



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: June 8, 2006
AGENDA DATE: June 15, 2006
PROJECT: Granada Garage Right Lane

TO: Planning Commission
FROM: Engineering Division, (805) 564-5390
 John Schoof, Principal Engineer *JS by JMT*

The construction of the Granada Garage, located at 1225 Anacapa Street, included a right turn "queuing lane" into the Granada Garage from Anacapa Street. During construction of the improvements on Anacapa Street, staff discovered an error in the original plans that still showed the old location of the curb and gutter, and did not reflect the installation of the new curb and gutter that resulted in a narrower street. Based on this outdated information, the incorrect traffic striping plans indicated a street width of 38 feet, which included an 8-foot parking lane, two 10-foot through lanes and a 10-foot right turn "queuing lane" into the Granada Garage from Anacapa Street. In addition to curb and gutter, the new street improvements would also include a pedestrian sidewalk and parkway. However, following the installation of the new curb and gutter, the street width was 36 feet instead of 38 feet, which does not accommodate the original lane configuration.

Staff instructed Watry Design and their sub-consulting engineers to review the right turn pocket issue and develop concept level design options and estimates at no cost to the City. In addition, the City requested a copy of the queuing studies that were performed.

The consultant has completed feasibility and concept level design options, including cost estimates. Staff has initiated a design review process to receive comments and recommendations from the Downtown Parking Committee, the Historic Landmarks Committee, the Transportation and Circulation Committee, and Planning Commission. A presentation will be given to the Planning Commission with the recommendations from each advisory board, as well as a staff recommendation. Staff will then take this issue to Council with a recommendation that takes into consideration the input from the advisory boards and commissions.

Attachment: Planning Commission Resolution No. 010-01

CITY OF SANTA BARBARA PLANNING COMMISSION

**RESOLUTION NO. 010-01
1221 ANACAPA STREET (LOT 6)
MARCH 1, 2001**

**APPLICATION OF GEORGE GERTH, AGENT FOR THE CITY OF SANTA BARBARA
PUBLIC WORKS DEPARTMENT, 1221 ANACAPA STREET, APNS 039-183-034, -037, AND -
038; C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: GENERAL
COMMERCE/MAJOR PUBLIC AND INSTITUTIONAL (MST1999-00909)**

The project involves construction of a new 575-space public parking structure to replace an existing 215-space surface lot. The structure would have four and one half levels of parking above grade and two levels below grade. The project also involves construction of two two-story office buildings on the north and east sides of the structure totaling 7,960 square feet for the City Parking Program and other City offices. The project also includes a 1,370 square foot bike station, public restrooms and a shared trash facility for the parking structure, offices and surrounding businesses. The discretionary application required for this project is a Development Plan to allow development of 10,330 square feet for the offices, bike station, public restrooms and shared trash facility with floor area allocated from the Community Priority General Plan category (SBMC §28.87.300).

The Planning Commission will consider approval of the Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

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

WHEREAS, 22 persons appeared to speak in favor of the application, and no persons appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, March 1, 2001
2. Site Plan
3. Correspondence was received in support of the project from the following:
 - Richard Sanders, Richard W. Sanders Investments, 115 East Victoria Street
 - Ruthanne A. Tompkins, owner of 20 E. Victoria Street
 - Michael Towbes, Towbes Group, Inc., 21 East Victoria Street, Suite 200
 - Traci Taitt, Paseo Nuevo, 651 Paseo Nuevo
 - Roger Horton, President, Downtown Organization
 - Susan Gulbransen, Santa Barbara Center for the Performing Arts, Inc.
 - Heather Georgakis, Dean, Santa Barbara and Ventura Colleges of Law, 21 E. Victoria Street
 - Larry N. Buchanan, General Manager, Saks Fifth Avenue, 1001 State Street

