



# City of Santa Barbara California

III.B.

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** October 1, 2015  
**AGENDA DATE:** October 8, 2015  
**PROJECT:** 800 Santa Barbara Street (MST2015-00023)  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470, extension 4550  
Beatriz Gularte, Senior Planner *ALD for BG*  
Suzanne Riegler, Associate Planner *SR*

### I. CONCEPT REVIEW

The project is a conceptual review of a revised proposal to demolish the existing 1,965 net square foot, one-story non-residential building and construct a 20,083 square foot, three-story mixed-use building on an 18,568 square foot lot. The project consists of 1,383 square feet of commercial floor area and 23 residential units above a 12,682 square foot subterranean parking garage containing 27 parking spaces, storage, and service areas. This is an AUD Priority Housing development with a proposed density of 56 dwelling units per acre and with an average unit size of 775 square feet.

The subject property is located at the corner of De La Guerra and Santa Barbara Streets within El Pueblo Viejo District and immediately adjacent to El Presidio de Santa Barbara State Historic Park.

Per SBMC §28.20.080.D, the project was previously reviewed by the Planning Commission for Conceptual Review because the lot size is more than 15,000 square feet and the project is being proposed under the Average Unit-Size Density (AUD) Incentive Program Priority Housing Overlay (SBMC §28.20.080).

The applicant has requested an additional Concept Review by the Planning Commission to get commissioners input on the revised project prior to returning to the Historic Landmarks Commission (HLC) for further review. The HLC also requested additional Planning Commission input. The HLC is the decision-making body for this project. **The project is being presented to the Planning Commission for concept review and comments only.**

Staff recommends that the Planning Commission review the proposed revised project, consider the issues outlined in this report, and provide comment and recommendation by majority vote regarding the proposed design and improvement of the project and the project's consistency with the City's General Plan. The Planning Commission's comments will be communicated to the HLC.



Figure 1: Project Vicinity

## II. BACKGROUND

In 2008, the Planning Commission reviewed a previous project on this site that was appealed to the City Council by the Santa Barbara Trust for Historic Preservation. On September 30, 2008, City Council denied the appeal and upheld the Planning Commission's approval of the project. The project has a valid approval until September 2016.

On May 21, 2015, the Planning Commission reviewed a previous version of the proposed AUD project (PC Staff Report, Exhibit B). Planning Commission minutes are attached as Exhibit C.

During both previous reviews, the following key issues were raised:

- The height of the building relative to the protection of mountain views;
- Protection of the historic sandstone site wall;
- Impacts to the axial brick path, steps and flagpole that connect to the building at 223 E. De La Guerra Street (eligible for designation as a City Landmark) to Santa Barbara Street; and
- The findings of the archaeology report.



#### **IV. ZONING**

As designed, the proposed project would comply with the zoning ordinance. The project is proposed under the City's AUD Incentive Program, which allows up to 26 dwelling units on the subject property under the Priority Housing Density requirements if the units are an average of 811 square feet or less. The average unit sizes are 775 square feet.

The AUD Incentive Program requires a five-foot variable setback from each of the front property lines and does not require a setback from the interior or rear property lines. The project is providing a 16'-1" setback from Santa Barbara Street, a 12'-10-3/4" setback from De La Guerra Street, a 4'-4" setback along the northern property line and a zero-foot setback along the eastern property line.

The proposed project provides 27 covered parking spaces and an area has been specified for bicycle parking in the basement of the building. A total of 26 vehicle parking spaces and 23 bicycle parking spaces are required.

The project would be three stories with a maximum building height of 35 feet; which is consistent with AUD height limitations. The 35 foot height is less than the previously approved project and significantly reduced from the May 21, PC reviewed proposal.

#### **V. GENERAL PLAN CONSISTENCY**

As required per SBMC §28.20.080.D, on May 21, 2015, the Planning Commission provided comment and recommendation by majority vote regarding the proposed design and improvement of the project and the project's consistency with the City's General Plan. The policy discussion and plans reviewed by the Planning Commission are included in the Staff Report for the May 21 hearing (Exhibit B). Also, see Exhibit C for the Minutes of the PC comments. Exhibit E includes the goals, policies, and implementation strategies that were considered in the review by the Planning Commissioners. In summary, the focus of the discussion included the neighborhood compatibility and impacts to surrounding historic resources. A number of straw polls were taking relative to the design and are included in Exhibit C.

#### **VI. DESIGN REVIEW**

After the May Planning Commission review, the project was reviewed by the Historic Landmarks Commission (HLC) on August 12, 2015. The HLC review focused on concerns with the size, bulk, and scale and the architectural details. They also requested compatibility with the neighborhood and its historic character (See HLC Minutes, Exhibit F and G.)

Since the last HLC meeting, the applicant has further revised the project in response to HLC comments. These changes have not been reviewed by the HLC yet as the applicant requested Planning Commission input prior to returning to the HLC.

The latest revisions include:

- Elimination of one of the interior units;
- Enhancement and widening of the interior paseo which applicant did to address the building mass and increase livability of the interior units;
- Revisions to architectural elements to incorporate less symmetry;

- Lowering of the hipped roof element at the south east corner of the building; and
- Recessed additional windows into the wall to make them deep set.

The project design and siting must comply with the [Urban Design Guidelines](#) and Chapter 5 of the [El Pueblo Viejo Design Guidelines](#). The proposed project should be compatible in size, bulk, and scale and should preserve the character of the existing historic neighborhood in order for the HLC to make findings of compatibility. It is equally important that the building's overall apparent height be integrated with the site and adjacent structures.

The applicant proposes to provide further information at the hearing to support their position that the project is appropriate and compatible with the surrounding area. The HLC will ultimately determine if the project is consistent with El Pueblo Viejo Guidelines and the Urban Design guidelines as part of their review of the project.

The Historic Structures Ordinance (SBMC §22.22.145, subsection B) outlines certain criteria that the HLC is to consider before granting approval of a project. These criteria/considerations are:

1. Does the project fully comply with the City's Charter and Municipal Code? Is the project's design consistent with the Historic Landmarks Commission and El Pueblo Viejo Design Guidelines
2. Is the project compatible with the desirable architectural qualities and characteristics which are distinctive of Santa Barbara and of the particular neighborhood surrounding the project?
3. Is the size, mass, bulk, height, and scale of the project appropriate for its location and the neighborhood?
4. Is the design of the project appropriately sensitive to adjacent Federal, State, and City Landmarks or nearby designated historic resources, including structures of merit, sites, or natural features?
5. Does the design of the project respond appropriately to established scenic public vistas?
6. Does the project include an appropriate amount of open space and landscaping?

## **VII. RECOMMENDATION**

The project complies with zoning standards and is consistent with the General Plan goals and policies for new rental housing projects. Staff recommends PC comment on whether the project is consistent with the compatibility criteria # 2-5 (SBMC §22.22.145, subsection B) as outlined in Section VI of this staff report

## **VIII. NEXT STEPS**

Following the Planning Commission concept review, the applicant would return to the HLC for review of the Addendum to the Historic Structures / Sites Report and continued concept review. Upon acceptance of a complete project application, staff would make a final environmental determination. The project would be scheduled for a decision by the HLC following the environmental review period.

Exhibits:

- A. Perspective Drawing, Site Plan, Building Elevations
- B. May 21, 2015 Planning Commission Staff Report w/o Exhibits
- C. May 21, 2015 Planning Commission Minutes
- D. May 21, 2015 Perspective Drawing, Site Plan, Building Elevations from PC Review
- E. Relevant General Plan Goals, Policies, & Implementation Strategies
- F. August 12, 2015 Historic Landmarks Commission Minutes
- G. August 12, 2015 Perspective Drawing, Site Plan, Building Elevations from HLC Review



MIXED USE MULTI FAMILY APARTMENT WITH/INTEGRATED COMMERCIAL

**Hochhausza**  
Bartler  
ARCHITECTURE  
AND PLANNING

122 E. ARBELLAGA  
SANTA BARBARA  
CALIFORNIA 93101  
805 962 2746

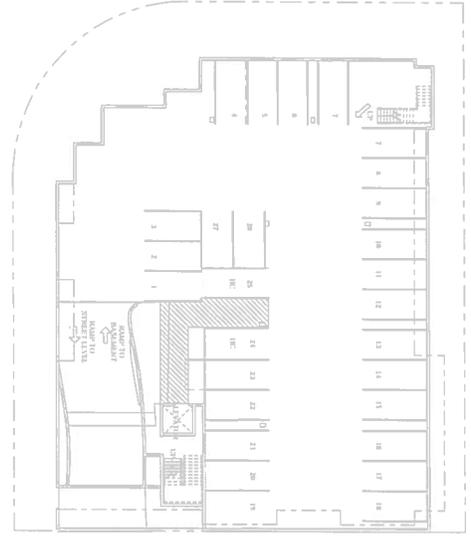
800 SANTA BARBARA STREET

NO.	REVISION	DATE

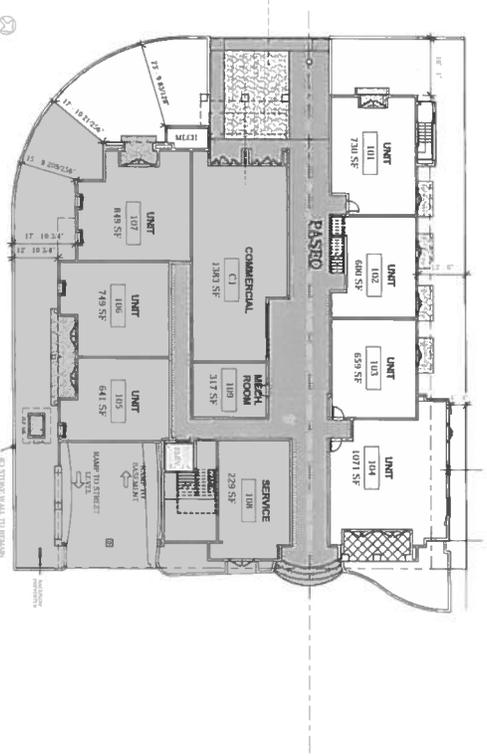
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1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
2. REFER TO ALL SHEETS FOR NOTES AND DETAILS.  
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.  
4. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE LOCAL BUILDING DEPARTMENT.  
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

**SHEET TITLES**  
Basement & First Level

PRO. RT. NO. Project Number  
SHEET  
**D1.1**



② BASEMENT  
VIEW = 1'-0"



① LEVEL 1  
VIEW = 1'-0"

BASEMENT &  
FIRST LEVEL

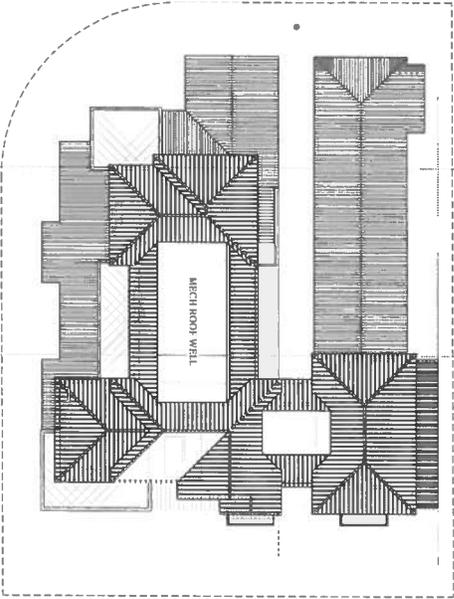
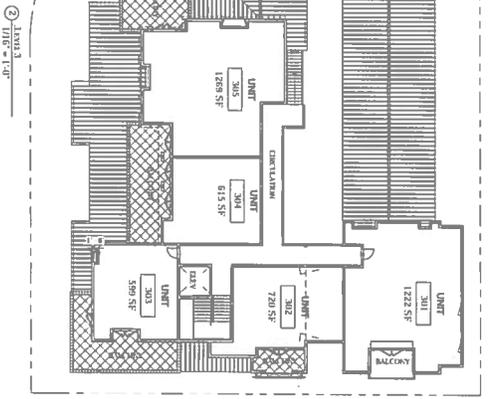
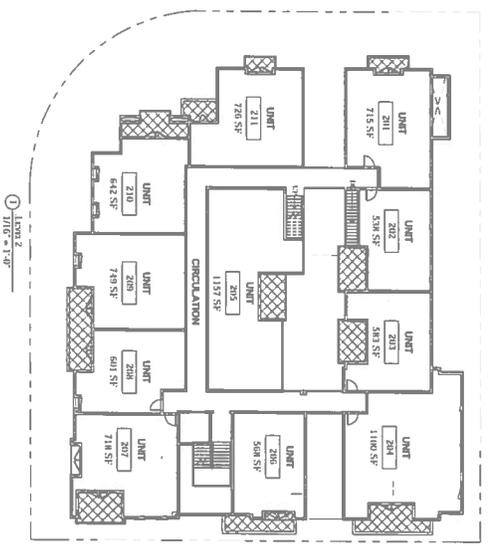
MIXED USE MULTI FAMILY APARTMENT WITH/OUT COMMERCIAL

