



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: May 10, 2007
AGENDA DATE: May 17, 2007
PROJECT ADDRESS: 515 E. Arrellaga Street (MST2005-00475)

TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner
 Irma Unzueta, Project Planner

I. PROJECT DESCRIPTION

The project consists of the conversion of 10 residential apartments to eight residential condominium units on a 14,355 square foot lot. Six of the units are two-bedroom and two units are three-bedroom units. The unit sizes range from 907 square feet to 1,814 square feet. The project would include 16 parking spaces and other related site improvements such as landscaping and building improvements (Exhibits B & C).

II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. A Modification to allow structural encroachments and alterations in the required front yard setback (SBMC §28.21.060 and §28.92.110);
2. A Modification to allow structural encroachments and alterations in the required interior yard setback (SBMC §28.21.060 and §28.92.110);
3. A Modification of the required rear yard setback to allow parking to encroach within the required rear yard setback (SBMC §28.21.060 and §28.92.110);
4. A Tentative Subdivision Map for a one-lot subdivision to create eight residential condominium units (SBMC 27.07 and 27.13); and
5. A Condominium Conversion Permit to convert ten existing residential units to eight condominium units (SBMC 28.88).

III. RECOMMENDATION

Upon approval of all the required Modifications, the proposed project would conform to the City's Zoning and Building Ordinances and policies of the General Plan. In addition, the size and massing of the structure are not proposed to change, and would remain consistent with the surrounding

neighborhood. As redesigned and conditioned, the project would be more aesthetically attractive and be suitable for condominium development. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.



Vicinity Map – 515 E. Arrellaga Street

APPLICATION DEEMED COMPLETE: March 15, 2007
DATE ACTION REQUIRED PER MAP ACT: June 2, 2007

Building Height	45 feet maximum	30.5 feet maximum	30.5 feet maximum
Parking	<u>2 spaces per 2-Bd unit</u> Total = 16 spaces	16 spaces (10 covered, 6 uncovered)	16 spaces (10 covered, 6 uncovered)
Lot Area Required for Each Unit	2-Bd unit = 2,320 sq. ft. 3-Bd unit = 2,800 sq. ft.	23,200 sq. ft. required; 14,356 sq. ft. provided	19,520 sq. ft. required; 14,356 sq. ft. provided
10% Open Space	1,435 sq. ft.	1,788 sq. ft.	2,188 sq. ft.
Private Outdoor Living Space	3-Bd units: 160 sq. ft. on ground floor 96 sq. ft. on 2 nd floor 2-Bd units: 140 sq. ft. on ground floor 84 sq. ft. on 2 nd floor	Unit 1 = 85 sq. ft. Unit 2 = 110 sq. ft. Unit 3 = 96 sq. ft. Unit 4 = 96 sq. ft. Unit 5 = 96 sq. ft. Unit 6 = 96 sq. ft. Unit 7 = 96 sq. ft. Unit 8 = 96 sq. ft. Unit 9 = 96 sq. ft. Unit 10 = 96 sq. ft.	Unit 1 = 143 sq. ft. Unit 2 = 110 sq. ft. Unit 3 = 132 sq. ft. Unit 4 = 185 sq. ft. Unit 5 = 167 sq. ft. Unit 6 = 167 sq. ft. Unit 7 = 180 sq. ft. Unit 8 = 272 sq. ft.
Private Storage Space	200 cubic feet per unit	N/A	Exceeds 200 cubic feet per units
Lot Coverage			
-Building	N/A	5,094 sq. ft. (35.5%)	5,183 sq. ft. (36.1%)
- Paving/Driveway	N/A	6,716 sq. ft. (46.8%)	5,618 sq. ft. (39.1%)
-Common Open Space	N/A	2,546 sq. ft. (17.7%)	3,555 sq. ft. (24.8%)

As stated in the Condominium Conversion Ordinance (SBMC §28.88.030), all buildings sought to be converted are required to be in compliance with the Zoning Ordinance and the goals and policies of the General Plan, or legally nonconforming therewith. Modifications to allow structural encroachments and alterations in the required front and interior yard setbacks and to allow parking within the required rear yard setback are being requested.

C. FRONT YARD SETBACK MODIFICATION

The required front yard setback for the project is 15 feet. The existing residential building is currently setback approximately 10 feet with a small portion of the existing decks projecting further into the setback approximately two feet. The existing building encroaches approximately seven feet into the required 15 foot setback and is considered legal non-conforming to setbacks. The project proposes to upgrade aluminum windows with wood divided light windows, alter the existing solid deck railing, replace a window with French doors, and add a roof overhang and decorative balcony at the front façade of the building. Additionally, an entry trellis and address sign are proposed to encroach within the front yard setback. Any structural encroachments or building alterations within the front yard setback requires a modification. Staff can support this modification as it will allow for upgraded windows and doors and enhance the aesthetics of the existing building. The entry trellis will significantly enhance the entry to the project site as well as provide an easily identifiable entrance to the condominiums. In addition, the ABR has reviewed these improvements and has

found them to be appropriate and acceptable. With respect to the trellis, the ABR recommended that such a feature be incorporated in order to enhance the pedestrian entry into the building.

D. INTERIOR YARD SETBACK MODIFICATION

The required interior yard setback for the project is 10 feet. The existing residential building meets the required setback, except for a portion of the existing decks for Units 1 and 2, which encroach approximately six feet into the southerly interior yard setback and are considered legal non-conforming. Because the existing residential building is legally non-conforming to the required setback, any structural encroachments into the setback or alterations to the building require a modification. The project proposes new French doors for the decks of Units 1 and 2 that encroach into the interior yard setback as well as alterations to the solid deck railing. An address sign and trellis at the entrance of the building would also encroach into the interior yard setback, therefore requiring a modification. Staff can support this modification as it will allow architectural alterations and encroachments that would enhance the aesthetics of the existing building. The ABR has reviewed these improvements and has found them to be appropriate and acceptable. The ABR also requested that an entrance trellis be incorporated into the project in order to provide an enhanced entry into the building.

