



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** April 26, 2006  
**AGENDA DATE:** May 4, 2006  
**PROJECT ADDRESS:** 210 W. Carrillo Street (MST2005-00772)  
 Carrillo Village / Radio Square Conceptual Planning Commission Review  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
 Jan Hubbell, AICP, Senior Planner  
 Steve Foley, Project Planner

### I. INTRODUCTION

The purpose of this concept review is to allow the Planning Commission to review the proposed project design at a conceptual level and provide the applicant and staff with feedback and direction on the proposal.

A pre-application was received by Staff in November of 2005 for a mixed-use project. A number of issues suggested by Staff were considered by the applicant and incorporated into the proposal now before the Commission.

The Historic Landmarks Commission (HLC) will conceptually examine the proposed development on May 3, 2006. Because the HLC hearing date is a day before the Planning Commission hearing, minutes were not available for inclusion in this report. Staff will present the general comments of the HLC at the Planning Commission hearing.

The project is located at the northwest corner of W. Carrillo and De la Vina Streets. Surrounding property is zoned C-2 (Commercial) and is used for various businesses with the exception of the adjacent northerly property with a multifamily residential use.

### II. PROJECT DESCRIPTION

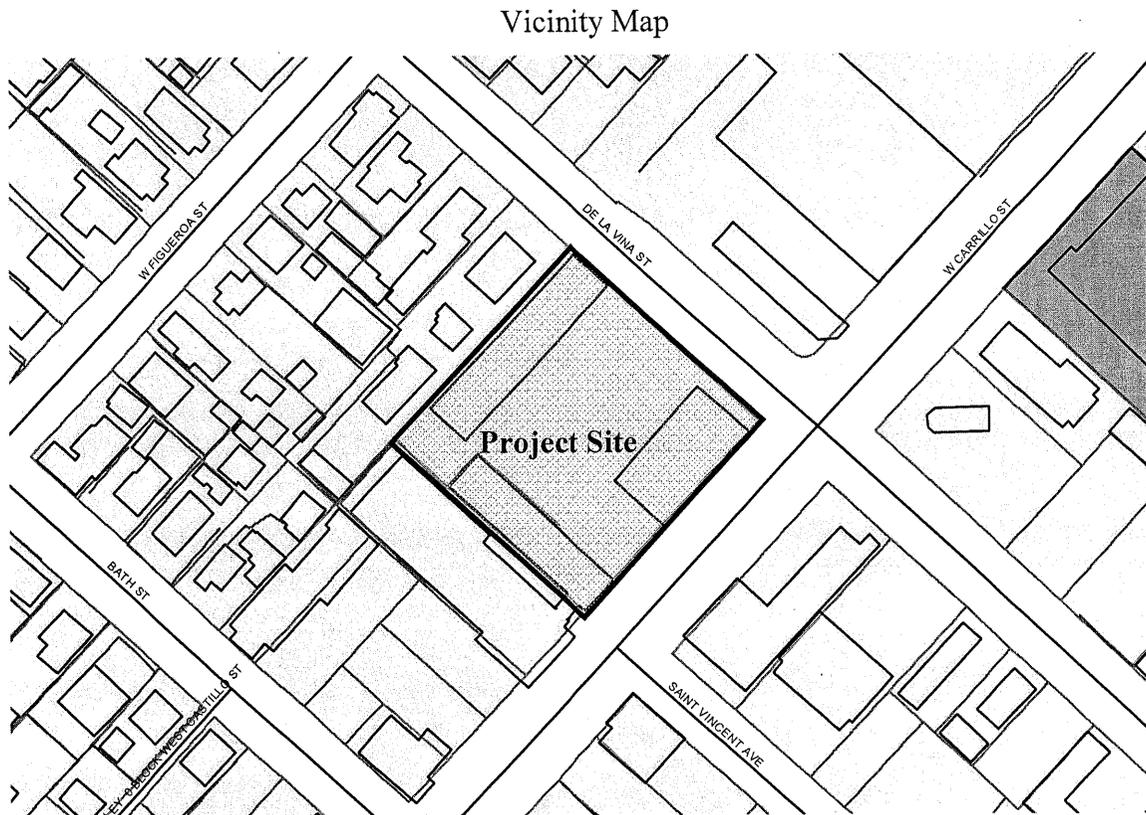
The project consists of demolishing the Carrillo Plaza commercial site containing 18,939 square feet of various retail and service commercial uses and constructing a four-story mixed use project with 55 residential units and 19,088 square feet of commercial space. The commercial space would include 16,097 square feet of retail commercial space and 2,991 square feet of live/work commercial and office space located in three ground floor units. Subterranean parking is proposed with a total of 186 parking spaces. Vehicular access to and from the parking area is proposed with an entrance and exit ramp along Carrillo Street and an exit ramp to De la Vina Street.