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

- I. Recommended to City Council that if the Council approves the subject application, the Conditions of Approval, as refined by the Planning Commission, be adopted making the following findings and determinations:
 - A. The development of the Real Property approved by the Planning Commission on March 1, 2001 is limited to 10,330 square feet of offices, bicycle station, public restrooms, trash and storage; a 575-space parking structure; and the improvements shown on the Development Plan signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
 - B. Owner shall comply with the Landscape Plan as approved by the Historic Landmarks Commission (HLC). Such plan shall not be modified unless prior written approval is obtained from the HLC. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan.
 - C. The Owner shall meet with the City Police Department Crime Analyst to determine how lighting, egress and other design features can be designed and installed so as to reduce the potential number of calls for police service to the Real Property.
 - D. Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance. No floodlights shall be allowed. Lighting shall be directed toward the ground.
 - E. Prior to issuance of a Building Permit or Public Works Permit, the City Parking Program shall submit to the City Engineering Division public improvement plans for construction of improvements on Anacapa and Anapamu Streets. Public Works Improvement Plans shall be submitted separately from Building Permit plans. As determined by the City Engineering Division, the improvements shall include decorative sidewalk to match adjacent sidewalks, driveway aprons modified to meet Title 24 requirements, curbs, gutters, underground utilities, water system, sewer system, Type A street lights, mid-block traffic signal on Anapamu Street, storm drain system, curb drain outlets, pollution prevention interceptor device, parkway landscaping, street trees, tree grates, and adequate positive drainage. The public improvement plans shall be prepared by a registered civil engineer and signed by the City Engineer.
 - F. The following is subject to the review and approval of the Historic Landmarks Commission (HLC):
 1. Revise the northwest corner of the parking structure to frame views of the Arlington Theater Tower from Anacapa Street.
 2. Incorporate decorative plaques and directories within and outside the structure to direct individuals to nearby uses.
 3. Incorporate rooftop landscaping in pots to reduce glare.
 4. Incorporate recycled building materials where feasible.

5. Revise the northeast elevator tower to allow views of the Arlington Theater Tower from the top of the structure.
6. Incorporate the use of solar energy if feasible.
7. Consider moving the Anapamu Street mid block crossing to the other side of the driveway.
8. Widen the landscape buffer between the driveway entrance and the walkway on the Anapamu Paseo.
9. As an advisory condition: Study commercial uses; consider a restaurant use on the north side of the park.
10. The City Public Works Department shall complete the following prior to the issuance of any building permits:
 11. A qualified representative for the City Public Works Department, approved by the City Planning Division, shall be designated as the Project Environmental Coordinator (PEC). The PEC shall be responsible for assuring full compliance with the provisions of the mitigation monitoring and reporting program to the City. The PEC shall have authority over all other monitors/specialists, the contractor, and all construction personnel for those actions that relate to the items listed in this program.
 12. At least 20 days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses and residents within 450 feet of the project area. The notice shall contain a description of the proposed project, a construction schedule including days and hours of construction, the name and phone number of the Project Environmental Coordinator (PEC) who can answer questions, and provide additional information or address problems that may arise during construction. A 24-hour construction hot line shall be provided. Informational signs with the PEC's name and telephone number shall also be posted at the construction site on Anacapa and Anapamu Streets and be provided for residents at the Victoria Hotel and patrons of the City Library and County Administration Building.
 13. The City Public Works Department shall contract with a City-approved archaeologist for preparation of an Extended Phase 1 Subsurface survey and for monitoring during all ground disturbing activities associated with the project, including, but not limited to, grading, excavation, trenching, vegetation or paving removal and ground clearance in the areas identified in the Cultural Resources Study prepared for this site by SAIC dated March 29, 2000. The contract shall establish a schedule for monitoring and a report to the City Environmental Analyst on the findings of the monitoring. Contract(s) shall be subject to the review and approval of the Environmental Analyst.
 14. To determine if any remnants of previous structures are present, an Extended Phase 1 Subsurface survey shall be conducted by a City-qualified archaeologist

prior to issuance of a building permit for excavation for the proposed parking structure and offices. To provide for adequate exposure of any buried cultural materials, mechanically excavated trenches shall be employed. The survey shall focus on areas in the immediate vicinity of the sites where the former historic structures were located. If the Extended Phase 1 Subsurface Survey identifies intact archaeological deposits that will be affected by the project, then their significance shall be evaluated through Phase 2 Significance Assessment investigations and any necessary mitigation measures identified in accordance with City Master Environmental Assessment procedures. The Phase 2 Report shall be submitted for approval by the Historic Landmarks Commission (HLC).

15. If the proposed project will adversely impact significant archaeological resources as identified through a Phase 2 Significance Assessment, then a Phase 3 data recovery plan shall be prepared, accepted by the City Environmental Analyst and the Historic Landmarks Commission, and implemented. That portion of the Phase 3 program that requires work on-site shall be completed prior to continuing construction in the affected area. If prehistoric or other Native American remains are encountered, a Native American representative shall be contacted consulted, and shall remain present during all further subsurface disturbance in the area of the find. If the discovery consists of potentially human remains, the Santa Barbara County Coroner and the California Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Environmental Analyst.