**Hochhaus**  
Diller

ARCHITECTURE  
AND PLANNING

121 E. ARBELLAGA  
SANTA BARBARA  
CALIFORNIA 93101  
805 962 2746

800 SANTA BARBARA STREET



SECOND LEVEL  
THIRD LEVEL  
ROOF PLAN

SHEET  
D1.2

PROJECT: K. Project Number

SHEET EXISTENTS  
Second Level & Third Level

DATE: 11/16/11  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: AS SHOWN

NO.	REVISION	DATE

Hochhaus  
Blatter

ARCHITECTURE  
AND PLANNING

123 E. ARRELLATA  
SANTA BARBARA  
805.962.2746

800 SANTA BARBARA ST.

NO.	DATE	DESCRIPTION

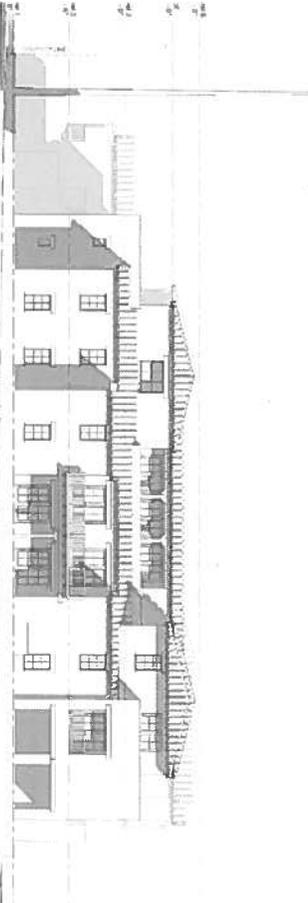
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D5.1

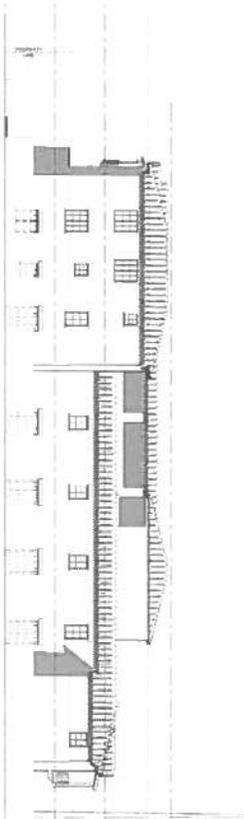
DATE: 11/11/11



WEST ELEVATION  
1/2" = 1' 0" SCALE



SOUTH ELEVATION  
1/2" = 1' 0" SCALE



NORTH ELEVATION  
1/2" = 1' 0" SCALE



EAST ELEVATION  
1/2" = 1' 0" SCALE

Hochhaus  
Blatter

ARCHITECTURE  
AND PLANNING

122 E. ARBELLAGA  
SANTA BARBARA  
CALIFORNIA 93101  
PHONE 805.239.2746

800 SANTA BARBARA ST.

NO.	DATE	DESCRIPTION

PROJECT NO. 1900

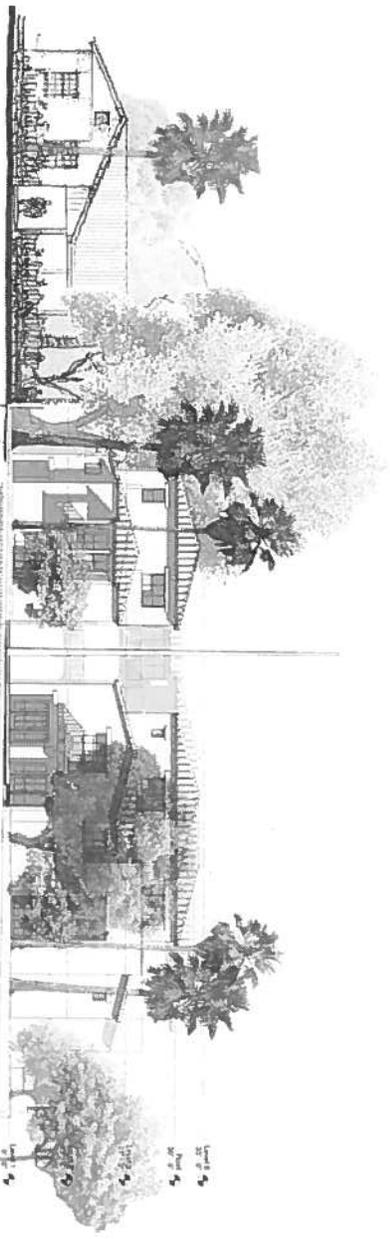
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SHEET  
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OF ALL SHEETS  
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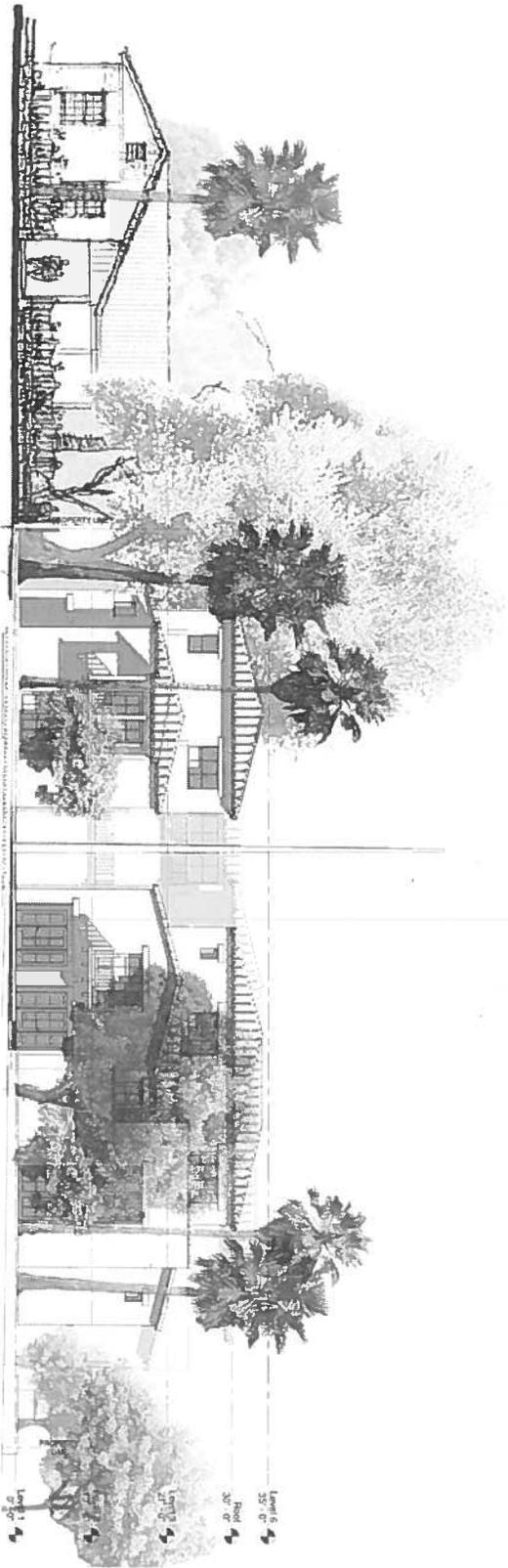
WEST ELEVATION  
1/2" = 1'-0" SCALE

Hochhauser  
Blatter

ARCHITECTURE  
AND PLANNING

122 E. ARRIELATA  
SAN ANTONIO, TEXAS  
78204  
805.982.2746

800 SANTA BARBARA ST.



① WEST ELEVATION  
1/8" = 1'-0" SCALE

NO.	REVISION OR DESCRIPTION
001	08/20/15

DATE: 08/20/15

W22

PROJECT NO. 1910

D5.6

SHEET  
OF 14 SHEETS  
LAYOUT NUMBER

Hochhaus  
Blatt

ARCHITECTURE  
AND PLANNING

122 E. ARBELLAGA  
SANTA ANA, CALIFORNIA 92701  
805 962 2746

800 SANTA BARBARA ST.

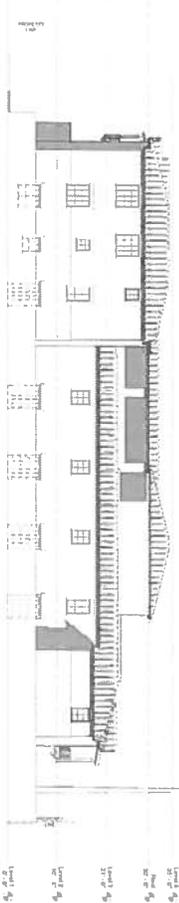
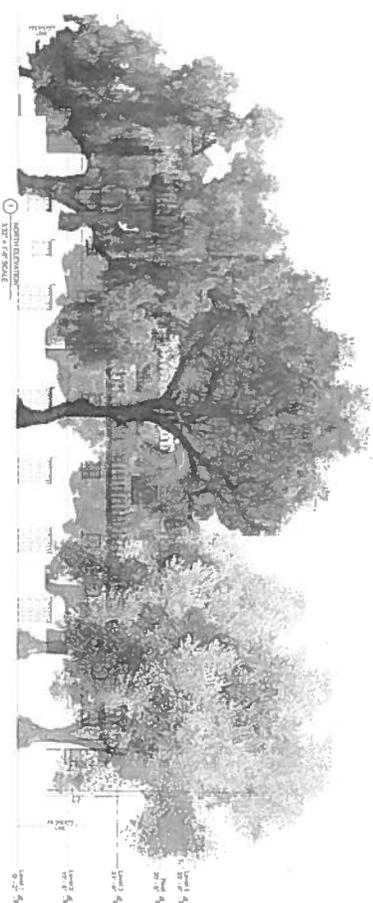
DATE	DESCRIPTION

PROJECT NO. 9901

Ne1

D5.5

OF ALL SHEETS  
CHECK REVISION



Hochhaus  
Blatt

ARCHITECTURE  
AND PLANNING

122 E. ARRIELA  
SANTA ANA, CALIFORNIA 92701  
805 962 2746

800 SANTA BARBARA ST.



① IDENTIFICATION  
SCALE: 1/2" = 1'-0"

NO.	REVISIONS

DATE: 11/10/09  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
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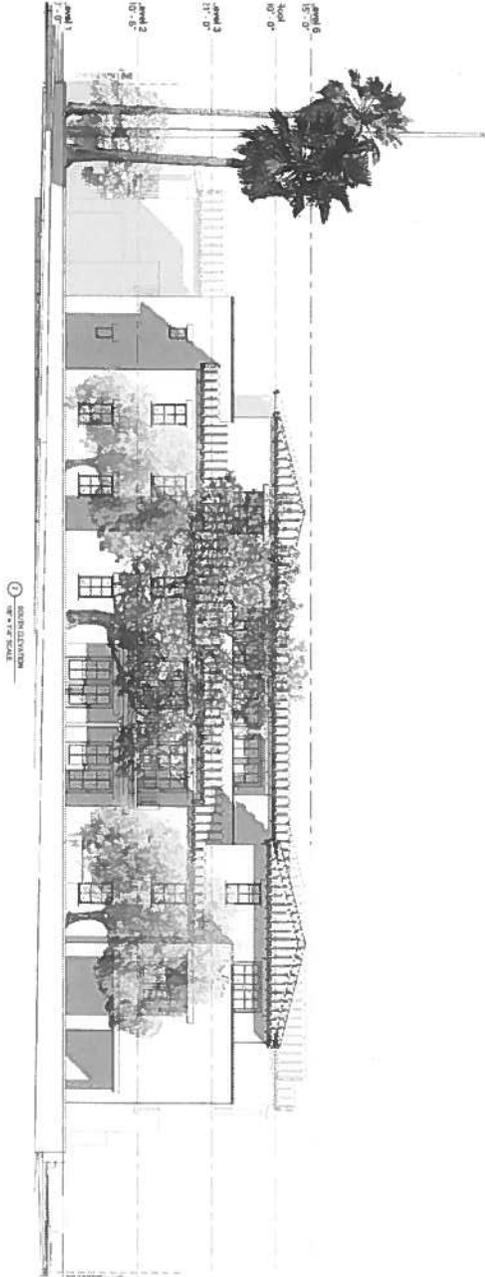


Hochhaus  
Blatter

ARCHITECTURE  
AND PLANNING

122 E. ARRIELLAGA  
SANTA BARBARA  
CALIFORNIA 93101  
805.962.2746

800 SANTA BARBARA ST.



NO.	DATE	DESCRIPTION

PROJECT NO. 1904

Se2

SHEET NO. 1904

D5.7

OF ALL SHEETS  
IN THIS SET

Hochhaus  
Blatter

ARCHITECTURE  
AND PLANNING

1221 ARBELLAGA  
SANTA ANITA  
CALIFORNIA 91101  
805 962 2746

800 SANTA BARBARA ST.

DATE	DESCRIPTION OF REVISION

PROJECT NO. 7901  
E01

D5.4

OF ALL SHEETS  
LAYOUT NUMBER



1/8" = 1' - 0" SCALE

1/8" = 1' - 0" SCALE





# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** May 14, 2015  
**AGENDA DATE:** May 21, 2015  
**PROJECT:** 800 Santa Barbara Street (MST2015-00023)  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470, extension 4550  
Beatriz Gularte, Senior Planner  
Suzanne Riegle, Associate Planner

### **I. CONCEPT REVIEW**

Proposal to demolish the existing 1,965 net square foot, one-story non-residential building and construct a 26,059 square foot, four-story mixed-use building on an 18,568 square foot lot. The project consists of 1,500 square feet of commercial floor area and 26 residential units (comprised of 8 studio units, 14 one-bedroom units, and 4 two-bedroom units) above a 12,682 square foot subterranean parking garage containing 30 parking spaces, storage, and service areas. This is an AUD Priority Housing development with a proposed density of 63 dwelling units per acre and with an average unit size of 789 square feet.

The subject property is located at the corner of De La Guerra and Santa Barbara Streets within El Pueblo Viejo District and immediately adjacent to El Presidio de Santa Barbara State Historic Park.

This project requires Planning Commission Conceptual Review because the lot size is more than 15,000 square feet and the project is being proposed under the Average Unit-Size Density (AUD) Incentive Program Priority Housing Overlay (SBMC §28.20.080).

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, staff, and the Historic Landmarks Commission (HLC) with feedback and direction regarding the proposed land use, design, and General Plan consistency. **The project is being presented to the Planning Commission for concept review and comments only.** No formal action will be taken on the project. The HLC will be the decision-making body for this project.