### III. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. A Modification of the lot area requirements to allow 25 over-density units (bonus density) on a lot in the C-2 Zone (SBMC §28.21.080, SBMC §28.92.026.A);
2. A Tentative Subdivision Map for a one-lot subdivision to create fifty five (55) residential condominium units and 19,088 square feet of commercial condominium space (SBMC 27.07 and 27.13).

**No Action on this project will be taken at this time, nor will any determination be made regarding environmental review of the proposed project.**



**IV. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

Applicant: Steve Yates, The Conceptual Motion Company	Property Owner: Steve Delson
Parcel Number: 039-271-025	Lot Area: 50,951 square feet
General Plan: General Commerce	Zoning: C-2
Existing Use: Retail Commercial	Topography: ~ 3% slope
Adjacent Land Uses: North – Multifamily Residential                      East – De La Vina/Commercial South – W. Carrillo/Commercial                      West - Commercial	

**B. PROJECT STATISTICS**

Unit #'s	Residential Unit sq. ft.	Commercial sq. ft. (Net)	Live/Work Commercial sq. ft. (Net)
<b>Studios</b>			
106	809	----->	747
209	807	-	-
210	750	-	-
211	568	-	-
212	579	-	-
213*	490	-	-
214	639	-	-
215*	486	-	-
216*	482	-	-
217	604	-	-
223	743	-	-
224	673	-	-
303*	552	-	-
305	826	-	-
306	659	-	-
310	639	-	-
313*	487	-	-
314*	554	-	-
315*	486	-	-
316*	482	-	-
317*	467	-	-
320	726	-	-
322	686	-	-
323*	450	-	-

One Bedroom	Residential Unit sq. ft.	Commercial sq. ft. (Net)	Live/Work Commercial sq. ft. (Net)
222	912	-	-
225	1,067	-	-
307*	703	-	-
308*	691	-	-
309	801	-	-
312	1,353	-	-
404	976	-	-
406	856	-	-
<b>Two Bedroom</b>			
101	2,266	-	-
102	2,482	-	-
103	926	----->	940
104	1,554	----->	1,304
205*	900	-	-
207*	875	-	-
208*	850	-	-
218	1,455	-	-
219*	850	-	-
220*	850	-	-
221*	850	-	-
301*	921	-	-
302*	923	-	-
304	1,342	-	-
311	1,568	-	-
318	1,334	-	-
319*	850	-	-
321	1,014	-	-
401	2,344	-	-
402	2,224	-	-
403	1,481	-	-
405	1,352	-	-
407	2,075	-	-
<b>Commercial</b>			
107	-	418	-
108	-	2,103	-
109	-	1,622	-
110	-	953	-
111	-	4,368	-
112	-	511	-
114	-	2,777	-
115	-	899	-
116	-	2,446	-
<b>Totals</b>	55 units	16,097	2,991

Parking	Required	Proposed
Residential	102	102
Commercial	76	84
<b>Totals</b>	<b>178</b>	<b>186</b>

**\*Proposed affordable unit.**

**V. ISSUES**

**A.**

The Pre-application Review Team (PRT) received a project proposal for the site in November 2005. The applicant had proposed an “Affordable by Design” (ABD) project by designing units that theoretically would meet some level of affordability due to their small size. Staff felt that the ABD theory was an interesting approach to the affordable housing dilemma but indicated that the forum for an ABD discussion should be within a larger community dialogue rather than through a specific project proposal. Staff was unable support a project that did not include affordable housing as required by the Housing Element. The applicant modified the proposal to include affordable housing, keeping the market rate units relatively small to maintain the prospect of attainability of the market rate priced units.

Other issues identified were density, mass, bulk, scale and buildout of the site, building height, neighborhood compatibility, visual resources, and traffic circulation. Staff requested the applicant receive HLC conceptual review, which was scheduled for May 3, 2006.