Any archaeological resources recovered from the site shall be curated at the Central Coast Information Center (CCIC). All curation costs shall be borne by the property owner.

16. The proposed building plans shall incorporate energy efficiencies in the project design. The following are some measures which should be incorporated into project building plans unless the applicant provides evidence, to the satisfaction of the City Planning and Building and Safety Divisions, that incorporation of a specific measure is not feasible:
 - a. The installation of low NO_x residential water heaters and space heaters per specifications in the 1998 Clean Air Plan;
 - b. The installation of heat transfer modules in furnaces;
 - c. The use of light colored water-based paint and roofing materials;
 - d. The installation of solar panels for water heating systems and other facilities and /or the use of water heaters that heat water only on demand;
 - e. The use of passive solar cooling/heating;
 - f. The use of natural lighting;

- g. Use of concrete or other non-pollutant materials for parking lots instead of asphalt;
 - h. Installation of energy-efficient appliances and lighting;
 - i. Installation of mechanical air conditioners and refrigeration units that use non-ozone depleting chemicals;
 - j. Use of landscaping to shade buildings;
 - k. Installation of sidewalks and bike paths;
 - l. Installation of covered bus stops to encourage use of mass transportation;
 - m. Space and electrical outlets to accommodate electric vehicle charging facilities within the parking structure;
 - n. Installation of information kiosks, displaying in bilingual format, bus schedules and public education information on air quality issues and promoting the use of alternative transportation; and incentives for employees or discounts for patrons who use alternative transportation.
17. A solid waste management plan shall be prepared by the City Public Works Department and reviewed and approved by the City Community Development Department. The plan shall identify feasible measures to address the construction and operation of the parking lot, bicycle station and office uses which may include, but are not limited to, the following:
- a. Provision of space and/or bins for storage of recyclable materials within the project site. This information shall be shown on the building plans and installed as a part of the proposed project's improvements.
 - b. Development and implementation of a plan for collection of recyclable materials on a regular basis.
 - c. Development of Source Reduction Measures, indicating the method and amount of expected reduction.
 - d. Implementation of a program to purchase recycled materials used in association with the proposed project (paper, newsprint, etc.). This could include requesting suppliers to show recycled material content.
 - e. Implementation of a monitoring program (quarterly, bi-annually) to attain and maintain a 35-50% minimum participation in recycling efforts.
 - f. Implementation of a composting landscape waste reduction program.
 - g. Requirements for construction and demolition waste source reduction, reuse and recycling to the maximum extent feasible.
18. The City Public Works Department shall submit a Final Construction Management Plan to the Planning Division to fully replace the 210 public parking spaces that will be unavailable during the construction period and to

provide sufficient parking to serve project construction workers. The temporary alternative transportation and parking plan shall demonstrate how the 210 displaced public parking spaces and the construction worker parking will be provided during the entire construction period. The plan shall be reviewed and approved by the City Transportation Planning Division and Environmental Analyst and shall be implemented throughout the entire construction period. The plan shall include the following mandatory elements:

- a. A marketing and signage program to inform construction workers and Downtown customers and employees of the temporary parking and alternative transportation arrangements.
- b. Provision of free off-street parking spaces for construction workers on-site or at an off-site remote location. If the remote parking area is more than three blocks from the project site, shuttle service to the construction site shall be provided.
- c. On-site or off-site storage shall be provided for construction materials and equipment. Storage of construction materials within the public right-of-way is prohibited.

Other elements of the plan necessary to mitigate the temporary loss of public parking should include (but shall not be limited to):

- d. Early implementation of Mitigation Measure T-1 (Superticket Program) in conjunction with MTD's planned expansion of the electric shuttle routes prior to occupancy of the parking structure.
- e. Temporary conversion of on-street parking on selected downtown streets within three blocks of the project site from parallel to angle parking. Possible locations could include Chapala Street between Figueroa and Victoria Street, Victoria Street between Chapala and Anacapa Streets, and Anapamu Street between Chapala and Anacapa Streets.
- f. Develop programs with the County to provide additional customer parking at County buildings or provide more County services over the phone, Internet or at remote locations.
- g. Develop a temporary parking area for County employees and other Downtown employees at a remote location (such as the County Bowl). If the remote parking area is more than three blocks from the project site, shuttle service to employee workplaces shall be provided.
- h. In conjunction with employers in the project vicinity and Traffic Solutions, provide additional incentives for employees who use alternative modes of transportation or telecommute during the construction period (such as preferred parking for employees who carpool).

