



City of Santa Barbara
Planning Division

Memorandum

DATE: November 27, 2019
TO: Architectural Board of Review
FROM: Ellen Kokinda, Planning Analyst
SUBJECT: 16 W. Mission Street (PLN2019-00398)

The applicant has submitted a proposal for the conversion of an existing mixed use building into a residential complex using the Average Unit-Size Density (AUD) program and the State Bonus Density Law. Under State Density Bonus Law, an applicant receives a density bonus for providing a percentage of low income units and is entitled to two concessions. The applicant is requesting the following concessions:

1. A reduction in the City's bicycle parking requirement (SBMC §30.175.070) to allow 14 bicycle parking spaces whereas 23 bicycle parking spaces would be required (1 space per unit); and
2. A reduction in the City's Parking Area Landscape and Fence standards (SBMC §30.175.080) to allow reduced interior lot line perimeter planting, driveway planter, island planter, and parking lot tree requirements, as well as fence requirements.

I have attached the applicant letter and project description that details the State Density Bonus Law Concessions including the bicycle parking and the specific parking lot and landscape design and fence standards (see pages 2-3 of the applicant's letter).



15 August 2019

City of Santa Barbara
Community Development
630 Garden Street
Santa Barbara, CA 93101

**Re: Applicant Letter/Project Description
Average Unit Density (AUD)/ State Bonus Density Law (SDBL) Project
16 W. Mission Street, APN: 025-331-014**

On behalf of the property owners, 16 W. Mission, LLC., we are pleased to provide for your review and consideration this applicant letter/project description as part of our ABR application submittal for a 23-unit rental apartment AUD/SDBL project.

EXISTING CONDITIONS

The subject property is located at 16 W. Mission Street (APN 025-331-014). The property lot size is 0.65 acres/28,314 square feet, on a lot with an average slope of 7% and is located in the Oak Park General Plan neighborhood. The property is currently developed with a 11,722 (net) square foot (SF) mixed-use building comprised of commercial offices and a residential use.

PROJECT REQUEST

The applicant is proposing to utilize the existing building through interior reconfiguration into a residential rental apartment complex. The existing commercial office spaces will be converted to residential, and, as allowed under the City's Average Unit-Size Density Program (AUD) and State Bonus Density Law (SDBL), proposes a total of 23 rental apartment units. The subject property is zoned C-G (General Commercial) and is located in the Medium-High (15-27 units/acre) General Plan Land Use Designation. The Medium-High density tier of the AUD program allows densities ranging from 15-27 dwelling units per acre. The maximum average unit size for the Medium High-Density ranges from 905 to 1,450 square feet of floor area depending on the number of units per acre being developed.

The AUD/SDBL project requests review and approval by the Community Development Director and the City Architectural Board of Review (ABR) for a 23-rental unit project with an average unit size of 520 square feet (please see the AUD calculator on the plan set coversheet). A mix of studio apartments, 1-bedroom apartments and 2-bedroom apartments are proposed (see Table page 2). The average unit sizes for the proposed units are: studio units = 390 SF, 1-bedroom units = 557 SF and 2-bedroom units = 776 SF.

The proposal includes a request to permit the 1st and 2nd story "as-built" windows and remove the "as-built" equipment shed. Further the proposal includes an addition of 130 SF

(net) to capture new building area within the stair wells that will go towards creation of 3 of the proposed units.

State Bonus Density Law

The average size of the proposed is less than 905 sf, resulting in a base density 27 du/ac, or 17 units for the subject site. In conformance with the California SDBL (Government Code Section 65915), over 11% of the base density, two (2) units, are proposed to be restricted at the “very-low” income level; and therefore, the project is eligible for up to a 35% bonus density, two developer concessions, and the prescriptive parking rates provided in subsection (p). See breakdown below:

State Density Bonus-Very Low-Income Category (rental units)	# of Units	% Density Bonus	Total Max # Units	Total Density Bonus
11% of total units = 1.87 *rounded up to 2 units	17 (AUD base)	35%	23	2 units dedicated to “very low-income” = 6 bonus density units

SDBL Concessions

At this time, the applicant requests the following two concessions:

1. A reduction in the City’s Bicycle parking requirement (SBMCS 30.175.070) to allow 16 bicycle parking spaces whereas 23 would be required; and
2. A reduction in the City’s Parking Area Landscape and Fence Standards (SBMCS 30.175.080) to allow reduced interior lot line perimeter planting, driveway planter, island planter and parking lot tree requirements, as well as driveway visibility and fence requirements. See detailed description below.