Staff directed the applicant to the following language contained within the Land Use Element to help guide project design. The Commission should also consider the project in the context of what the Land Use Element describes as the West Downtown area:

*“This section of Carrillo Street west of De la Vina Street is destined to become one of the most traveled arterials in the City circulation system. For that reason, the General Plan proposed that it shall be designated to perform the principal function of carrying traffic from the freeway, the Westside, and the Mesa into the Core and existing and future commercial uses should minimize conflict with smooth traffic flow into the CBD. West Carrillo Street should serve as an attractive entrance to the City’s Central Business District. Commercial uses are appropriate if they are of a low intensity and are suited to this transition area. This area should be zoned to reflect this General Plan goal.*

*Carrillo Street must function as one of the major automobile access points to the CBD for residents of the Mesa as well as for residents of the South Coast and visitors exiting from the 101 Freeway. Because it must be capable of handling large amounts of traffic, the existing and future commercial uses bordering Carrillo Street shall be designed to minimize conflict with smooth traffic flow*

*into the Central Business District. As West Carrillo Street is an entrance to the CBD, it should be developed to serve as an attractive entrance to that area.*

*Toward this end, the General Plan recommends that the lands along each side of West Carrillo Street, from a point mid-block between Chapala and De la Vina Streets westerly toward the 101 Freeway, be developed with low-intensity commercial uses. New development should utilize cross streets for access whenever possible rather than taking access off Carrillo Street. This area should be zoned in accordance with the General Plan Goal to have West Carrillo Street serve as an attractive entrance to the CBD which is developed with low-intensity uses."*

This neighborhood is characterized as containing extensive commercial and residential uses. The General Plan recognizes the transition of this neighborhood to higher-density residential and commercial uses. The Land Use Element considers the West Downtown neighborhood to be appropriate for apartment development given its close proximity to the downtown business and shopping areas.

Several policies and implementation strategies of the Housing Element encourage the balancing of jobs and housing in the City, development of infill residential projects, and, in particular, bonus density projects, where appropriate. The Circulation Element also encourages transit-oriented development on major transit corridors, such as Carrillo Street. These strategies have been realized nearby (ex. Las Fuentes, a 100% affordable project).

The visual impact of projects along City street corridors such as Carrillo Street, on the views to the mountains beyond, has been a community concern that has amplified lately with the approval of more multi-story projects in the downtown area. The project design includes a four-story element of the building stepped back four feet from the property line. The applicant has tried to create a balance between the open interior courtyards and the street setback. The PRT cited the following visual policy:

*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.*

The applicant made adjustments to the original design to address the building mass along Carrillo Street. Staff and the applicant request that the Commission consider the project design and comment on its visual appropriateness.

As previously stated, the original PRT submittal did not account for affordable housing. The modified project now incorporates 21 of the 55 units as affordable and this quantity meets the City's affordable housing requirement standard. The proposed affordable units include ten studios, two one-bedrooms and nine two-bedrooms. The studios range in size from 450 to 554 square feet. The one bedroom units are 691 and 703 square feet and the two-bedroom units would range from 850 square feet to 923 square feet.

Traffic along this street is heavy and the Public Works Transportation Staff has indicated that access along Carrillo Street to the underground parking would be limited to right-turn in and right-turn out only.