- i. Provide temporary downtown customer parking at remotes sites. First preference shall be given to lots within a three block radius of the project site that may not be fully utilized during weekdays (such as church parking lots).
 - j. Temporary conversion of existing public or private parking lots within three blocks of the project site to assisted (valet) parking for customers and employees to provide additional vehicle capacity, including the County lots, City Parking Lot 5, and the Louise Lowry Davis Center.
19. The route of construction-related traffic shall be approved by the Transportation Operations Division and the Environmental Analyst to minimize trips through surrounding residential neighborhoods.
- G. Prior to issuance of any building permit for the project, an annual transit pass program shall be established and the funding committed by the City Council. Prior to occupancy of the Parking Lot 6 structure and parking offices, the annual transit pass program shall be funded, implemented and fully operational in accordance with the following minimum requirements:

The annual transit passes shall be in the form of a credit card that shall be distributed free of charge to Downtown employees. The pass shall allow the user an unlimited number of rides on MTD buses and shuttles. The passes shall be compatible with the new electronic fareboxes to be installed on MTD buses, so that usage of passes can be monitored (frequency of use per ticketholder, routes most frequently used, stops where users enter, employer information, and residential zip codes of users). The City Parking Program shall initially fund the purchase of 10,100 passes for distribution to Downtown employees. All downtown employers and employees shall be eligible to obtain a pass.

Data on use of passes shall be collected on an on-going basis. A report shall be prepared quarterly during the first year of the program and annually thereafter by the applicant and reviewed and approved by the City Transportation Planning Division and the City Environmental Analyst on pass usage based on farebox data collected by MTD. Based on the results of the report, in the event that the City Parking Program contribution to pass program does not continue to reduce project traffic by at least 229 Peak Hour Trips (PHTs) and 985 Average Daily Trips (ADTs) and the identified peak hour impacts at specific intersections, the City Parking Program shall implement additional measures to maintain the effectiveness of the program in a manner approved by the City Council. These additional measures shall be implemented within 90 days of the release of each report and may include (but shall not be limited to):

1. Purchasing and distributing additional passes to Downtown employees or other program modifications increase effectiveness (such as funding increased transit service frequency (headways);
2. Funding additional targeted marketing efforts for the pass program;

3. Increasing parking fees at City garages by:
 - a. Raising hourly rates;
 - b. Decreasing the free period;
 - c. Charging additional fees for vehicles that enter or exit during peak hours.
4. Reducing the free period for on-street parking.
5. Implementing carpool incentives for carpools of three or more.

Monitoring of the program including any additional measures shall be continuous. The effectiveness of the program shall be reported and the program adjusted as necessary quarterly for the first year of the program and annually thereafter. The City Parking Program's contribution to the annual pass program shall continue for the life of the Lot 6 parking structure unless an alternative City program is funded and implemented that is equally effective in reducing project traffic and air quality impacts and has been approved by the Planning Commission as an amendment to the Conditions of Approval for the Lot 6 project.

- H. A construction conference shall be scheduled by the General Contractor. The conference shall include representatives from the Public Works Department, Building Division, Planning Division, the Parks and Recreation Department, the Waterfront Department and the Contractor. The following information shall be specified on the construction plans submitted for building permits:
1. During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.
 2. Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.
 3. Trucks transporting fill material to and from the site shall be covered from the point of origin.
 4. The haul route(s) for all construction-related trucks, three tons or more, entering or exiting the site, shall be approved by the Transportation Engineer.
 5. After clearing, grading, earth moving or excavation is completed, the entire area of disturbed soil shall be treated to prevent wind pickup of soil. This may be accomplished by:

