lighting, for security purposes, which shall be directed away from the neighboring residents. No high intensity lighting shall be allowed.
- E. Owner shall provide for the flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. Owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner which will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.
- F. The Owner shall submit the following or evidence of completion of the following to the Public Works Department prior to the issuance of a Building Permit for the project:
 1. Improvements as shown on the Building Plans for construction of improvements on Ortega and Laguna Streets. As determined by the Public Works Department, the improvements shall include but not be limited to curbs, gutters, sidewalks, asphalt/concrete pavement on aggregate base, underground utilities, sewer system, water system, and adequate positive drainage. The improvement

plans shall be prepared by a registered Civil Engineer and reviewed and signed by the City Engineer.

2. Executed Agreement for Land Development Improvements and improvement security for construction of improvements.

- G. The Owner shall complete the following prior to the issuance of building permits:

The following information shall be specified on the construction plans submitted for building permits:

1. 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.) to help reduce truck traffic on adjacent streets and roadways.
2. The route of construction -related traffic established to minimize trips through surrounding residential neighborhoods.
3. Construction prohibited on Saturday, Sunday, Holidays, and between the hours of 7:00 p.m. and 7:00 a.m.
4. Construction parking provided as follows:
 - a. During construction, free parking spaces for construction workers shall be provided on-site or off-site in a location subject to the approval of the Community Development Director.
 - b. On-site or off-site storage shall be provided for construction materials and equipment, storage of construction materials within the public right-of-way is prohibited.
 - c. Free off-site parking for construction workers and off-site storage for materials and equipment shall be provided (during phases of the construction when it cannot be accommodated on-site). The location of this off-site areas shall be subject to the approval of the Community Development Director.

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5. Regular water sprinkling schedule during site grading and the transportation of fill materials, using reclaimed water whenever the Public Works Director determines that it is reasonably available.
 6. Trucks hauling grading materials shall be covered.
- H. Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
1. Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots are to be pruned under the direction of a qualified Arborist.
 2. Public improvements as shown in the Building Plans.

This motion was passed and adopted on the 7th day of May, 1992 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 4 NAYS: 0 ABSTAIN: 0
ABSENT: 3 (Miller, Prieto, Secord)

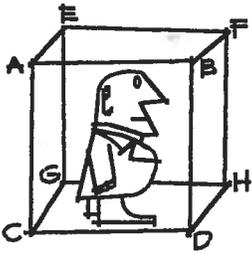
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I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Planning Commission at its meeting of the above date.

Anita L. Leski
Anita L. Leski, Secretary

June 4, 1992
Date

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.



A R C H I T E C T

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702 Laguna St.
Planning file

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SEP 10 1998

CITY OF SANTA BARBARA
PLANNING DIVISION

9 September 1998

Bettie Hennon
Senior Planner
City of Santa Barbara
Community Development Department Planning Division
P.O. Box 1990
Santa Barbara, CA 93102

Project: Housing Authority City of Santa Barbara
Residential Appliance Storage Facility

Project #: 98.13

Bettie:

This letter is written to request a substantial conformance determination for the subject project relative to the existing Conditional Use Permit.

At the present time the Housing Authority stores their spare appliances at various locations around town. The purpose of this project is to consolidate all this storage into one location. The existing Conditional Use Permit includes warehousing as part of the Maintenance Facility.

The new project consists of a free-standing 990 square foot storage building designed to match the existing Maintenance Facility. The building will be used to store water heaters, ranges and refrigerators. The project requires 112 cubic yards of grading. It requires one parking place. Two existing parking spaces will be lost to provide an entry. The existing maintenance facility is over-parked and the new parking requirements will be absorbed with this excess.

The existing parcel presently contains 12,400 square feet of Low-Cost Elderly Housing, a 4,500 square foot Maintenance Facility and 100 square foot Paint Storage Building on a 2.02 acre site. The parcel is zoned R-3 and the Maintenance Facility operates under a Conditional Use Permit. There are 30 parking spaces required for the Elderly housing and 30 are provided. There are 18 spaces required for the maintenance Facility and 40 are provided.

Thank you for your attention to this matter. If you have any questions or concerns please feel free to call.

Respectfully,

Peter J. Ehlen

9/14/98
OK - substantial conformance request ~~approved~~ w/PC on 9/3/98 approved as part of existing CUP, no additional PC review needed for proposed use.
Bettie Hennon