Staff recommends that the Planning Commission review the proposed project, consider the issues outlined in this report and the attached Pre-Application Review Team (PRT) letter (Exhibit C), and provide comment and recommendation by majority vote regarding the proposed design and improvement of the project and the project's consistency with the City's General Plan. The Planning Commission's comments and recommendations will be communicated to the HLC for use in their deliberations on the project.

**EXHIBIT B**



Figure 1: Project Vicinity

## II. BACKGROUND

The Planning Commission reviewed and approved a previous project on this site in June 2008, which was later appealed to the City Council by the Santa Barbara Trust for Historic Preservation. On September 30, 2008, City Council considered the appeal and upheld the Planning Commission's approval of the project. The approved project consists of the demolition of the existing 1,965 square foot office building and construction of a three-story mixed-use building comprised of six residential condominium units (1 two-bedroom and 5 three-bedroom) and two commercial condominium units (totaling 4,605 square feet). Thirty underground parking spaces would be provided. Project approval included a lot line adjustment of 1,529 square feet from adjacent parcel number 031-012-027 to meet residential density requirements, as well as a Tentative Subdivision Map and Development Plan.

During the review and approval process the following key issues were raised:

- The height of the building relative to the protection of mountain views;
- Protection of the historic sandstone site wall;



project and the project's consistency with the City's General Plan. Exhibit D includes a comprehensive list of relevant General Plan goals, policies, and implementation strategies. A brief summary is provided below.

#### ***Land Use Element***

The Land Use Element includes a policy to prioritize the use of available resource capacities for affordable housing for extremely low, very low, low, moderate, and middle income households over all other new development, and an implementation strategy to develop incentives in the form of flexibility in densities or standards for affordable housing projects.

The Land Use Element also calls for enhancement of community character and includes an implementation action to ensure that proposed buildings are compatible with the surrounding built environment by considering the context of the proposed structure in relation to surrounding uses and parcels along the entire block, and ensuring the proposed development preserves key visual assets of the block.

#### ***Housing Element***

The Housing Element includes multiple policies and implementation strategies encouraging and facilitating the development of affordable, rental, senior and special needs housing. The proposed project would provide 26 new rental units.

#### ***Historic Resources Element***

The project is proposing a four-story structure in a neighborhood which is predominately one- and two-story structures, including historic adobes and El Presidio de Santa Barbara State Historic Park. Staff looks to the Planning and Historic Landmarks Commissions for direction related to the potential conflicts related to Historic Resources Element Policies HR 2, HR3, and HR5, and the associated Implementation Actions 2.8 and 3.3. The outlined policies and implementation actions strive to ensure respectful and compatible development, discourage the demolition of historic structures and site features, and to protect neighbors in close proximity to the downtown and commercial core from development that might transform their historic character.

The Historic Resources Element also includes implementation actions that call for the creation of buffers to further protect historic resources. These implementation actions state that all parcels within 100 feet of a historic resource be identified and flagged for scrutiny for impacts on those resources, prior to approval of any development application. A map of historic resources within the boundaries of the original El Pueblo Viejo has been attached as Exhibit E. In addition, any parcel within 250 feet of the El Presidio de Santa Barbara State Historic Park and areas inclusive of the original footprint of the Presidio and other City Landmarks to be selected shall be subject to measures for additional protection, which may require adjustments in the height, bulk, size, and setbacks of the proposed development or design alternatives. A map showing the 250-foot buffer of El Presidio de Santa Barbara State Historic Park has been attached as Exhibit F.

#### ***Environmental Resources Element***

The Environmental Resources Element provides policies regarding the documentation of public views of the ocean, mountains, and other highly valued public view points.

### *Conservation Element*

The Conservation Element also provides policies for enhancing the scenic character of the City, maintaining existing mature trees and landscaping, encouraging the planting of new trees, and protection of scenic view corridors. As proposed, the project would remove existing mature landscaping and introduce new landscaping at the corner of Santa Barbara and De La Guerra Streets.

### *Noise Element*

The Noise Element provides policies regarding siting new residential uses in non-residential zones and the compatibility of adjacent uses to prevent noise conflicts.

## **VI. DESIGN REVIEW**

This project was reviewed conceptually by the Historic Landmarks Commission (HLC) on May 6, 2015. Staff will provide a summary update of the HLC meeting to the Planning Commission, and, if available, a copy of the draft Minutes will be provided to the Planning Commission at the hearing.

- VII. The project design and siting must comply with the [Urban Design Guidelines](#) and Chapter 5 of the [El Pueblo Viejo Design Guidelines](#). The proposed project should be compatible in size, bulk, and scale and should preserve the character of the existing historic neighborhood in order for the Commission to make findings of compatibility. It is equally important that the building's overall apparent height be integrated with the site and adjacent structures. HLC will determine if the project is consistent with El Pueblo Viejo Guidelines and the Urban Design guidelines as part of their review of the project.

## **VIII. PRE-APPLICATION REVIEW TEAM (PRT) REVIEW**

The project was reviewed by the City's Land Development Team in February 2015. On February 23, 2015, the PRT comments were provided to the Applicant. A copy of this letter is attached as Exhibit C. Subsequent to the PRT review, the applicant revised the project to address the density and parking concerns. Therefore, a parking modification is no longer required.

## **IX. ISSUE AREAS**

Staff recommends that the Planning Commission focus on the following issue areas for this concept review:

### *General Plan Consistency*

As stated in Section VI, Staff requests feedback regarding consistency with the City's General Plan policies related to Historic Resources, Environmental Resources, and Circulation Elements.

### *Project Compatibility Considerations*

The Historic Structures Ordinance (SBMC §22.22.145, subsection B) outlines certain criteria that the HLC is to consider before granting approval of a project. These criteria/considerations are:

1. Does the project fully comply with the City's Charter and Municipal Code? Is the project's design consistent with the Historic Landmarks Commission and El Pueblo Viejo Design Guidelines
2. Is the project compatible with the desirable architectural qualities and characteristics which are distinctive of Santa Barbara and of the particular neighborhood surrounding the project?
3. Is the size, mass, bulk, height, and scale of the project appropriate for its location and the neighborhood?
4. Is the design of the project appropriately sensitive to adjacent Federal, State, and City Landmarks or nearby designated historic resources, including structures of merit, sites, or natural features?
5. Does the design of the project respond appropriately to established scenic public vistas?
6. Does the project include an appropriate amount of open space and landscaping?

#### ***Public Improvements***

New mixed-use development requires compliance with the goals and policies of the City's Pedestrian Master Plan. The proposed project would require public improvements along the Santa Barbara and De La Guerra Street frontages, including the realignment of the crosswalk, new pedestrian access ramps, replacement of lifting or damaged sidewalk, relocation of the traffic signal cabinet, a new traffic signal, and new street lights. The City Traffic Engineer has advised the applicant that on-site landscaping may have to be reduced in height to ensure adequate pedestrian visibility.

#### ***Historic Structures / Sites Report (HSSR)***

The project would require an Addendum to the HSSR because the previous Historic Structures/Sites Report does not address the current designs impacts on the historic site retaining wall, nor does the report address the removal of the mature landscape that defines the corner or the impacts to the axial pathway, curved stairs, and relocation of the flagpole that connects the 223 E De La Guerra Street building to Santa Barbara Street.

#### **X. NEXT STEPS**

Following the Planning Commission concept review, the applicant would return to the HLC for review of the Addendum to the Historic Structures / Sites Report and continued concept review. As designed, the project is not required to return to Planning Commission; however, the applicant can request additional concept reviews by the Planning Commission. Upon acceptance of a complete project application, staff would commence environmental review. The project would be scheduled for a decision by the HLC following the environmental review period.

Exhibits:

- A. Applicant's letter, dated May 5, 2015
- B. Perspective Drawing, Site Plan, Building Elevations
- C. PRT Letter dated February 23, 2015
- D. Relevant General Plan Goals, Policies, & Implementation Strategies
- E. Map of Historic Resources within the Original El Pueblo Viejo District boundary
- F. El Presidio de Santa Barbara State Historic Park Boundary Map



III. **CONCEPT REVIEW:**

**ACTUAL TIME: 1:07 P.M.**

**APPLICATION OF JAN HOCHHAUSER, HOCHHAUSER BLATTER ARCHITECTURE AND PLANNING FOR 800 SANTA BARBARA STREET LLC, 800 SANTA BARBARA STREET, APN 031-012-028, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/ HIGH DENSITY RESIDENTIAL/ PRIORITY HOUSING 37-63 DU/AC (MST2015-00023)**

Proposal to demolish an existing 1,965 net square-foot, one-story non-residential building and construct a new 26,059 square-foot, four-story mixed-use building on an 18,568 square-foot lot. The project consists of 1,500 square feet of non-residential floor area and 26 residential units (comprised of 8 studio units, 14 one-bedroom units, and 4 two-bedroom units) above a 12,682 square foot subterranean parking garage containing 30 parking spaces, storage, and service areas. This is an Average Unit-Size Density (AUD) Incentive Program Priority Housing development with a proposed density of 63 dwelling units per acre and with an average unit size of 789 square feet.

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The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Contact: Suzanne Riegler, Associate Planner

Email: [SRiegler@SantaBarbaraCA.gov](mailto:SRiegler@SantaBarbaraCA.gov)

Phone: (805) 564-5470, ext. 2687

Suzanne Riegler, Associate Planner, gave the Staff presentation.

Jan Hochhauser, Architect, gave the Applicant presentation, joined by John Donaldson, Owner.

Bill Mahan, Historic Landmarks Commissioner (HLC), summarized the approved minutes of the HLC stating that the project as proposed was not found to be acceptable. The final

minutes were distributed to the Planning Commission with summarized comments made on the proposal; setbacks; size, bulk and scale; architecture and design; landscaping; and mixed use.

Commissioner Schwartz left the dais at 2:21 P.M. and returned at 2:24 P.M.

Chair Thompson opened the public hearing at 2:28 P.M.

The following people commented on the proposed project:

1. Kellam de Forest submitted written comments and asked that the Commission find that the proposed project is not consistent with the General Plan and asked that other design ideas be presented.
2. Elena Alcerro, Anacapa School Sophomore, enjoys present use of the school courtyard during lunch and breaks and feels that the proposed project would overshadow the courtyard and cast too much shade and darkness during the winter.
3. Gordon Sichi, Anacapa School Founder and Headmaster, submitted written comments expressing concern with the close proximity of the project to the school's property line; the increased height of the proposed building in comparison to the prior approved project ; the shadow that will be cast on the courtyard in winter, and the privacy impact with direct view from the proposed buildings. He requested that the setbacks be increased from the northerly property; that the developer screen liberally with landscaping to minimized impact to the school; and lastly, that the school be protected during construction with respect to school hours.
4. Mary Louise Days, former City Historian, Trust for Historic Preservation Board Member and Citizens Planning Association Board Member, commented that this project site is in the heart of the original El Pueblo Viejo and abuts to the El Presidio de Santa Barbara State Historic Park operated by the Trust for Historic Preservation. The 5' proposed setback would create an inconsistency with the city's General Plan Historic Resources Element. A four story building is not appropriate as there are no four story buildings close by. The height can jeopardize views due to the height and narrow setbacks. The Historical Museum and Presidio Park have historically used on street parking that could be impacted by the minimal parking provided on-site for the proposed project. In addition, noise and traffic conditions created by the project could be impacted. Finds that the Historic Resources Element provisions, especially Policy 5 that requires neighborhoods close to downtown and commercial corridors be protected by development that would transform their historic character, would not be met.

With no one else wishing to speak, the public hearing was closed at 2:40 P.M.

**General Plan Consideration:**

**Straw Poll No.1:**

Is the proposed plan consistent with the General Plan goals and policies for new rental housing projects?

Ayes: 6 Noes: 0 Abstain: 0

**Straw Poll No. 2:**

Does the proposed project preserve public view of the mountains from public view points?

Ayes: 0 Noes: 3 Abstain: 3

**Straw Poll No.3:**

Is the project with the residential uses as proposed, located in a non-residential zone, compatible with the adjacent land uses?

Ayes: 6 Noes: 0 Abstain: 0

**Straw Poll No.4:**

Does the site plan prevent noise conflicts between adjacent land uses?

Ayes: 2 Noes: 1 Abstain: 3

**Straw Poll No.5:**

Does the proposed project preserve the historical character of the surrounding neighborhood?

Ayes: 0 Noes: 6 Abstain: 0

**Straw Poll No. 6:**

Is the proposed project appropriate in mass, bulk, scale, setbacks and height of structures in the surrounding neighborhood?

Ayes: 0 Noes: 5 Abstain: 1

**Straw Poll No. 7:**

Is the proposed project sensitive to the adjacent federal, state, and local historic resources?

Ayes: 0 Noes: 5 Abstain: 1

**Straw Poll No. 8:**

Is the proposed project sensitive to the adjacent El Presidio de Santa Barbara State Historic Park?.

Ayes: 0 Noes: 5 Abstain: 1

**Straw Poll No. 9:**

Does the proposed project preserve mature landscaping and trees?