**B. DESIGN REVIEW**

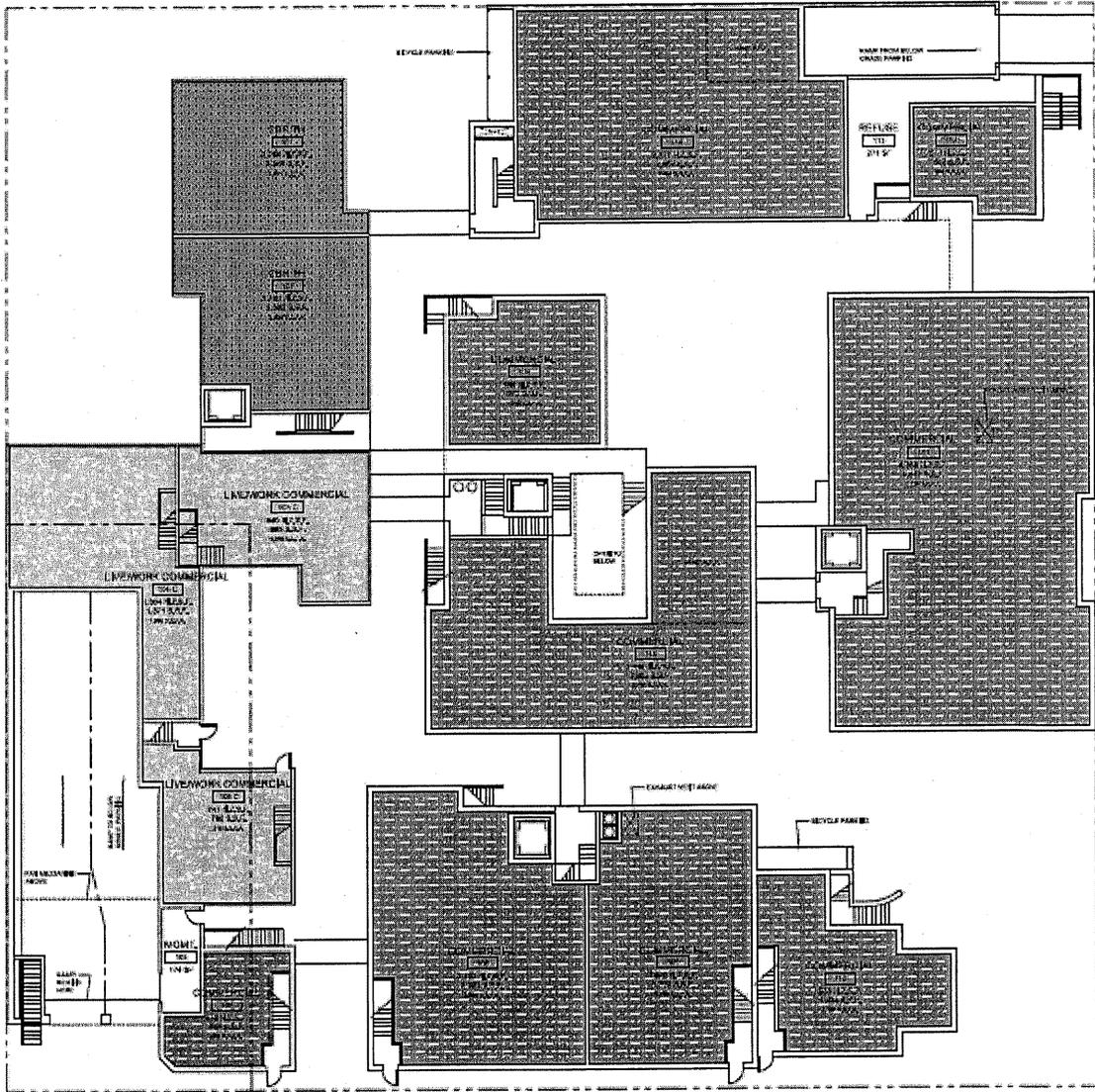
This project was reviewed by the HLC on May 3, 2006. Staff will give a brief account of the proceedings at the Planning Commission hearing.

**VI. RECOMMENDATION**

Staff recommends that the Planning Commission conceptually review the proposed project and provide comments after considering the above outlined issues. Staff particularly requests that the Commission address the size, bulk, and scale of the project in the context of the West Downtown/Carrillo corridor; and the supportability of the 25 over-density units that would provide 21 new affordable housing units within the downtown area. **This review is not meant to imply any approval of, or formal position on, the proposed project.**

Exhibits:

- A. Site First Floor Plan
- B. Applicant's letter, dated April 24, 2006



De la Vina Street

W. Carrillo Street

**EXHIBIT A**

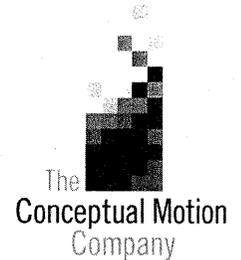
April 24, 2006

Mr. Steven Foley  
Planner  
City of Santa Barbara Planning Division  
630 Garden Street  
Santa Barbara, Ca 93101

**RECEIVED**

APR 24 2006

**CITY OF SANTA BARBARA  
PLANNING DIVISION**



TEL  
805.966.5539

FAX  
805.966.3349

Re: Carrillo Village / Radio Square - Conceptual Planning Commission Review

Dear Mr. Foley,

On behalf of our client, DBN Carrillo, LLC ("the Owner") The Conceptual Motion Company is seeking a conceptual review by Planning Commission to elicit their comments and input on our conceptual program and design prior to the submittal of a formal DART application for this project. We understand that we are scheduled for Planning Commission on May 4, 2006. We also are scheduled on the agenda for the Historic Landmark Commission on May 3, 2006. The need for soil clean up of environmental contaminants from a former dry cleaner tenant's operation is viewed by the Owner as an opportunity to rebuild the property into a mixed-use center: we believe such a project can fulfill many goals and objectives of the City of Santa Barbara's General Plan and its implementing programs.