- a. Seeding and watering until grass cover is grown;
 - b. Spreading soil binders;
 - c. Sufficiently wetting the area down to form a crust on the surface with repeated soakings as necessary to maintain the crust and prevent dust pickup by the wind;
 - d. Other methods approved in advance by the Air Pollution Control District.
6. All roadways, driveways, sidewalks, etc., shall be paved as soon as possible. Additionally, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
 7. Noise generating construction activity shall be prohibited Saturdays, Sundays, and holidays and between the hours of 4 p.m. to 7 a.m. except night work between the hours of 4 p.m. to 7 a.m. on weekdays as allowed under Condition H-8. Holidays are defined as those days which are observed by the City of Santa Barbara as official holidays by City employees. Non-noise generating construction activity is herein defined as construction activities wholly conducted within the interior of an enclosed building, and which are not audible from the exterior of the building.
 8. All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices and sound control devices and techniques such as noise shields and blankets shall be employed as needed to reduce the level of noise to surrounding businesses and residents.
 9. The applicant shall provide written notice to all property owners, businesses and residents within 300 feet of the project and the City Planning and Building Divisions at least 48 hours prior to commencement of any night work between the hours of 4 p.m. and 7 a.m. weekdays. Night work shall not be permitted on weekends and holidays.
 10. A City-approved archaeologist/s shall be present during demolition of the existing parking lot and construction of the multi-level parking structures. All ground disturbing activities within 30 meters of the historic period structures or any other intact archaeological deposits shall be monitored by the City-approved archaeologist, consistent with the requirements of the Phase 1 Cultural Resources Survey prepared by SAIC and dated March 29, 2000. If cultural resources are encountered or suspected, work shall be halted immediately, and the City Environmental Analyst shall be notified. The archaeologist shall assess the nature, extent and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, including but not limited to redirection of grading and/or excavation activities. If prehistoric or other Native American remains are encountered, a Native

American representative shall be contacted consulted, and shall remain present during all further subsurface disturbance in the area of the find. If the discovery consists of potentially human remains, the Santa Barbara County Coroner and the California Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Environmental Analyst. If the findings are potentially significant, a Phase 3 recovery program and/or other mitigation shall be prepared, accepted by the Environmental Analyst and the Historic Landmarks Commission and implemented as described in F-5, above.

11. Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such cultural resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and a City-approved archaeologist shall be consulted. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, including but not limited to redirection of grading and/or excavation activities. If prehistoric or other Native American remains are encountered, a Native American representative shall be contacted consulted, and shall remain present during all further subsurface disturbance in the area of the find. If the discovery consists of potentially human remains, the Santa Barbara County Coroner and the California Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Environmental Analyst. If the findings are potentially significant, a Phase 3 recovery program and/or other mitigation shall be prepared and accepted by the Environmental Analyst and the Historic Landmarks Commission and implemented as described in Condition F-5, above.
 12. Construction-related truck trips shall not be scheduled during p.m. peak hours (4:00 p.m. to 6:00 p.m.) to help reduce truck traffic on adjacent streets and roadways.
- I. The following requirements shall be incorporated into, or submitted with the construction plans submitted to the Building and Safety Division with applications for building permits. All of these construction requirements must be completed prior to the issuance of a Certificate of Occupancy:
1. Employee lockers shall be provided in all employee bathrooms.
 2. Provision of space and/or bins for storage of recyclable materials within the project site.
 3. An oil/water separator shall be installed or other Best Management Practices (BMPs) shall be employed to treat parking lot runoff from the project site.

- J. All Planning Commission Conditions of Approval shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owner	Date
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Contractor	Date	License No.
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Architect	Date	License No.
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Engineer	Date	License No.
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- K. Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
1. Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots are to be pruned under the direction of the City Arborist.
 2. The annual transit pass program described under Condition G shall be funded, implemented and fully operational.
 3. Public improvements as shown on the public improvement plans.
 4. A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to the issuance of the Certificate of Occupancy (Final Inspection), whichever is earlier.

**NOTICE OF DEVELOPMENT PLAN
TIME LIMITS:**

The development plan approved, per SBMC Section 28.87.350, shall expire four (4) years from the date of approval unless:

1. A building or grading permit for the work authorized by the development plan is issued prior to the expiration date of the approval.
2. A time extension is granted by the Planning Commission for one (1) year prior to the expiration date of the approval, only if it is found that there is due diligence to implement and complete the proposed project.

This motion was passed and adopted on the 1st day of March, 2001 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 6 NAYS: 0 ABSTAIN: 0 ABSENT: 1 (House)

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

Suzanne Johnston, Acting Planning Commission Secretary

Date

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