Ayes: 4 Noes: 2 Abstain: 0

Commissioner's Comments:

**Historic Resources Element:**

- Commissioner Jordan agreed with Historic Landmarks Commissioner Bill LaVoie that the project needs to be designed “really old” and the focus has to be on the architecture. It needs to be designed to fit in with adjacent historic properties.
- Commissioner Higgins cannot get around historic resources policies about the project needing to respect rather than detract from historic resources.
- Commissioner Higgins thought that the project could be appropriate for AUD if the project density was cut in half and other standards could be met for historic resources.
- Commissioner Pujo agrees with Commissioners Jordan and Higgins. She does not see this in terms of changing a setback or a height, because the massing and the bulk is not about whether there is another interior floor, but has to do with how it fits on the site and in this location. There is too much massing, it is too bulky, and it does not respect El Pueblo Viejo to the extent and standards that it needs to. She agrees with Commissioner Jordan that it needs to be very authentic and have high standards.
- Commissioner Schwartz has greatest concern with the preservation of historic character and thinks more work needs to be done to develop the architecture, the terracing, tiering, and stepping back. She suggested looking at other architectural styles referenced in the samples provided by the Applicant.
- Commissioner Schwartz does not have enough detail to know whether the mass, bulk and scale is appropriate.
- Commissioner Lodge said that this area should not have been included in the high density rental overlay zone. The richness of its historic resources makes it inappropriate.
- Commissioner Lodge said that she could support a high density project which looks like Casa de las Fuentes
- Commissioner Thompson gave credit for bringing a proposed affordable project to the downtown corridor and commended the underground parking. This is a great project, but best for another location. It needs to be sensitive to the historical context that is immediately adjacent to the project. Even though Average Unit Density (AUD) housing policies would allow a maximum density, it does not require a maximum. We need to reduce the density and give consideration to the adjoining historical area.
- Commissioner Higgins does not think the site plan works, but thinks there are residential uses on the property.
- Commissioner Thompson believes that a residential project is approvable but needs to be sensitive to the historic area and is confident that the Historic Landmarks Commission (HLC) will work with Applicant.
- Commissioner Schwartz asked that the HLC consider as many General Plan policies as Staff can assist the HLC to consider because of the important aspect of rental housing.
- Commissioner Schwartz asked HLC Commissioner Bill Mahan, and received confirmation, that since the initial project had received prior approval for three stories, it would be likely that the HLC would approve a new three story project.

**Environmental Resources Element:**

- Commissioner Pujo would like to preserve the public views of the mountain. The project requires additional work. The bigger issue is a sense of place with this key downtown area. Consideration is needed regarding the intersections and people walking from east side to west side, the nature of historic structures that attract tours, and the views from open space areas. This would include not only the protection of mountain views but public views from place to place in this particular area. The scale of this project does not allow for protection of these views.
- Commissioner Pujo does think that the commercial and public aspect of the proposal does not go far enough. The commercial space is less than appropriate for this important corner. The project is designed for the internal experience for residents and not outward to this important area and does not protect the sense of place that policy statements strive to protect.
- Commissioner Schwartz stated that with the limited information presented, she can't say that it preserves public views of the mountains without seeing an artistic rendering or visual simulation.
- Commissioner Thompson stated that the step back approach to the architecture is an attempt to meet requirements for views.

**Conservation Element:**

- Commissioner Schwartz requested that as much as possible be done to maintain mature trees and landscaping.

**Noise Element:**

- Commissioner Schwartz commented that the site planning of the project, or any other residential project, needs additional work with the Historic Landmarks Commission and staff. She noted that there are other residential structures in the area. There is a need for a definition of neighborhood and context, and firm definitions for contextual analysis of project compatibility are needed.

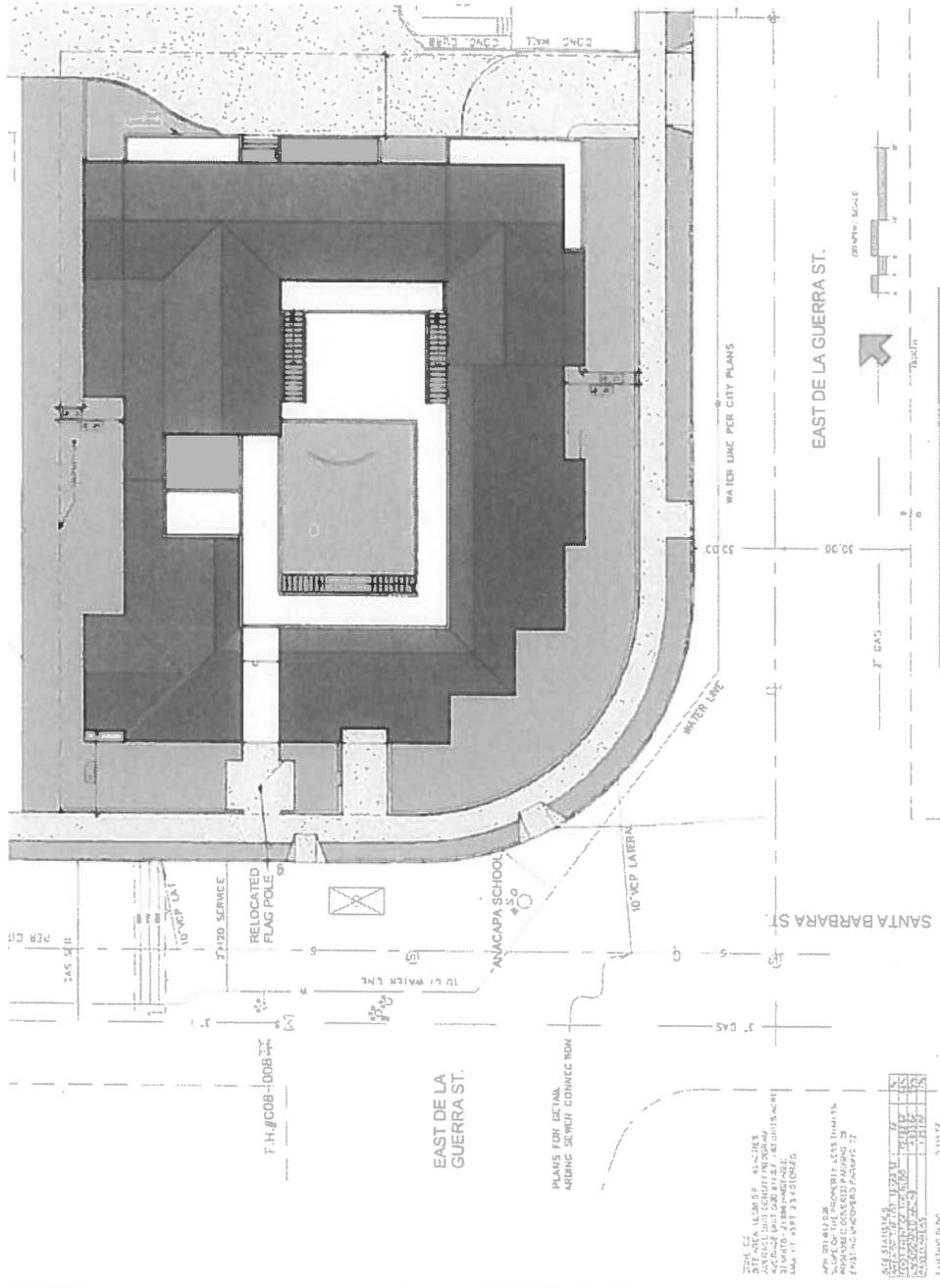


MIXED USE MULTI FAMILY APARTMENT W/ LIMITED COMMERCIAL

UNIT NUMBER	AREA	AREA
101	1,200	1,200
102	1,200	1,200
103	1,200	1,200
104	1,200	1,200
105	1,200	1,200
106	1,200	1,200
107	1,200	1,200
108	1,200	1,200
109	1,200	1,200
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MIXED USE MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
SANTA BARBARA STREET @ 800 S.B.

NO.	DESCRIPTION	AREA	PERCENT
1	RESIDENTIAL	1,200	100%
2	COMMERCIAL	1,200	100%
3	PARKING	1,200	100%
4	LANDSCAPE	1,200	100%
5	UTILITIES	1,200	100%
6	MECHANICAL	1,200	100%
7	ELECTRICAL	1,200	100%
8	PLUMBING	1,200	100%
9	CONCRETE	1,200	100%
10	STEEL	1,200	100%
11	GLASS	1,200	100%
12	PAINT	1,200	100%
13	FINISHES	1,200	100%
14	MECHANICAL	1,200	100%
15	ELECTRICAL	1,200	100%
16	PLUMBING	1,200	100%
17	CONCRETE	1,200	100%
18	STEEL	1,200	100%
19	GLASS	1,200	100%
20	PAINT	1,200	100%
21	FINISHES	1,200	100%
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28	PAINT	1,200	100%
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197	FINISHES	1,200	100%
198	MECHANICAL	1,200	100%
199	ELECTRICAL	1,200	100%
200	PLUMBING	1,200	100%



PLANS FOR DETAIL  
ARISING SEWER CONNECTION

DATE: 02/15/2018  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
PROJECT: 18-008-008  
SHEET: 1 OF 1





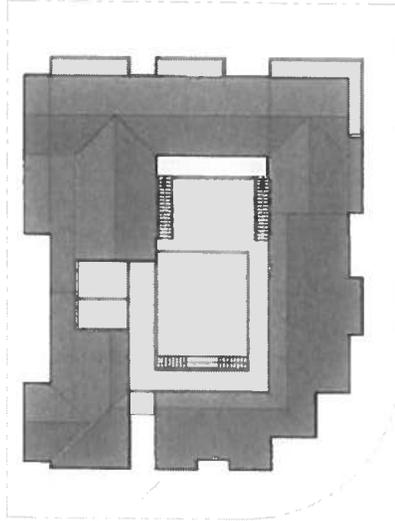


NO.	DESCRIPTION	DATE	BY	CHKD.

PROJECT NO. 1001111111  
SANTA BARBARA  
912 562 2741

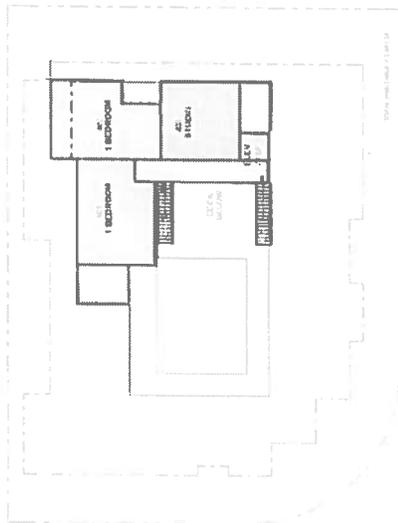
PROJECT NAME  
SANTA BARBARA

MIXED USE MULTI-FAMILY APARTMENT UNLIMITED COMMERCIAL



GRAPHIC SCALE

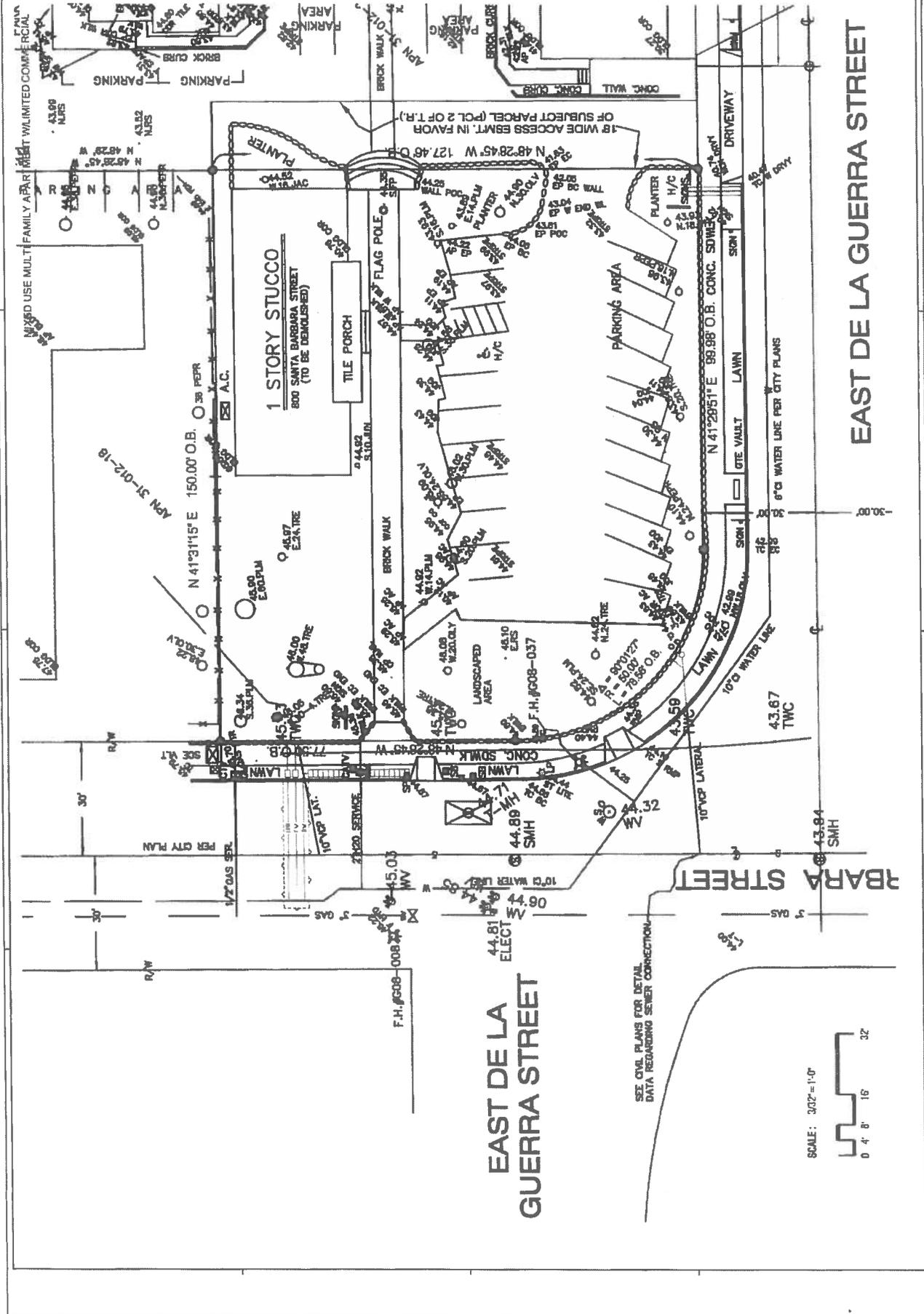
Roof Plan (1/8" = 1'-0") 2



GRAPHIC SCALE

Ground Floor (1/8" = 1'-0") 1





EAST DE LA GUERRA STREET

EAST DE LA  
GUERRA STREET

SEE CIVIL PLANS FOR DETAIL  
DATA REGARDING SEWER CONNECTION

SCALE: 3/32" = 1'-0"



# RELEVANT GOALS, POLICIES, & IMPLEMENTATION STRATEGIES

## Land Use Element (2011)

### GOALS

- *Resource Allocation:* Achieve a balance in the amount, location and type of growth within the context of available resources including water, energy, food, housing, and transportation.
- *Character:* Maintain the small town character of Santa Barbara as a unique and desirable place to live, work, and visit.
- *Design:* Protect and enhance the community's character with appropriately sized and scaled buildings, a walkable town, useable and well-located open space, and abundant, sustainable landscaping.
- *Historic Preservation:* Protect, preserve and enhance the City's historic resources.