The property is located at 210 West Carrillo Street and is currently known as "Carrillo Plaza," it was built in the 1950's and remodeled to its current architectural style in the early 1990's. The existing shopping center includes 18,939 sq. ft. of single-level multi-tenant retail, services and restaurant uses. Carrow's Restaurant (5,963 sq. ft.) is located on the corner of the property at the intersection of De La Vina and Carrillo Street.

The Property is within the City of Santa Barbara Redevelopment District; within the El Pueblo Viejo Landmark District and along a recognized transit corridor (Carrillo Street). The existing businesses in the center primarily serve the local residents.

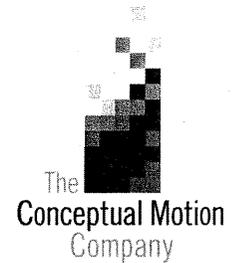
The Property (APN # 039-271-025) has a gross lot area of 50,784 sq. ft. (approx. 1.2 acres) and is a designated C-2 zoned parcel.

The property is currently subject to a Clean Up and Abatement Order (R3-2005-0033) from the California Regional Water Quality Control Board related to the discovery of tetrachloroethylene (PCE) contamination. The Owner is required to clean up the site according to the requirements of the Clean Up and Abatement Order and in the process; proposes to rebuild the site with a combination of "in-kind" low intensity commercial uses and transit-oriented affordable and market rate residential housing. As opposed to the current center, in which the buildings are oriented around a parking lot; the proposed project would orient the buildings around a series of courtyards and paseos, with all parking being below street grade.

**EXHIBIT B**

1501  
Chapala Street  
Santa Barbara, CA  
93101

CONCEPTUALMOTION.COM



DBN submitted the project to the City of Santa Barbara Planning Division for a PRT review in November 2005. The City responded with Pre-Application Review Comments on January 31<sup>st</sup>, 2006. The Owner was pleased that the development concept was well-received and has modified the proposed project to address the review comments.

In response to the Preliminary Review Team comments, requests and suggestions we have made the following modifications to the proposed plan:

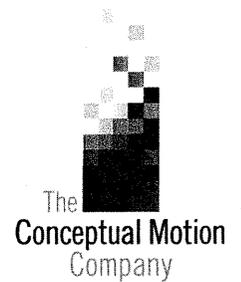
- Set back the project along Carrillo Street to accommodate the City's request for a 4' dedication for public right-of-way along Carrillo Street.
- Provisions for dedication to allow for a 4' foot landing at the top of the existing intersection access ramp, as requested.
- Extension of the landscaped median on Carrillo Street to limit access to the project driveway (as suggested by Transportation Division). This will allow right turn out and left turn in only – no left turn out will be allowed onto Carrillo Street from the project.
- Elimination of proposed Valet Parking pull-out along Carrillo Street at the suggestion of the Transportation Division.
- As a result of these changes a 6' wide sidewalk and 4' wide parkway will be provided on De La Vina Street and an 8' wide sidewalk and 4' wide parkway is proposed for Carrillo Street.

Subsequent to the PRT submittal, we have discussed the project with Jake Jacobus – City Historian. He has completed a Historic Assessment (3/16/06) and determined there is no Historic Significance to the existing site and that a Historic Structures Report is not required prior to alteration or demolition.

We have worked with Mr. Steven Faulstich, Housing Programs Supervisor at the City of Santa Barbara to prepare an Inclusionary Housing Program (IHP) that is consistent with current City Inclusionary Housing and Bonus Density Ordinances. As a result we are proposing to provide twenty-one (21), or thirty-eight percent (38%), of the fifty-five (55) proposed residential units as income restricted / affordable units targeted toward Moderate and Middle Income residents of Santa Barbara.

Our traffic consultant is in the process of completing preliminary traffic and parking demand studies. We have provided a total of 186 parking spaces for the project; consistent with the City's Ordinance requirements for the proposed residential and commercial uses.

The proposed project would retain low intensity commercial uses (primarily service retail, office and restaurants) consistent with the current usage at the site (the



present 18,939 square feet of commercial space would be reconfigured into 16,097 square feet of commercial and 2,991 square feet of live/work commercial space) . The commercial live/work space will be part of the residences above and will be deed-restricted to “owner-occupied” businesses. With a net reduction of “pure” commercial space and an increase of only 149 square feet of “overall” commercial space (when the live/work space is included) we anticipate the traffic report, once submitted, will show the proposed commercial component of the project will not have the potential for significant traffic impacts beyond the City’s threshold of significance.