A summary of the proposed bicycle parking and a description of parking area landscape and fence design proposed is provided below.

Bicycle Parking

The City’s Municipal code requires one (1) bicycle parking space per unit for multi-residential developments and must be secured and covered. The project proposes a total of 14 bicycle parking spaces (instead of the required 23 spaces), which will be provided within a bike depot storage space that is covered and secured. The bike depot will include a double decker, lifting, two-tiered bicycle rack to provide a vertically staggered design for ease of use. Please see the enclosed specification sheets and handout in *Attachment H* of the Applicant’s PRT response letter.

Parking Lot Landscape Design and Fence Standards

Per the City’s Parking Area Landscape and Fence Standards (SBMCS 30.175.080), the following regulations are not accommodated in their full respect or not proposed as part of the mandatory concession request:

Code Section SBMCS 30.175.080	Requirement	Proposed Project level of Compliance
A.1 Landscaping	Licensed Architect preparation of plans	In compliance
A.2a Perimeter Parking (front lot line)	Front Lot line buffer	a) N/A no parking proposed adjacent to front lot line
A.2.b Perimeter Parking (interior lot line)	Landscape buffer along all interior lot lines, min. 5' inside width, the length of the parking area	<ul style="list-style-type: none"> • A 3' wide planter is provided for the length the western property line. • A 4'9" planter is provided for a portion of the southern property line • A 4'3" planter is provided
A.3 Driveway planter	Driveways adjacent to buildings must be separated by a 3' planting area	A 4' landscape planter is proposed for a 30' length portion of the north facing driveway. Existing planters to remain. The existing shared access easement further prohibits other purposes, interference and must remain free from impediment.
A.4 Buffer adjacent to buildings and walkways	3' landscape buffer adjacent to buildings and walkways	A 4'3" planter is provided on the eastern side of the parking lot, adjacent to the parking lot as a buffer between the building and parking lot.
A.5. Island planter	Landscape island at least 4' in all interior dimensions, containing one tree shall be provided every 8 parking stalls and at each interior end row.	One 3' x 17' landscape planter is provided in the parking lot.
A.6 Trees (a-c)	One req'd for every 5 automobile spaces, even distribution, size (2/3's shall be 15-gallon)	Two (2) 24" box Arbutus x Marina" trees are proposed within the parking lot.
A.7 Protection & maintenance of vegetation (a-d)	Clearance from automobiles, planter protection, irrigation plans, maintenance	A low curb is provided between the parking lot and planter. A 3' planter along the western lot line, an irrigation plan is provided and maintenance requirement will be complied with.
B.1 Fences and Hedges	6'-tall fence or hedge required adjacent to residential	Component of mandatory concession
B.2 Fences and Hedges	5'-wide planter along interior fence or hedge	A 3' wide planter is proposed along the western boundary. A 4'-wode planter is proposed along a portion of the southern boundary.
C. Retaining Walls	Req setback 3' from parking areas and driveways	N/A to project; no retaining walls are proposed. Existing walls ranging from 1' -4' on north and south boundaries of parking lot to remain as part of mandatory concession
D. Visibility	Compliance with 30.140.230	Component of mandatory concession
E. Alternative Landscape Design	Design review ability to allow variations	N/A to project; mandatory concession

The project will not require changes to the existing building footprint and construction will be limited to internal re-configuration to the units as indicated on the plans provided. A summary of the proposed unit count and associated sizes is provided below:

Unit Location/Floor	Proposed Size/Type of Unit
1 st Floor – Apartment 1	studio, 480 SF
1 st Floor – Apartment 2	studio, 330 SF
1 st Floor – Apartment 3	1-bedroom, 590 SF
1 st Floor – Apartment 4	1-bedroom, 590 SF
1 st Floor – Apartment 5	studio, 410 SF
1 st Floor – Apartment 6	1-bedroom, 546 SF * “VERY-LOW UNIT”
1 st Floor – Apartment 7	studio, 353 SF
1 st Floor – Apartment 8	2-bedroom, 762 SF
1 st Floor – Apartment 9	1-bedroom, 612 SF
1 st Floor – Apartment 10	1-bedroom, 590 SF
1 st Floor – Apartment 11	1-bedroom, 590 SF
1 st Floor – Apartment 12	studio, 330 SF
1 st Floor – Apartment 13	studio, 480 SF
2 nd Floor – Apartment 14	1-bedroom, 600 SF
2 nd Floor – Apartment 15	studio, 350 SF
2 nd Floor – Apartment 16	1-bedroom, 456 SF
2 nd Floor – Apartment 17	1-bedroom, 400 SF * “VERY-LOW UNIT”
2 nd Floor – Apartment 18	2-bedroom, 670 SF
2 nd Floor – Apartment 19	studio, 418 SF
2 nd Floor – Apartment 20	studio, 360 SF
2 nd Floor – Apartment 21	1-bedroom, 600 SF
3 rd Floor – Apartment 22	2-bedroom, 895 SF
3 rd Floor – Apartment 23	1-bedroom, 550 SF
TOTAL 23- units Average unit size all units = 520 SF Average unit size studio = 390 SF Average unit size 1-bedroom = 557 SF Average unit size 2-bedroom = 776 SF	9- Studio Apartments 11- 1-bedroom Apartments 3- 2-bedroom Apartments

PROJECT SPECIFIC DETAILS

Site Development History

Information contained in the City’s archived permit history documents and in a recently completed Planner Consultation note the following site development history:

- 1950 – construction of two, two-story buildings with 10 residential units
- 1951 – construction of detached garage buildings
- 1973 – Additions to the buildings, which resulted in a single reconfigured structure as a three-story mixed-use building with commercial and residential uses
- Miscellaneous building permits for tenant improvements, parking lot re-striping, electrical work, sewer line replacement, etc.
- Confirmation from City staff through the PRT process that the City records indicate one (1) permitted residential unit and commercial office uses.

Growth Management Plan (GMP)

As indicated in the City PRT letter, it is important to track non-residential growth and the amount of new and demolished floor area for the purpose of future development and potential Transfer of Existing Development Rights. The updated project plan coversheet indicates the total amount of demolished net floor area to record as a credit for this project and for this site is **10,225 net SF**.

Site Coverage

Please refer to the summary table below and the project plan coversheet (Sheet A1) for a breakdown of existing and proposed site coverage:

Lot Coverage	Existing SF (% of Site)	Proposed SF (% of Site)
Building Footprint	7,292 SF (25%)	7,292 SF (25%)
Parking and driveway	11,122 SF (40%)	10,648 SF (38%)
Landscape	5,268 SF (19 %)	6,428 SF (23%)
Pathways	4,542 SF (16%)	3,856 SF (14%)
TOTAL SITE AREA (28,224 SF/0.65 acres)	28,224 SF (100%)	28,224 SF (100%)

Landscape and Hardscape

The site has approximately 6,901square feet of existing landscape areas. The proposed project seeks to retain the existing mature landscape on-site comprised of a mix of shrubs, Ivy, succulents, the mature eucalyptus and oak tree on the southern portion of the site are to remain. No specimen trees are proposed for removal. Two (2) Bronze Loquat trees (*Eriobotrya reflexa*), one (1) Victorian box (*Pittosporum undulatum*) and four (4) Mimosa (*Prunus cerasifera* "Krauter Vesuvius" trees are proposed for removal.

A total of 1,166 SF of new landscaping is proposed and 3,463 SF of existing landscape is to be replaced with 1,805 SF of planting to remain. The proposed palette consists of all WELO listed low water use species including agaves, aloes, cacti-succulents, perennials, shrubs.

Existing hardscape and pathways will be retained in site. Minor adjustments are proposed on the southern side of the property to replace the existing concrete walkway with a new concrete walkway that is located outside of the proposed common outdoor open yard area.

Fences and Walls

Existing fences, site and retaining walls are depicted on the enclosed Topographic Survey and on-site plan sheet A0.0. The concrete wall that lines the property frontage, portions of the property on the north and south boundaries and the existing 6' - tall finished face wood fence along the western property line is proposed to be remain. The proposed trash enclosure includes a 6'-tall screen fence.

Parking

The existing parking lot accommodates 28 parking stalls. The project proposes to provide a total of 23 parking standard size parking spaces (including an EV-ready parking space). Please note that because the project conforms to SDBL, it's eligible for the prescriptive parking rates in subsection (p), and because the project proposes the maximum number of affordable units and is within ½ mi of a major transit stop, the City cannot require a parking rate greater than 0.5 spaces per bedroom, or 13 total spaces inclusive of handicapped and guest parking. However, the proposed project will exceed the minimum required number of parking stalls under SDBL and provide parking at a rate of 1 space per unit which is equivalent to the City's zoning requirements for AUD projects as a benefit future tenants.