### Growth Management and Resource Allocation Policies

LG1. Resource Allocation Priority. Prioritize the use of available resources capacities for additional affordable housing for extremely low, very low, low, moderate, and middle income households over all other new development.

### Land Use Policies

- LG4. Principles for Development. Establish the following Principles for Development to focus growth, encourage a mix of land uses, strengthen mobility options and promote healthy active living.
- Focus Growth. Encourage workforce and affordable housing within a quarter mile of frequent transit service and commercial services through smaller units and increased density, transit resources, parking demand standards, targeted infrastructure improvements, and increased public areas and open space. Incorporate ideas as a result of an employee survey.
  - Mix of Land Uses. Encourage a mix of land uses, particularly in the Downtown to maintain its strength as a viable commercial center, to include retail, office, restaurant, residential, institutional, financial and cultural arts, encourage easy access to basic needs such as groceries, drug stores, community services, recreation, and public space.
  - Mobility and Active Living. Link mixed-use development with main transit lines; promote active living by encouraging compact, vibrant, walkable places; encourage the use of bicycles; and reduce the need for residential parking.
- LG5. Community Benefit Housing. While acknowledging the need to balance the provision of affordable housing with market-rate housing, new residential development in multi-family and commercial zones, including mixed-use projects, should include affordable housing and open space benefits.

- LG6. Location of Residential Growth. Encourage new residential units in multi-family and commercial areas of the City with the highest densities to be located in the Downtown, La Cumbre Plaza/Five Points area and along Milpas Street.

*Possible Implementation Actions to be Considered*

LG6.3 Priority Housing Overlay. Encourage the construction of rental and employer housing and limited equity co-operatives in select multi-family and commercial zones where residential use is allowed by providing increased density (over Average Unit-Size Density Incentive Program).

LG6.7 Housing for Downtown Workers. Encourage affordable housing projects by expediting and facilitating downtown housing construction that includes provisions prioritizing downtown workers to the extent legally possible.

**Community Design Policies**

- LG12. Community Character. Strengthen and enhance design and development review standards and process to enhance community character, promote affordable housing, and further community sustainability principles.

*Possible Implementation Actions to be Considered*

LG12.2 Building Size, Bulk and Scale. Ensure that proposed buildings are compatible in scale with the surrounding built environment.

- a. Standards and Findings. Strengthen and expand building size, bulk and scale standards and findings for development projects of 10,000 square feet or more in the commercial zones to ensure compatibility with surrounding uses, particularly historic resources and residential neighborhoods.
- b. Floor Area Ratios (FARs). Develop a set of maximum FARs for the non-residential and High Density areas of the City, with particular attention to protecting historic resources and areas that are adjacent to single family zoned areas, maintaining Santa Barbara's small town character, and encouraging small, affordable residential units.
  - i) Maximums. Develop a set of maximum FARs that permit the largest structures in the center of the city (adjacent to transit and commercial services), and reduce maximum building size/FARs moving outward from the center. (This approval would be similar to the "Parking Zone of Benefit" model);
  - ii) Buffers. On parcels adjoining historic structures, establish "buffers" using more restrictive FAR limits;
  - iii) Incentives. Consider higher FARs for multi-family rental projects and small, affordable residential units; and
  - iv) Guidelines. Consider FAR Guidelines for development models such as where parking is proposed at the ground or in basement floors.

- v) **Development Community.** Create a working group that includes local professionals from the development community when developing FARs.
- c. **Development Monitoring.** Develop a program to monitor the scale and pace of development within the City; take action where transformative developments may occur along a block or corridor to guide development along that corridor.
- d. **Community Character Preservation.** Include in design guidelines that as part of any major new in-fill development or remodel, consider the context of the proposed structure in relation to surrounding uses and parcels along the entire block; ensure that the proposed development will not eliminate or preclude preservation of the key visual assets of the particular block or corridor, including landmark structures, structures of merit, potentially historic structures, key scenic view points that provide unique or important views to the surrounding hills, and specimen trees and other important visual resources. Require building design modifications as needed to preserve essential elements of the community character along that block or corridor.

LG12.3 **Building Set-Backs.** The frontage of commercial buildings Downtown should have variation in building setback along the street facades to make the streetscape more interesting.

- a. **Guidelines and Standards.** Prepare guidelines and, as necessary, Zoning Ordinance standards for the use, design, and landscaping of the street frontage for commercial buildings in Downtown, consistent with the Pedestrian Master Plan and Urban Design Guidelines. Where suitable, the building set-back should accommodate significant trees, consistent with fire safety and protection of public views.
- b. **Pedestrian Environment.** Provide for a successful pedestrian environment including the promotion of canopy trees to be integrated into projects and along the public streets.

LG12.4 **Building Height.** Amend zoning standards to include special findings and super majority approval by the Planning Commission for Community Benefit projects that exceed 45 feet in height.

### **Neighborhood Policies**

LG15. Sustainable Neighborhood Planning. Neighborhoods shall be encouraged to preserve and enhance the sense of place, provide opportunities for healthy living and accessibility, while reducing the community's carbon footprint.

### **Housing Element (2011)**

#### **GOALS**

- ***Housing Opportunities:*** Ensure a full range of housing opportunities for all persons regardless of race, religion, sex, age, marital status, sexual orientation, ancestry, national

origin, color or economic status, with special emphasis on providing housing opportunities for low income, moderate, middle income and special needs households.

- *New Housing Development:* Encourage the production of new housing opportunities which are sustainable, and increase equity by providing a sufficiently wide range in type and affordability to meet the needs of all economic and social groups, with special emphasis on housing that meets the needs of extremely low, very low, low, moderate, middle income and special needs households.

### **Housing Opportunities Policies**

- H2. Housing Opportunities. Promote equal housing opportunities for all segments of the community, with special emphasis given to extremely low, very low, low, moderate, middle income and special needs households.

### **New Housing Development Policies**

- H10. New Housing. Given limited remaining land resources, the City shall encourage the development of housing on vacant infill sites and the redevelopment of opportunity sites both in residential zones, and as part of mixed-use development in commercial zones.

#### *Possible Implementation Actions to be Considered*

H10.3 Building Reuse. Encourage residential reuse of existing nonresidential buildings, for both ownership and rental affordable housing.

- H11. Promote Affordable Units. The production of affordable housing units shall be the highest priority and the City will encourage all opportunities to construct new housing units that are affordable to extremely low, very low, low, moderate and middle income owners and renters.

#### *Possible Implementation Actions to be Considered*

H11.2 Priority Housing Overlay. Encourage the construction of rental housing, employer sponsored housing, and co-operative housing in the Downtown, La Cumbre Plaza/Five Points area, C-M Commercial Manufacturing Zone and Milpas Street area by providing incentives such as:

- Increased density overlays up to 63 du/ac as part of the Average Unit-Size Density Incentive Program.
- Higher Floor Area Ratios (FAR) when such standards are developed.
- More flexibility with zoning standards, (e.g., reduced parking standards).
- Expedited Design Review process.
- Fee waivers or deferrals.

- H14. Sustainable Housing. Ensure that new market-rate residential development is consistent with the City's sustainability goal, including reduced energy and resource use, and increased affordable housing opportunities.

*Possible Implementation Actions to be Considered*

H14.1 Market Rate Housing. Market-level housing projects in the multi-family or commercial zones (including mixed-use) shall be encouraged to:

Construct unit sizes consistent with averages and maximums set out under the City's Average Unit-Size Density Incentive Program; and

Have access to adequate public open space within a ½-mile radius, a dedication of sufficient useable open space on-site, a contribution is made toward future parks through in-lieu fees, or a combination of any of these.

H14.3 Market-Rate Incentives. Prepare design standards and codify incentives for market rate developers to build smaller, "affordable-by-design" residential units that better meet the needs of our community.

H17. Flexible Standards. Implement changes to development standards to be more flexible for rental, employer sponsored workforce housing, affordable housing projects, and limited equity co-operatives, where appropriate.

*Possible Implementation Actions to be Considered*

H17.1 Parking Requirements. Consider incremental changes to the Zoning Ordinance parking requirements such as:

- Reducing parking requirements for projects that develop under the Average Unit-Size Density Incentive Program to 1 space minimum per unit.
- Allowing tandem parking
- Providing more flexibility for constrained sites (e.g., allowing for more than one maneuver, use of car stacking devices or other space saving measures)
- Eliminating guest parking requirements for housing in the Downtown commercial area
- Rounding down when calculating parking requirements

H17.2 Zoning Standards. Consider amending the Zoning Ordinance to change how, where and the extent of outdoor living space, yard and setback requirements for housing in commercial zones.

## **Historic Resources Element (2012)**

### **GOALS**

- *Protection and Enhancement of Historical Resources:* Continue to identify, designate, protect, preserve and enhance the City's historical, architectural, and archaeological resources. Ensure Santa Barbara's "sense of place" by preserving and protecting evidence of its historic past, which includes but is not limited to historic buildings, structures, and cultural landscapes such as sites, features, streetscapes, neighborhoods, and landscapes.

- *Increased Awareness and Appreciation:* Increase public awareness and appreciation of Santa Barbara's history and pre-history, its historical, cultural and paleontological resources, their value and the need to protect them. Recognize that historic resources are necessary contributors to attaining sustainability, environmental and economic vitality, and preservation of the city's quality of life.
- *Governmental Cooperation:* Incorporate preservation principles as a valid and necessary component in decision-making, at every phase of City government, and secure cooperation from all levels and agencies of government in these efforts.
- *Neighborhood Historic Preservation:* Protect the significant contribution made by Santa Barbara's neighborhood historic resources to the City's charm and sense of historical context.

### **Protection of Buildings, Structures, Sites and Features Policies**

HR1. Protect Historic and Archaeological Resources. Protect the heritage of the City by preserving, protecting and enhancing historic resources and archaeological resources. Apply available governmental resources, devices and approaches, such as the measures enumerated in the Land Use Element of this Plan, to facilitate their preservation and protection.

#### *Possible Implementation Actions to be Considered*

HR1.1 Use all available tools. Consider specific preservation strategies and land use regulation mechanisms, including those listed in the Land Use Element, such as revised development standards, buffer protection, overlay zones, Design and Historic Districts, Landmark, and Structure of Merit designations.

HR1.2 Adopt historic preservation guidelines. Develop and adopt guidelines for maintenance and changes to historic resources. The guidelines will apply to historic properties and areas. The guidelines will also assist property owners in understanding the important character-defining elements of buildings and historic architectural styles, and in planning exterior alterations, additions, or rehabilitation of existing buildings, structures and landscaping, as well as ways to maintain them.

HR1.5 Protect archaeological resources from potential damage or destruction.

- a. In the environmental review process, any proposed project which is in an area indicated on the map as "sensitive" shall receive further study to determine if archaeological resources are present and in jeopardy. Consider notification/consultation of most likely descendants of Barbareño Chumash whose names appear on the City of Santa Barbara archaeological monitors list; and local Native American associations and individuals for comment. A preliminary site survey (or similar study as part of an environmental impact report) shall be conducted in every case where archaeological resources could be threatened.

- b. When making land use decisions, potential damage to archaeological resources shall be given consideration along with other planning, environmental, social, and economic considerations.
  - c. Publicly accessible areas known to contain significant archaeological resources should be preserved by limiting access and/or development which would involve permanent covering or disturbance of sub-surface artifacts.
- HR2. Ensure respectful and compatible development. Seek to ensure that all development within the City respects rather than detracts from individual historic and archaeological resources as well as the neighborhood and the overall historical character of the city. Assure compatibility of development, respect for the historical context of historical resources, and consideration of sustainable design alternatives where compatible.

*Possible Implementation Actions to be Considered*

- HR2.1 Protect historic resources from harmful development. Development on parcels in proximity to historic resources shall be designed, sited and scaled to be compatible with their historic neighbor and with public enjoyment of the historic site. Construction activity in proximity to historic resources shall not damage or adversely impact the historic resources, and new structures themselves shall not pose a threat of either short or long-term damaging effects upon the historic resources.
- HR2.2 Consider impacts to historic resources comprehensively. Require the identification and analysis of potential impacts to historic resources as an integral component of the review process of all development applications. Evaluate the impacts of proposed development in proximity to historic resources. Review bodies shall not consider other existing incompatible development as a justification for additional potentially incompatible development.
- HR2.3 Assess potential damage. Ensure that construction activities in proximity to a historic structure do not damage the historic resource. For projects involving substantial demolition and/or grading adjacent to such a resource, include any necessary measures as determined in consultation with the City Urban Historian, or in accepted Cultural Resources or Historic Structures Report recommendations. Such measures should include participation by a structural engineer and/or an architect knowledgeable in historic resources and their treatment, such as a historical architect.
- HR2.4 Analyze potential long-term damage. Where appropriate, require an evaluation for potential environmental damage to historic resources (e.g., older adobe buildings and structures), such as when development and landscaping in proximity might result in a change in microclimate of the affected historic resource. The goal is to ensure that there are no significant long-term negative impacts to the condition or environment of the historic resource. The evaluation study shall include a comparative assessment of potential harmful impacts to the exterior or interior of a structure. Impacts to be studied may include air

circulation, humidity, temperature, heating and cooling dynamics, noise, vibration, air quality, and light and shade conditions.