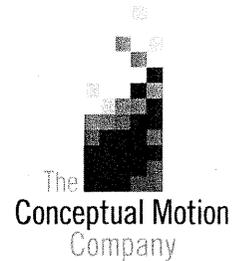
The General Plan states – “...as West Carrillo is an entrance to the CBD, it should be developed to serve as an attractive entrance to that area.” We have designed a project that goes to the heart of the City of Santa Barbara Urban Design Guidelines and Guidelines for the El Pueblo Viejo District. Proudly Hispanic /Mediterranean, the project is comprised of a series of public accessible Paseos, Plazas and Arcades that give precedence to the pedestrian experience in a traditional Hispanic architectural setting. The architecture responds to the scale and form of Carrillo Street and De La Vina Streets and provides an attractive entrée to Santa Barbara’s CBD. The building masses are varied and well-articulated.

Per the PRT comments from the City of Santa Barbara Planning Division (January 31<sup>st</sup>, 2006) , we anticipate the required applications for this project would be:

1. A Tentative Map; to create a one-lot subdivision for 55 condominium units
2. A Development Plan; to allow an estimated 149 square feet of additional non-residential construction as a result of the live/work component of the proposed project
3. Modification of the lot area requirements; as provided for in the Inclusionary Housing Ordinance to allow 25 over-density units (bonus density) on a lot in the C-2 zone, and
4. Review of the proposed project by the Historic Landmarks Commission (HLC).

The Proposed Project includes:

- Demolition of all existing structures (18,939 sq. ft.)
- Removal of contaminated soils per the Clean Up and Abatement Order (R3-2005-0033) from the California Regional Water Quality Control Board related to the discovery of tetrachloroethylene (PCE) contamination.
- Preservation of a well-established Coral tree on the site that will be preserved and integrated into the proposed project design (pending Arborist recommendations)
- Incorporation of the public street improvements described above.



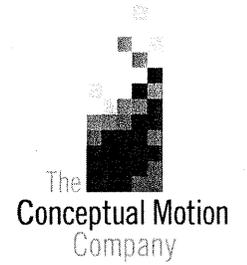
- 186 Parking Spaces, per ordinance requirements, within 2 level of subterranean parking to occupy the space vacated by the soil excavation.
- 16,097 sq. ft. (net) of low intensity Commercial Uses at ground level, including restaurant, office, retail and retail services.
- 2,991 sq. ft. (net) of live / work commercial and office space at ground level in three proposed units.
- 55 Residential Units, three (3) Levels above the commercial space (approx. 53,082 sq. ft.), consisting of
  - 21 Units Affordable to Moderate and Middle Income Residents, and
  - 34 Market Rate Units averaging 1,144 sq. ft. in size.

#### Important Project Elements:

- Transit & Pedestrian Oriented Development
- Contiguous to CBD and job pool
- An ecological restoration project - Brownfield site
- Mixed- Use / Infill Project: links jobs and housing
- No displacement of existing affordable housing stock
- Provision of 21 Affordable Units (38%)
- Market Rate Units averaging less than 1,200 sq. ft. (and better-suited for Santa Barbara's workforce population than typical infill projects the community is seeing)
- Live/Work Units
- Environmentally sustainable project; "Green" building methods and materials such as:
  - Radiant Flooring
  - Efficient Instant Hot Water systems
  - Efficient Energy Systems
  - Recycled Waste Management
  - Improved Water Retention and Management
  - Specific accommodations for non-traditional transportation modes like bicycles and alternative-fuel vehicles

The Conceptual Motion Company believes that policies within Santa Barbara's General Plan, our Land Use Element and our Housing Element direct us toward more efficient use of our preciously limited resources by redeveloping under-utilized and outdated infill sites within the City of Santa Barbara. We feel that DBN's proposed project would fulfill these objectives.

Together with DBN, we appreciate the responsibility of our stewardship of this site and look forward to the input of the Planning Commission and to working with the City of Santa Barbara toward the goal of making Carrillo Village/Radio Square an



exemplary case study of good planning; ecological responsibility and economically viable development for which all of Santa Barbara can be proud.

Faithfully,

Steve Yates  
Planning & Entitlement

Gerhard Mayer AIA  
Principal Architect

Steven Delson  
DBN Carrillo, LLC (Owner)

CC Paul Casey  
Bettie Wiess  
Jan Hubbell  
Steven Faulstich