Access is provided off of Mission Street via a shared 15-foot wide driveway easement. As noted in the City's PRT letter, City Transportation staff supports retention of the three (3) existing legal non-conforming parallel parking spaces adjacent to the easement.

Trash Enclosure

In coordination with Marborg and City Environmental Specialist, Dan Rowell, the project is proposing to remove the existing large roll-off bin from the entry drive and install a 133 square foot trash enclosure with 6'-tall screen fencing. The trash enclosure will accommodate five (5) 95-gallon recycling carts, four (4) 95-gallon trash carts and one (1) 95-gallon green waste cart. An updated waste generator calculator has been provided and indicates pick up requirements will be necessary three times per week for recycling and trash. Please refer to plan sheet A2.0 and L1.0 which depicts the location and size of the proposed trash enclosure and the required containers.

As-built Windows

As identified in the City PRT letter, as-built windows on the 1st and 2nd floors are proposed to be permitted as as-built components of the project. Please see plan sheet A3.0, A3.1, A4.0 and A4.1.

Open Yard

The AUD program incentives allow alternatives to providing private open yard areas for each unit for projects located in the C-G zone district. For this project, the Alternative Open Yard Design approach is proposed, whereas 15% of the net lot area (4,234 SF) is provided on the ground floor in the existing courtyard on the ground floor in two locations as well as a proposed additional location near the southern property boundary to satisfy the City's Open Yard Requirement. The existing common open yard areas total 1,964 SF and the proposed common open yard area of 2,272 SF. The total common open yard area totals 4,236 SF (the alternative requirement is 15% of the net lot area; 4,234 SF).

Lighting

Existing light fixtures on site are identified on the enclosed topographic map and photographs as provided. New lighting wall mount fixtures are proposed for each unit (23 total) and are proposed to be black powder coated lantern scones with 60w LED bulbs (800

lumen brightness). New parking lot and site lighting fixtures are proposed as LED post-top lights, 53w (6814 lumen brightness), a 40-color temp in a bronze finish. All new/proposed light fixtures will be dark-sky compliance and shielded to minimize glare on neighboring properties. Please refer to *Attachment J* of the applicant's PRT letter response.

Grading/Drainage

Minor amounts of grading will be required to facilitate the site and public improvements for the project:

Location	CY Cut	CY Fill	Total
On-site	35 CY	45 CY	15 CY Import
Off-site	30 CY	30 CY	Balanced

Storm Water Management Plan (SWMP)

Ashely & Vance Engineers has confirmed the project will comply with a Tier 2 Storm Water Management Program for the on-site and off-site improvements proposed for the project. The proposed plans will maintain existing drainage patterns and peak runoff rates while providing treatment for runoff. The project proposes amended soil sections for bio-retention that will not affect existing or proposed landscaping or the landscape palette. Please see the enclosed drainage and hardscape exhibits for reference to the pre and post project site conditions.

The project engineer states that, with the proposed drainage improvements, the project will provide treatment sufficient to meet the requirements of the City of Santa Barbara for site drainage design and incorporation of Tier 2 BMP requirements.

Utilities/Infrastructure

In coordination with City staff, we anticipate new utility service connections will be required to serve the project; including additional water meter installation (to serve each individual unit as well as landscaping), sewer/wastewater service charges (assuming 15 fixture units per dwelling unit) and incorporation of fire protection measures (fire sprinklers) installation for each residential unit. In addition, please note existing electrical (SCE) service to the building is located underground. Please refer to plan sheet C2.1 for additional details.

Water Supply/Distribution

As noted in the enclosed Water Service Sizing calculations, the proposed project has adequate capacity to serve the project. The proposal incorporates the required individual water meter requirements in the parkway, including a dedicated irrigation meter. Please see *Attachment J* of the applicant's PRT response letter.