HR2.5 Use appropriate measures. Measures to be implemented shall include assurances that such development is appropriately scaled, designed and sited, and provided with well-located open space and landscaping. Proportionately scale construction (addressing height, size, bulk, volume, etc.) adjacent to historic resources.

HR2.6 Use available interim protections. Interim protection measures shall be pursued, including revised development standards, buffer protection, overlay zones, special design districts, and related measures.

HR2.7 Secure permanent protection. Continue to adopt measures such as establishment of Historic Districts, architectural compatibility, stepping back of buildings within buffer areas, and other development standards.

HR2.8 Employ historic resource buffers. Use the following measures to establish buffer zones to further protect historic resources:

- a. Require that all parcels within 100 feet of a historic resource be identified and flagged for scrutiny for impacts on those resources, prior to either approval of any development application.
- b. All development proposed within 250 feet of historic adobe structures, El Presidio de Santa Barbara State Historic Park and areas inclusive of the original footprint of the Presidio and other City Landmarks to be selected may be subject to measures for additional protection. Such protection may require adjustments in height, bulk, size, and setbacks.

HR3. **Discourage Demolition.** Develop effective measures to discourage and curtail the demolition of historic resources.

HR4. **Pursue Adaptive Reuse.** Encourage the adaptation of historic buildings or structures for uses other than the original intended use when the original use is no longer viable.

### **Neighborhood Policies**

HR5. **Protect Neighborhood Historic Resources.** Identify neighborhoods in the city that have substantially maintained historical character, and pursue measures to preserve that character. Protect such neighborhoods, especially those in close proximity to the downtown and commercial cores, from development that might transform their historic character.

#### *Possible Implementation Actions to be Considered*

HR5.1 Help preserve neighborhoods that have retained historical character. Adopt mechanisms, such as ordinance amendments, that secure protection for neighborhoods and streetscapes that have substantially maintained their character of the period of their initial development, as well as later periods of historical interest that reveal the historical evolution of the neighborhood or streetscape.

HR5.2 Provide guidelines that facilitate protection. Adopt design guidelines that seek to ensure that new and remodeled buildings and structures will be compatible with surrounding historical development, that seek to prevent the unnecessary loss of a structure or historical features, and that ensure appropriate compatible design.

HR5.3 Provide property owner support. Encourage upgrading and revitalization compatible with the character of the neighborhood, and provide homeowners with incentives, technical assistance and support.

### **Cultural Landscapes Such as Streetscapes, Public Features, and Pedestrian Amenities Policies**

HR6. **Protect Traditional Public Resources and Streetscapes.** Identify and preserve significant public resources and streetscapes and ensure a public review process in order to protect their historical features and attributes.

#### *Possible Implementation Actions to be Considered*

HR6.1 Preserve and protect traditional public resources and streetscapes. Pursue measures to preserve and protect historical features such as trees, stone curbing, hitching posts, and sidewalk imprints.

HR6.2 Prioritize documented features. Target features that have been identified in historic resource surveys as historically significant for specific protection measures, such as landmark or structure of merit designation, as well as state and federal designations.

HR6.3 Promote streets that accommodate pedestrians. Since traditional streetscapes accommodated pedestrians, require that all projects in historic areas involving street design pursue options that advance and enhance pedestrian friendliness.

### **Environmental Resources Element (2011)**

#### **GOALS**

- *Sustainable Resource Use.* Protect and use natural resources wisely to sustain their quantity and quality, minimize hazards to people and property, and meet present and future service, health and environmental needs.
- *Reduce Greenhouse Gases.* Reduce where practicable greenhouse gas emissions contributions to climate change, and to air pollution and related health risks.
- *Reduce Fossil Fuel Use.* Reduce fossil fuel use through increased efficiency and conservation, and by developing renewable energy sources.
- *Climate Change Adaptation.* If applicable, incorporate adaptation to climate change in proposals for new development, redevelopment and public infrastructure.

### **Climate Change Policies**

ER1. **Climate Change.** As applicable, private development and public facilities and services may be required to incorporate measures to minimize contributions to climate change and to adapt to climate changes anticipated to occur within the life of each project.

### **Energy Conservation Policies**

ER5. **Energy Efficiency and Conservation.** As part of the City's strategy for addressing climate change, minimizing pollution of air and water, depleting nonrenewable resources and insulating from volatility of fossil fuel prices, dependence on energy derived from fossil fuels shall be reduced through increased efficiency, conservation, and conversion to renewable energy sources when practicable and financially warranted.

#### *Possible Implementation Actions to be Considered*

ER5.1 Energy Efficient Buildings. Encourage all new construction to be designed and built consistent with City green programs, the California Green Building Code, policies, and the goal of achieving "carbon neutrality" by 2030 in all buildings.

Further reduce energy consumption over time to "carbon neutrality" by 2030 in new building and through suggested retrofits. Establish a voluntary program and time line for increasing the energy efficiency and carbon neutrality of new buildings or additions, and of existing building stock. Provide:

- a. Information on current energy use and conservation options;
- b. Incentives for voluntary upgrades;
- c. Voluntary incremental upgrades may be encouraged at time of sale, and/or other methods for greening the existing building stock; and
- d. Tools for self-assessment financing for energy efficiency upgrades and on-site solar and wind power generation through property taxes (in conjunction with AB 811).

ER6. **Local and Regional Renewable Energy Resources.** Provide both within the city, and regionally through working with the County and other local jurisdictions or parties, opportunities to preserve, promote and participate in the development of local renewable energy resources such as solar, wind, geothermal, wave, hydro, methane and waste conversion.

#### *Possible Implementation Actions to be Considered*

ER6.6 Solar Energy. Encourage the use of solar photo-voltaic arrays on new construction, redevelopment, and significant remodel projects, as appropriate, taking into consideration project scale and budget, building size, orientation, roof type, and current energy use.

- a. For multi-residential projects of 3 or more units, require provision of a minimum 2 kw system per unit consistent with the City's Solar Energy System Design Guidelines, if physically feasible.

- b. For 1 or 2-unit residential projects require provision of 300 sq. ft. rectangular unobstructed roof area free of mechanical equipment and vents facing south, east or west in a manner that future photovoltaic installation would be consistent with the City's Solar Energy System Design Guidelines, if physically feasible.
- c. For commercial and industrial projects provide a minimum of 5 watts of photovoltaic panel systems for every new square foot of building net floor area; or a photovoltaic system sized to meet a minimum of 30% of the average projected energy demand for the structure, whichever is lower.

ER8. **Low-Emission Vehicles and Equipment.** Expand infrastructure and establish incentives for use of lower emission vehicles and equipment (e.g., parking priority, electric vehicle plug-ins). Support the amendment of speed limit restrictions to permit the wider use of electric vehicles.

*Possible Implementation Actions to be Considered*

ER8.1 Electric Vehicles. Monitor electric car development, including the projected availability of new vehicles and the types of charging stations that will serve those vehicles. Require the installation of the most commonly used types of electric charging stations in all major new non-residential development and remodels as appropriate, based on increases in the electric vehicle fleet and the availability of suitable charging technology. Provide expedited permitting for installation of electric vehicle charging infrastructure in residential, commercial, and industrial development. Consider changing the Building Code to require pre-wiring for electric vehicle charging infrastructure in new and substantial remodels of residential units.

**Aesthetics and Visual Resources Policies**

ER29. **Visual Resources Protection.** New development or redevelopment shall preserve or enhance important public views and viewpoints for public enjoyment, where such protection would not preclude reasonable development of a property.

*Possible Implementation Actions to be Considered*

ER29.1 Document Public Views. Conduct a study to identify and document important public views of the ocean, the mountains or other highly-valued views, establish a list of important public view points, and provide a photo record. Prepare related development standards to protect the views seen from the public view points.

ER29.2 Evaluation Criteria. In evaluating public scenic views and development impacts at a particular location, the City shall consider:

- a. The importance of the existing view (i.e., whether a view contains one or more important visual resources, has scenic qualities, and is viewed from a

heavily used public viewpoint, such as public gathering area, major public transportation corridor or area of intensive pedestrian and bicycle use);

- b. Whether a proposed change in the existing view would be individually or cumulatively significant (i.e., substantially degrade or obstruct existing important public scenic views, or impair the visual context of the Waterfront area or designated historic resource);
- c. Whether changes in the proposed action could be avoided or adequately reduced through project design changes (such as site lay-out, building design, and landscape design).

ER29.4 Vegetation Protection. Prepare guidelines and standards for removal of significant trees and for planting replacement or additional trees, and protect significant natural vegetated areas from inappropriate development.

ER29.5 Scenic View Protection. Further protect public scenic views of the coast, hillsides, open spaces, creeks and historic resources by incorporating visual guidelines as part of project design guidelines and environmental review guidelines.

ER30. **Enhance Visual Quality.** Not only retain, but improve visual quality of the city wherever practicable.

*Possible Implementation Action to be Considered*

ER30.1 Underground Utilities. Cooperate with developers and utility companies to underground as many as possible overhead utilities in the city by 2030. Establish a listing of priority street segments with realistic target dates in the capital improvements program and continue to support neighborhood efforts for undergrounding.

**Noise Policies**

ER31. Noise Policies for New Residential Uses. Take into consideration the surrounding existing and future legal land uses in establishing exterior noise policies for new residential uses.

*Possible Implementation Actions to be Considered*

ER31.1 Residential Exterior Ambient Noise Levels in Non-Residential and Multi-Family Zones. An average ambient outdoor noise level of 65 dBA Ldn or CNEL or less is established as the level considered normally acceptable for required outdoor living areas of residential units located within non-residential and multi-family zones. This policy amends the General Plan Noise Element Land Use Compatibility Guidelines for residential units in non-residential and multi-family zones.

ER31.4 Construction Noise. Establish different construction noise standards for mixed-use urban and suburban residential areas, including standards for days, hours, and types of construction.

ER31.5 Non-Residential Noise Affecting Residential Neighborhoods. To further General Plan policies for maintaining quiet, high quality neighborhoods, require more detailed noise assessments for proposed special, conditional, and institutional uses with episodic activities and events that may cause noise effects to residential neighborhoods.

### **Conservation Element (1979, prior amendment 1994)**

#### **VISUAL RESOURCES**

##### **Goals**

- Restore where feasible, maintain, enhance, and manage the creekside environments within the City as visual amenities, where consistent with sound flood control management and soil conservation techniques.
- Prevent the scarring of hillside areas by inappropriate development.
- Protect and enhance the scenic character of the City.
- Maintain the scenic character of the City by preventing unnecessary removal of significant trees and encouraging cultivation of new trees.
- Protect significant open space areas from the type of development which would degrade the City's visual resources.

##### **Policies**

- 3.0 New development shall not obstruct scenic view corridors, including those of the ocean and lower elevations of the City viewed respectively from the shoreline and upper foothills, and of the upper foothills and mountains viewed respectively from the beach and lower elevations of the City.
- 4.0 Trees enhance the general appearance of the City's landscape and should be preserved and protected.

##### **Implementation Strategies**

- 3.1 In the absence of Local Coastal Program policies, develop a design overlay zone to limit building heights.
- 4.1 Mature trees should be integrated into project design rather than removed. The Tree Ordinance should be reviewed to ensure adequate provision for review of protection measures proposed for the preservation of trees in the project design.
- 4.2 All feasible options should be exhausted prior to the removal of trees.
- 4.3 Major trees removed as a result of development or other property improvement shall be replaced by specimen trees on a minimum one-for-one basis.

## **AIR QUALITY**

### **Goals**

- Maintain air quality above Federal and State ambient air quality standards.
- Reduce dependence upon the automobile.

### **Policies**

- 1.0 Reduce single occupant automobile trips and increase the utilization of public transit.
- 2.0 Improve the attractiveness and safety of bicycle use as an alternate mode of travel for short- and medium-distance trips.
- 3.0 Promote the use of car pooling through special provisions for the priority use of parking facilities and other employee disincentives to auto traffic in commercial areas (per TMIS) as an alternative to construction of additional parking facilities.

### **Implementation Strategies**

- 2.1 Revise the zoning ordinance to require the installation of secure bicycle storage facilities for all new commercial development and redevelopment.
- 2.2 Encourage the construction of off-street bikeways or the payment of in lieu fees in all new developments, and improve bikeways on public streets wherever feasible.
- 3.2 Provide incentives for employers and employees of private business to encourage car pooling by using park-and-ride lots offering reduced or free rates.

## **BIOLOGICAL RESOURCES**

### **Goal**

- Enhance and preserve the City's critical ecological resources in order to provide a high-quality environment necessary to sustain the City's ecosystem.

### **Subgoals**

- Develop a permanent park, recreation, and open space system which maintains important ecological systems while providing open space and recreational needs.

### **Policies**

- 1.0 A set of land use suitability guidelines shall be developed for use in land planning and the environmental review process.
- 2.0 Redevelopment and renovation of the central city shall be encouraged in order to preserve existing resources.

### **Implementation Strategies**

- 2.2 Modify existing subdivision requirements and performance standards to provide adequate landscaped area where housing is being replaced with higher-density housing.

- 2.3 Identify trees of horticultural value within the City and institute a program to replace such trees on a one-to-one basis if they are lost (due to causes other than non-compatibility with Santa Barbara's climate).

## **WATER RESOURCES**

### **Goal**

- To maintain existing and protect future potential water resources of the City of Santa Barbara.

### **Policies**

- 1.0 Provide for a continued supply of water to the City which meets all Regional, State, and Federal health standards.
- 2.0 Develop plans for implementation of water conservation regulations.
- 3.0 Implement monitoring program of groundwater resources in the Santa Barbara basin.

### **Implementation Strategies**

- 2.1 Require all new development to incorporate water conservation features and devices into project design in order to minimize future increases in water demand.
- 2.2 Encourage new development and redevelopment to consider innovative water conservation techniques such as gray water recycling.

## **Circulation Element (1997, original 1964)**

- 1.1.3 Enhance alternative transportation services and infrastructure access between residential, recreational, educational, institutional and commercial areas.
- 1.1.4 Provide adequate infrastructure and info-structure to support the delivery of goods and services to and from area businesses.

### **Goal 2**      ***STRIVE TO ACHIEVE EQUALITY OF CONVENIENCE AND CHOICE AMONG ALL MODES OF TRANSPORTATION***

*Emphasize alternative modes in order to provide real options and opportunities for people to choose among different forms of transportation rather than relying exclusively on the automobile.*

## **POLICIES AND IMPLEMENTATION STRATEGIES**

- 2.1      **Work to achieve equality of convenience and choice among all modes of transportation.**

- 2.1.2 Expand and enhance the infrastructure for and promote the use of the bicycle as an alternative form of travel to the automobile.
- 2.1.3 Create an integrated pedestrian system that promotes safe and convenient pedestrian travel throughout the City.
- 2.1.4 Work with outside agencies, employees, and employers to optimize the use of alternative travel modes to reduce the use of the automobile, especially during peak periods of congestion.
- 2.1.5 Manage the supply of parking on a City-wide basis and suggest methods to better utilize existing parking or to provide additional parking.
- 2.1.6 Manage the parking supply and work to increase the use of alternative forms of travel to increase the availability of parking and access to the Downtown area.
- 2.1.8 Develop a new classification and service system that focuses on all forms of travel and considers the needs of the land uses served by the system.
- 2.1.9 Explore ways to continue the concentration of development Downtown and along transit corridors to facilitate the use of transit and alternative modes of transportation.
- 2.1.10 Develop urban design standards that will facilitate the use of alternative means of travel and reduce dependency upon the automobile. The standards shall address linkages throughout the City, such as walkways, bikepaths, and transit.

## **ENVIRONMENTAL QUALITY**

- 2.3 **The development and maintenance of mobility and utility systems should include consideration of the impacts and enhancements to Santa Barbara's environmental quality.**
  - 2.3.1 Continue to review proposed mobility and utility projects for compliance with relevant documents such as the California Environmental Quality Act (CEQA), Santa Barbara General Plan, Santa Barbara Municipal Code, Santa Barbara Master Environmental Assessment, and Local Coastal Plan. The review should include, but not be limited to, an examination of the potential negative impacts of water runoff from streets and parking lots.
  - 2.3.2 Continue to review proposed mobility and utility projects for compliance with the Santa Barbara County Clean Air Plan and Air Quality Plan.

### ***Goal 4 INCREASE BICYCLING AS A TRANSPORTATION MODE***

*Develop a comprehensive system of bicycle routes which are integrated with other modes of transportation and which provide safe and efficient bikeways.*

## **Goal 5 INCREASE WALKING AND OTHER PATHS OF TRAVEL**

*Develop a comprehensive system of pedestrian routes which are integrated with other modes of transportation and which provide safe and efficient paths of travel.*

## **POLICIES AND IMPLEMENTATION STRATEGIES**

- 5.1 The City shall create an integrated pedestrian system within and between City neighborhoods, schools, recreational areas, commercial areas and places of interest.**
- 5.1.5 Encourage newly proposed developments to include pedestrian connections to surrounding areas, adjacent transit facilities, or other travel facilities during development review.

## **UPDATE AND EXPAND THE PASEO SYSTEM**

- 5.3.3 Encourage private development to incorporate public paseos by offering increased density and other incentives for providing or improving paseos and paseo connections.
- 5.3.5 Encourage business owners to keep paseos in the rear of commercial buildings free of trash and limit deliveries to hours when the paseos are not heavily traveled.

## **DESIGN STANDARDS**

- 5.4 The City shall revise and enhance design guidelines and standards for the City's pedestrian system.**
- 5.4.2 Provide parkways or tree wells and develop other innovative methods where appropriate to separate and/or protect pedestrians from traffic.
- 5.4.4 Update and revise the Public Works Street Design Standards to include the following standards:
- sidewalks should be wide and shaded by trees,

- trees should be placed at the curb-side of the sidewalk to provide a psychological and physical separation between pedestrians and auto traffic. Adequate room for growth should be given to avoid sidewalk damage by tree roots, and
  - the width and number of curb cuts (driveways) on City streets should be kept to a minimum or designed in a manner that protects the safety of pedestrians.
- 5.4.5 Improve design for disabled access by providing more ramps, providing more repair to cracked and heaved sidewalks, filling in gaps in existing sidewalks, identifying and relocating obstructions (fire hydrants, telephone poles, light poles) in narrow sidewalks or providing paths around obstructions, and using paving materials which are conducive to wheelchairs and those who have difficulty walking.
- 5.4.8 During the development review process, identify all sidewalk obstructions (e.g. fire hydrants, telephone poles, utilities, etc.) on development plans and, if feasible, locate or relocate them in such a way so as to remove the obstruction and to enhance visual aesthetics.

#### **PHYSICAL IMPROVEMENTS AND AMENITIES**

- 5.5 The City shall create and foster a pedestrian friendly environment through physical and cultural improvements and amenities.**
- 5.5.2 Identify areas where additional street and paseo lighting is appropriate and implement methods to provide that lighting.
- 5.5.3 Improve sidewalk conditions to increase ease of use for all pedestrians including those with strollers, wheelchairs, carts, walkers, and other walking assistance devices.
- 5.5.7 Develop procedures that improve the City's infrastructure by incorporating the new sidewalk design standards into street maintenance projects.
- 5.5.11 Create incentives and opportunities for private property owners to make incremental improvements to enhance the pedestrian environment surrounding their properties, such as widening sidewalks and planting street trees. Any improvements should comply with relevant design guidelines and standards.

#### **STREET CROSSINGS**

- 5.6 The City shall make street crossings easier and more accessible to pedestrians.**

- 5.6.1 Where necessary, allow all-way crossings or adjust signal timing to allow more time for pedestrians to cross the street. Priority should be given to areas with high pedestrian activity as identified in the Sidewalk Inventory Study. Possible areas include Cabrillo Boulevard/State Street, Carrillo Street/Chapala Street and along Milpas Street near Santa Barbara Junior High School, Santa Barbara High School, and Montecito Street.
- 5.6.2 Widen sidewalks and add medians and other means at intersections to reduce the crossing distance for pedestrians, where appropriate.

#### **LAND USE AND ZONING**

- 5.7 **The City shall amend the Zoning Ordinance to ensure that land use planning and zoning encourage pedestrian uses.**
  - 5.7.1 Include sidewalks, landscaping, and other facilities in new public and private construction to promote pedestrian activity where appropriate and consistent with the policies contained in this element.
  - 5.7.3 Continue to implement zoning practices that encourage mixed use developments in order to improve opportunities for pedestrian access and decrease dependency on the automobile.
  - 5.7.5 Continue to ensure that private and public developments, as well as capital improvements, are designed to accommodate the elderly, the handicapped, the disabled, and the blind.

#### ***Goal 6 REDUCE THE USE OF THE AUTOMOBILE FOR DRIVE-ALONE TRIPS***

***Efficiently and effectively use the existing street system through incentives, the provision of attractive alternatives and a transportation demand management program. Recognizing that automobiles will still be on the road, the City will support programs that encourage increased vehicle occupancies and trip reduction in order to enjoy the quality of life that currently exists. The City recognizes that reducing drive-alone trips from current levels may create roadway capacity for new development consistent with the General Plan.***

***Goal 7 INCREASE ACCESS BY OPTIMIZING PARKING CITYWIDE***

*Develop and implement innovative parking management strategies and a master parking plan that is consistent with the scale of surrounding neighborhood land uses, supports the land uses of the General Plan, and furthers the goals of the Circulation Element's Vision Statement.*

***Goal 8 INCREASE PARKING AVAILABILITY AND ACCESS FOR DOWNTOWN CUSTOMERS***

*Increase parking availability and access for Downtown customers and reduce the need for downtown employee parking by making alternative modes of transportation convenient for Downtown employees and the public through methods such as:*

- *improving pedestrian and transit access,*
- *increasing bicycle parking,*
- *providing incentives for employees to use alternative transportation and park in peripheral lots,*
- *discouraging the employee shuffle, and*
- *managing parking resources and/or adding new parking spaces, where necessary.*

**POLICIES AND IMPLEMENTATION STRATEGIES  
DOWNTOWN HOUSING**

**8.5**            **The City shall promote/facilitate the development of housing to decrease the need for parking through an increased walking/biking population that lives, works, and shops in the Downtown (See Chapter 13).**

**8.5.1**           **Educate property and business owners, developers, and the community about the benefits of increased housing Downtown.**

***Goal 11***        ***REVIEW TRAFFIC IMPACT STANDARDS USED AT CITY INTERSECTIONS FOR CONSISTENCY WITH THE GOALS OF THE CIRCULATION ELEMENT AND GENERAL PLAN.***

*Explore ways to continue the concentration of development Downtown and along transit corridors to facilitate the use of transit and alternative modes of transportation.*

**Goal 12      ESTABLISH A PROCESS TO INCLUDE NEIGHBORHOODS IN THE DISCUSSION OF THE EFFECTS OF TRAFFIC ON RESIDENTIAL STREETS**

*Develop a mechanism for monitoring changes to all neighborhoods and for addressing those changes if appropriate. The mechanism should take the form of a methodology or procedure for assessing and responding to neighborhood traffic impacts both during periodic reviews and upon neighborhood request. Any review and discussion of neighborhood through traffic should be addressed on an area-wide basis so that all segments of the community, including persons representing commercial and industrial areas, can participate in creating solutions to a given traffic problem.*

**ESTABLISH A PROCESS TO INCLUDE BUSINESS AND NON-RESIDENTIAL PROPERTY OWNERS IN THE DISCUSSION OF THE EFFECTS OF TRAFFIC ALONG BUSINESS CORRIDORS**

*Establish a process to include businesses and non-residential property owners in the discussion of the effects of traffic along business corridors. Opportunity to comment on the effects of traffic on business would provide assurance that future transportation policies support economic vitality. Any review and discussion of traffic in and around business areas should be addressed on an area-wide basis so that all segments of the community including persons representing surrounding residential areas, can participate in creating solutions to a given traffic problem.*

**POLICIES AND IMPLEMENTATION STRATEGIES**

**BUSINESS AREA MOBILITY PLAN**

**12.3            Sustain or improve economic vitality and quality of life in business areas or corridors by working with property owners, business owners, residents, tenants, and other interested parties to mitigate the impacts of vehicular traffic in business areas. The City shall consult with commercial tenants, property owners, and residents located in close proximity to any corridor or street before implementing improvements that could result in changes to the existing characteristics of that corridor or street, its traffic patterns or infrastructure. Improvements shall be consistent with Business Area Mobility Plans.**

**12.3.1        Work with residents, tenants, adjacent businesses owners, property owners, and other interested parties to create Business Area Mobility Plans that:**

- address community traffic concerns, including decreased access due to congestion, visual impacts, maintenance issues, traffic speeds, and high volumes that contribute to noise and collisions, and discourage pedestrian

activity,

- prevent the diversion of traffic problems from one area to another, and
- facilitate the communication and interaction between the various areas to help coordinate efforts and strengthen the connections and interrelationships.

**Goal 13**      ***APPLY LAND USE PLANNING TOOLS AND STRATEGIES THAT SUPPORT THE CITY'S MOBILITY GOALS.***

*Enhance the historic pattern of compact development. The City can facilitate this development pattern in a number of ways, including:*

- *Allowing more compact development along major transit corridors (without increasing the City-wide development potential as provided for in the existing Zoning Ordinance and General Plan);*
- *Providing incentives for mixed use development;*
- *Establishing provisions that allow for creative site development and urban design standards;*
- *Studying neighborhoods to determine their service needs and creating mechanisms to address those needs;*
- *Encouraging and supporting neighborhood services and commercial uses in residential areas;*
- *Reducing/eliminating parking requirements (residential and nonresidential) where it can be demonstrated as appropriate; and*
- *Evaluating proposed annexations to ensure that services/commercial needs and transportation linkages are adequately addressed.*

**POLICIES AND IMPLEMENTATION STRATEGIES**

**GENERAL PLAN CONSISTENCY**

- 13.1**      **The City shall integrate the goals of this Circulation Element with land use decisions.**
- 13.1.1      Encourage the development of projects that combine and locate residential uses near areas of employment and services.
- 13.1.2      Continue to require the review of proposed projects for consistency with the Goals and Policies of the General Plan.

## DESIGN STANDARDS

- 13.4.2            Ensure that all City design guidelines orient buildings toward pedestrian activities through such methods as:
- Commercial Areas:
    - creating attractive, interesting, and pleasing building facades that are oriented toward paseos, streets and sidewalks,
    - reducing or eliminating setbacks for non-residential or mixed use buildings,
    - placing parking lots behind buildings or underground, if feasible,
    - encouraging shared parking facilities,
    - incorporating paths and paseos between adjacent properties as new development, redevelopment and infill development occurs,
    - screening equipment and materials storage from public view,
    - incorporating lighting, seating, landscaping, newsracks, shade structures, etc., and
    - creating landscaped open spaces.

## NEIGHBORHOOD SERVING USES

**13.5            Determine the need for residential neighborhood services and commercial uses that support the City’s mobility goals. Provide opportunities to address those needs, while preserving and protecting the neighborhood character.**

13.5.1            Allow small scale neighborhood serving commercial uses in residential areas if supported by affected property owners. Ensure that the character of the surrounding neighborhood is protected.