Wastewater Demand and Capacity

As noted in the enclosed Sewer Main Capacity Analysis, the property is served by two (2) 4" sewer laterals and connect to the City's 8" main for the 100 block of West Mission Street, narrowing to a 6" main roughly mid-block. Analysis of the proposed development fixture

count indicates existing laterals are sufficient to carry the increased flow per California Plumbing Code requirements. Daily volume demand for the proposed project is anticipated to be 1647 gallons per day with the remaining properties serviced by the sewer main in the 100 block of West Mission Street estimated at 8400 gallons per day. Total daily volume for the sewer main after the project is complete is estimated at 10,047 gallons per day with an average flow rate of 0.016 cfs and a peak daily flow of 0.079 cfs. The existing 6" main is determined to have sufficient capacity to carry the peak daily flow with a d/D ratio of 0.18 compared to the maximum allowable 0.8 for peak flow. Please refer to the Analysis for additional details.

As noted in the City's PRT letter, the existing sewer laterals have been videotaped as requested as the applicant intends to maintain the existing connection to the City sewer system. Review of the tapes indicates the existing laterals are clear and in good condition and no replacements are proposed. Please see *Attachment 1* of the applicant's PRT response letter.

Public Improvements/Pedestrian Master Plan Compliance

The project is able to demonstrate compliance with the Pedestrian Master Plan (PMP). A 6" curb, 4' parkway, 6' sidewalk and 1' -6" of area of "frontage zone" can be accommodated. The proposed improvements proposed for the parkway are depicted on plan sheet C2.2. Please note that City Transportation staff has communicated support for a 20' portion of the existing concrete wall in the frontage zone to exceed 1'6" as well as supports the existing location of the mailbox in the frontage zone as it meets the intent of the PMP.

In addition, the existing driveway apron will be replaced and improved to become ADA compliant with a 2% maximum cross slope and 5' path of travel. The required sight distance triangle is provided on plan sheet C2.2. Further, as requested in the City's PRT letter, the empty tree well in the parkway is proposed to be relocated at least 10' from the driveway apron and a new palm tree will be planted.

The required individual water meters will be sited in the parkway, a total of 24 meters will serve the 23 residential units and include a dedicated irrigation meter. No common laundry areas are proposed.

Construction

Construction of the improvements, including interior demolition, is expected to take approximately 14 months. Standard Best Management Practices shall be incorporated into the project as a condition of approval and will be required prior to Building Permit issuance.

Archaeology Letter Report

An archaeological letter report prepared by Wood, dated 8/17/19 is enclosed that confirms the absence of archaeological resources at the project site and determines that there have been no prehistoric or archaeological resources recorded on site or within 1/8-mile from all sides of the project. The analysis included historic archival resource review, site and records literature research, development history, as well as the proposed depth of disturbance required for the project (less than 12"). In addition, an extensive field survey with soil samples

was completed which indicated there was no presence of prehistoric or cultural resources. The evaluation of the proposed project effects concludes that all ground disturbances would occur in previously disturbed contexts and there is no potential for impacts to unknown, subsurface prehistoric archaeological resources or historical features. The standard condition regarding uncovering unknown resources apply to the project which includes a summary of actions required should unknown resources be discovered.

City Historian Review

The subject property is located within 100-feet of a City landmark, designated Structure of Merit and is adjacent to a structure that is on the City's Potential Historic resources list. In discussions with City Historian, Nicole Hernandez, the subject building proposed for an AUD project, does not qualify as a historic resource. Ms. Hernandez confirmed that the structure "does not represent an intact, unique or particular style nor forms an integral component of a thematic complex or district and does not qualify as a historic resource" and the project will not require preparation of an Historic Sites & Structures Report.

Master Environmental Assessment

Hazardous Materials Contamination

As noted in the City's PRT letter; the subject parcel is located within 1,000 feet of multiple Leaking Underground Storage Tank (LUST) sites shown to still be open cleanup sites (Case #90139 and #90140). Prior to formal submittal, please verify the LUST status (open, closed, remediated) with Santa Barbara County Environmental Health Services. As requested, we have verified the LUST case status'. please see the Geo Tracker case summaries for case #90139 and #90140 provided. Case #90139 is located near the Daily Grind and is an open case file. Geo Tracker indicates the path to closure is under review as of 3/19/19. Case #90140 is located near Derf's Café and is an open LUFT case, Geo Tracker indicates the path to closure plan is under review as of 6/18/18. Please refer to *Attachment E* of the applicant's PRT response letter for copies of the Geo Tracker case information.

∞

We appreciate the City's feedback on the ABR project request and would be happy to answer any questions City staff may have during review. Please feel free to contact me at 805-966-2758 x:117 or Heidi@sepps.com.

Sincerely,
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES



Heidi Jones, AICP
Senior Planner

Enclosures: Applicant PRT Response letter and attachments