### **Goal 15            OTHER TRANSPORTATION FACILITIES**

*Continue to support the movement of people, goods, and services by transportation modes such as air, rail, and water. The movement of trucks and hazardous materials shall continue to be regulated to ensure safety.*



**CONCEPT REVIEW - CONTINUED****4. 800 SANTA BARBARA ST****C-2 Zone****(2:00)**

Assessor's Parcel Number: 031-012-028  
 Application Number: MST2015-00023  
 Owner: SG 800 Santa Barbara, LLC  
 Applicant: Jan Hochhauser

(This is a revised project description. Proposal to demolish the existing 1,965 net square foot, one-story non-residential building and construct a 20,448 square foot, three-story mixed-use development on an 18,568 square foot lot. The project consists of 1,364 square feet of commercial floor area and 24 units (comprised of five studio units, 15 one-bedroom units, and 4 two-bedroom units) above a subterranean parking garage containing 32 parking spaces, storage, and service areas. This is an Average Unit Density (AUD) Incentive Program Priority Housing development with a proposed 63 dwelling units per acre (du/ac) with average unit size of 760 square feet. There are eligible Historic Resources onsite.)

**(Second Concept Review; comments only. Project requires environmental assessment. Project received Planning Commission Conceptual Review on May 21, 2015. Project last reviewed on May 6, 2015.)**

**Actual time: 2:06 p.m.**

Present: Renee Brooke, City Planner; Jan Hochhauser, Applicant; Courtney Jane Miller, Landscape Architect; and John Donaldson, Owner.

Public comment opened at 2:28 p.m.

- 1) Kellam de Forest expressed concern regarding the excessive size of the proposed complex and the impact to its location in the El Pueblo Viejo district. He mentioned that the revised project description only showed a minor reduction in square footage and the number of proposed bedrooms. He stated that the oversized architecture was inconsistent to the character of the neighborhood and undermined the uniqueness of the area. He did appreciate the retention of the Paseo and the preservation of the existing trees.
- 2) Mary Louise Days, board member for the Santa Barbara Trust for Historic Preservation, submitted a letter inquiring about the ownership. She expressed concern over the size and bulk of the project, specifically around the intersection, and mentioned that having 24 units with only 32 parking spaces in a commercial zone would be inappropriate and a burden to the neighborhood.
- 3) A letter from the headmaster at Anacapa School, which is north of the project, appreciated the minor revisions and was interested in hearing feedback from the Commission on the height, bulk, size and setbacks proposed. It was requested that the developer continue to work with adjacent occupants to address issues regarding the preservation of the existing landscaping, maintaining the privacy of the school, and excavating during school closures or mitigating impacts to noise.
- 4) Jarrell Jackman, executive director of the Santa Barbara Trust for Historic Preservation, stated his opposition to the project concerning the insufficient revisions, the proximity of the location to the El Pueblo Viejo corridor, the impact to Anacapa School, the removal of trees, the inadequate parking spaces, and the limited setbacks.

Public comment closed at 2:37 p.m.

Commissioner Lodge stated her initial shock of the proposed project in the historic center. Planning Commission found that the project was consistent with the rental housing policies, appropriate for residential uses, and preserved the existing, mature landscaping. However, the protection of public

views and sensitivity of the historical character was found to be impacted by the proposed size, bulk, and scale of the project.

**Motion: Continued indefinitely with comments:**

1. Provide a photo simulation showing the building's view impact on the mountains, specifically the Montecito peak.
2. Continue working with the neighbors.
3. The Commission is concerned with the viability and livability of the interior units.
4. The project is lacking an area for children's activity.
5. Further reduction of the mass, bulk and scale are requested.
6. Provide compatibility with the neighborhood and its historic character.
7. The Commission had positive comments regarding the landscape plan.
8. The 8ft separation between the balconies and the 10ft separation between the windows in the Paseo is not acceptable.
9. Deep set windows need to be traditional.
10. The architecture is lacking charm. Provide more rustic and poetic context.
11. The challenge is to make this the best AUD project in the City.
12. An arborist report is requested to address the impact of the garage excavation on the existing trees.
13. Work at reducing the duplication of architectural elements, specifically balconies, windows, roof lines, etc.
14. The Commission supports the north elevation and finds that the two story element on the north façade is appropriate to the site.
15. The architecture should align with the corner configuration.
16. Show the outline of the subterranean garage on the landscape plan.
17. The Commission is incorporating the Planning Commission comments from the meeting dated March 15, 2015. Requests additional input from the Planning Commission after the next Historic Landmarks Commission review.

Action: Orías/La Voie, 7/0/0. (Shallenberger/Winick absent.) Motion carried.

Straw vote: Does the Commission feel that the size, bulk, and scale are acceptable? 0/7/0. Motion failed.

**CONCEPT REVIEW - NEW**

**5. VARIOUS LOCATIONS**

**(2:45)** Assessor's Parcel Number: ROW-002-084, ROW-002-052, ROW-001-932  
 Application Number: MST2015-00392  
 Owner: City of Santa Barbara  
 Applicant: Crown Castle / NG West, Inc.

(Conceptual review for the proposed installation of new small cell wireless communications facilities on existing 33 foot to 43 foot tall wooden street poles in the right-of-way at three separate site locations in El Pueblo Viejo Landmark District. Also proposed is a new meter pedestal and pad with equipment cabinet and ground level handhole. Project sites are the 100 block of Cota Street, the 100 block of Chapala Street, and the 100 block of Gutierrez Street.)

**(Concept Review; comments only. Project requires environmental assessment and visual impact findings.)**

**This item was postponed per the Applicant's request.**

Action: Mahan/La Voie, 7/0/0. (Shallenberger/Winick absent.) Motion carried.

MIXED USE MULTI FAMILY APARTMENT W/ LIMITED COMMERCIAL

UNIT NUMBER

UNIT #	USE	AREA
1321	RESIDENTIAL	243
1322	RESIDENTIAL	585
1323	RESIDENTIAL	235
1324	RESIDENTIAL	1,018
1325	RESIDENTIAL	732
1326	RESIDENTIAL	684
1327	RESIDENTIAL	878
TOTAL FLOOR AREA		
6,375		

UNIT #

UNIT #	RESIDENTIAL	COMMERCIAL	MECHANICAL	OTHER
1321	1	0	0	0
1322	1	0	0	0
1323	1	0	0	0
1324	1	0	0	0
1325	1	0	0	0
1326	1	0	0	0
1327	1	0	0	0
TOTAL				
7	0	0	0	0

UNIT #

UNIT #	RESIDENTIAL	COMMERCIAL	MECHANICAL	OTHER
201	1	0	0	0
202	1	0	0	0
203	1	0	0	0
204	1	0	0	0
205	1	0	0	0
206	1	0	0	0
207	1	0	0	0
208	1	0	0	0
209	1	0	0	0
210	1	0	0	0
211	1	0	0	0
212	1	0	0	0
TOTAL FLOOR AREA				
14,737				

UNIT #

UNIT #	RESIDENTIAL	COMMERCIAL	MECHANICAL	OTHER
301	1	0	0	0
302	1	0	0	0
303	1	0	0	0
304	1	0	0	0
305	1	0	0	0
TOTAL FLOOR AREA				
4,624				

UNIT #

UNIT #	RESIDENTIAL	COMMERCIAL	MECHANICAL	OTHER
401	1	0	0	0
402	1	0	0	0
403	1	0	0	0
404	1	0	0	0
405	1	0	0	0
TOTAL FLOOR AREA				
11,200				

UNIT #

UNIT #	RESIDENTIAL	COMMERCIAL	MECHANICAL	OTHER
501	1	0	0	0
502	1	0	0	0
503	1	0	0	0
504	1	0	0	0
505	1	0	0	0
TOTAL FLOOR AREA				
4,624				

UNIT #

UNIT #	RESIDENTIAL	COMMERCIAL	MECHANICAL	OTHER
601	1	0	0	0
602	1	0	0	0
603	1	0	0	0
604	1	0	0	0
605	1	0	0	0
TOTAL FLOOR AREA				
11,200				

UNIT #

UNIT #	RESIDENTIAL	COMMERCIAL	MECHANICAL	OTHER
701	1	0	0	0
702	1	0	0	0
703	1	0	0	0
704	1	0	0	0
705	1	0	0	0
TOTAL FLOOR AREA				
4,624				

UNIT #

UNIT #	RESIDENTIAL	COMMERCIAL	MECHANICAL	OTHER
801	1	0	0	0
802	1	0	0	0
803	1	0	0	0
804	1	0	0	0
805	1	0	0	0
TOTAL FLOOR AREA				
11,200				

UNIT #

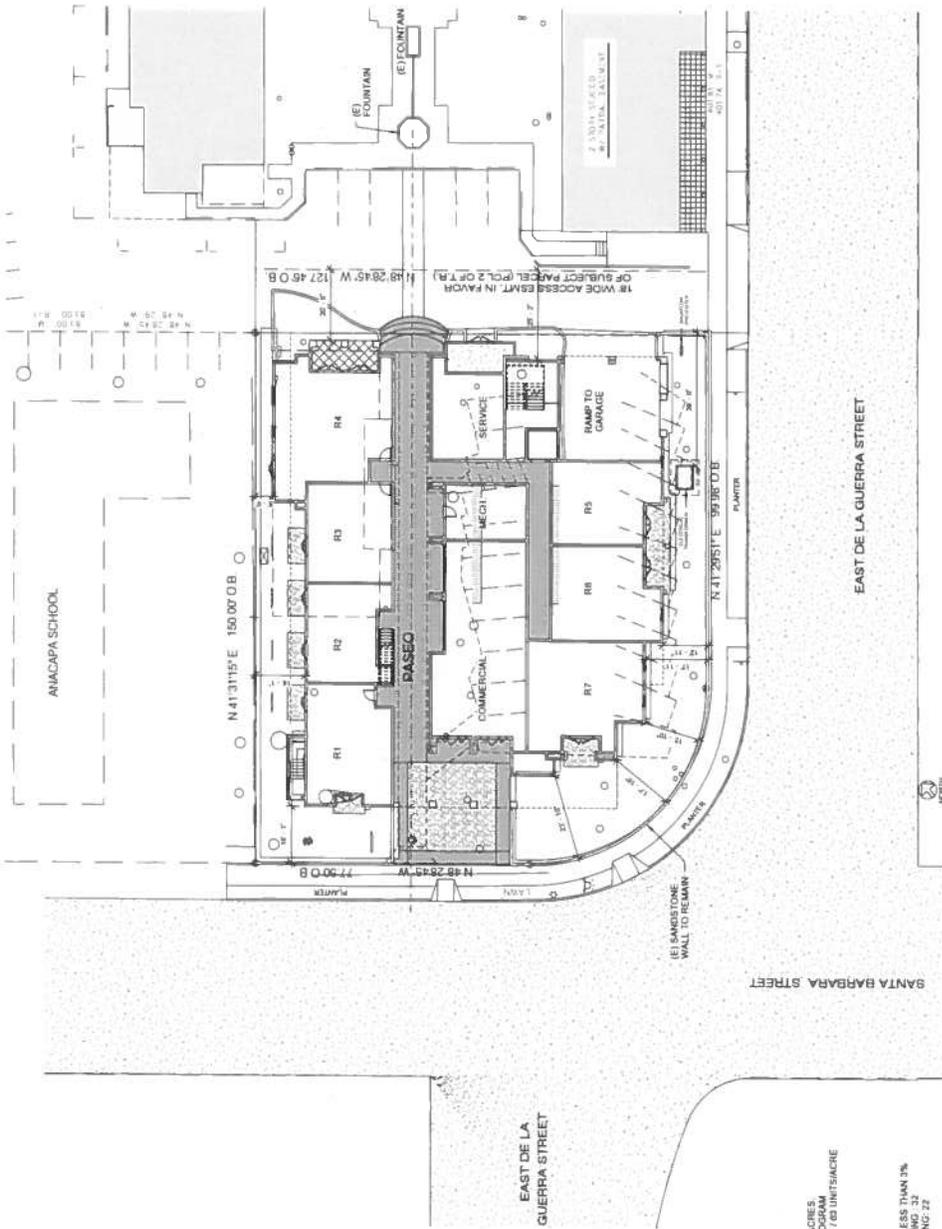
UNIT #	RESIDENTIAL	COMMERCIAL	MECHANICAL	OTHER
901	1	0	0	0
902	1	0	0	0
903	1	0	0	0
904	1	0	0	0
905	1	0	0	0
TOTAL FLOOR AREA				
4,624				

UNIT #

UNIT #	RESIDENTIAL	COMMERCIAL	MECHANICAL	OTHER
1001	1	0	0	0
1002	1	0	0	0
1003	1	0	0	0
1004	1	0	0	0
1005	1	0	0	0
TOTAL FLOOR AREA				
11,200				

UNIT #

UNIT #	RESIDENTIAL	COMMERCIAL	MECHANICAL	OTHER
1101	1	0	0	0
1102	1	0	0	0
1103	1	0	0	0
1104	1	0	0	0
1105	1	0	0	0
TOTAL FLOOR AREA				
4,624				



ZONE C2  
SITE AREA 18,548 S.F. / .43 ACRES  
AVERAGE UNIT DENSITY PROGRAM  
AVERAGE UNIT SIZE 748 S.F. / 60 UNITS/ACRE  
MAX. HT. ALLOWED 45 FT.  
MAX. HT. PROPOSED 35 FT.

ZONE C2  
SITE AREA 18,548 S.F. / .43 ACRES  
AVERAGE UNIT DENSITY PROGRAM  
AVERAGE UNIT SIZE 748 S.F. / 60 UNITS/ACRE  
24 UNITS O.K.

APR. 03-14-02  
PROPOSED COVERED PARKING: 22  
EXISTING UNCOVERED PARKING: 22

SITE STATISTICS

AREA OF THE LOT	SF
TOTAL LOT AREA	18,548
EXISTING BLDG. AREA	9,443
PAVING AREAS	1,253
PROPOSED BLDG.	2,110
PROPOSED PARKING	20,448