E. PARKING IN REAR YARD SETBACK MODIFICATION

Currently, the project contains eight uncovered parking spaces at the rear of the building. Archive plans associated with this site show that four uncovered parking spaces were approved at the rear of the building in the past. According to the Applicant, the rear parking area has been re-striped to increase parking from four to eight spaces without benefit of a building permit. The project proposes six uncovered parking spaces at the rear of project site, with two spaces encroaching into the required 10-foot rear yard setback. The Zoning Ordinance does not allow parking in the required rear yard setback, therefore a modification is required. Staff is supportive of this modification request because it will allow the project to meet its parking requirement on-site. Additionally, allowing the two parking spaces to encroach into the rear yard setback would allow for the provision of a vehicle turnaround and more landscaping at the rear of the property.

F. CONDOMINIUM CONVERSION

The project consists of a two and three story apartment building containing 10 units and at grade parking. Four of the existing apartment units would be merged to create two units, therefore resulting in eight condominium units. The project includes improvements to the building exterior, parking area, and private outdoor living spaces. The project also provides the physical amenities the Code requires for condominiums. The amenities include private outdoor living space, private laundry facilities, and private storage space.

The owners have complied with Santa Barbara Municipal Code (SBMC) §28.88.100, which provides tenant protection rights for tenants of any unit being converted to condominiums. In addition, the applicant has proposed to provide relocation assistance commensurate with the updated provisions of the City's Tenant Displacement Assistance Ordinance (TDAO), which currently only applies to demolished units.

Maximum Number of Conversions

Projects that involve conversions of five or more units must comply with SBMC §28.88.130, which regulates the maximum number of conversions that can be approved during a calendar year. These types of projects need to be deemed complete between January 2nd and March 30th of the year that they are to be considered by the Planning Commission. If more than a total of 50 units associated with projects of five or more units are deemed complete during this time period, the Planning Commission is required to schedule an allocation hearing to determine which projects could proceed in that calendar year.

This year only two other applicable projects, with a combined total of 13 units, were deemed complete prior to March 30th; therefore, an allocation hearing is not required. The evaluation system set forth in the procedures for processing condominium conversions (see Exhibit D) is therefore used as a guide, rather than a mandatory evaluation system, for decision-makers. Staff determined that the proposed project would receive a total of 23 points out of a possible 100. Only 10 points are required to meet ordinance requirements. It is important to note that higher totals reflect higher standards than are required by the Ordinance. Furthermore, if an allocation hearing were required, that would be an incentive on the part of the applicant to strive to reach a higher point total. Staff has recommended additional points in the Additional Provisions category, due to the project's proposal to meet the "three star" rating under the Built Green Program; and additional points in the Tenant Provisions Section due to the applicant's proposal to comply with the TDAO provisions for monetary assistance.

VI. ISSUES

A. DESIGN REVIEW

This project was reviewed by the ABR on January 30, 2006 (meeting minutes are attached as Exhibit E). At that meeting, the ABR stated their general support for the project and the proposed upgrades. They recommended that the upper decks be reduced in size or that the railing design be revised. It was also suggested that landscaping be incorporated into the upper decks rather than at the ground level. The Board felt that a trellis type structure should be incorporated at the street elevation in order to enhance the front entry and indicated support for a modification to allow such an element. The ABR requested that additional landscaping be introduced along the ribbon driveway and along the property line wall to the east as well as the rear of the property.

The applicant has since revised the plans to include an entry trellis, additional landscaping along the driveway, interlocking permeable pavers in the parking area, and useable open space at the rear of the property. Additionally, the size of the upper decks above the private patios have been reduced in size to avoid overshadowing the common use space on the ground floor and landscape box planters have been provided on all upper balconies.

Currently the aesthetics of the existing development would not be considered appropriate for a condominium project. Staff believes that with the site and building improvements proposed, and preliminary and final review and approval by the ABR, the project would result in a more aesthetically attractive residential building.

B. COMPLIANCE WITH THE GENERAL PLAN

Before a Tentative Subdivision Map can be approved, it must be found consistent with the City's General Plan. Based on staff's analysis, the proposed subdivision can be found consistent with the plans and policies of the City of Santa Barbara.

Land Use Element: The property is located in the Lower Riviera neighborhood, as identified in the Land Use Element of the General Plan. The Lower Riviera neighborhood is characterized by the General Plan as primarily residential, with single-family home development predominating, but with significant pockets of more intensive duplex and multi-family units. The General Plan designation for the property is Residential, 12 units per acre and the development has a density of approximately 24.27 dwelling units per acre. This density is a legal nonconforming situation, and is lower than the current density of 30.34 units per acre for the 10-unit apartment complex. As previously stated, condominium conversions are specifically exempted from density provisions as long as they are legally nonconforming to those requirements.

Housing Element: A goal of the Housing Element is to assist in the production of new housing opportunities, through the public and private sector, which vary sufficiently in type and affordability to meet the needs of all economic and social groups. The proposed condominium conversion would provide for homeowner opportunities in a neighborhood with close proximity to transit, employment and commercial opportunities. The proposed project contains eight modestly-sized units that would be sold at market rates.

The Housing Element also encourages the preservation of the City's existing housing stock. The project would result in the loss of two units from the City's housing stock. These rental units are currently being rented at market rates. While Staff may have concerns regarding the loss of these units, there are currently no thresholds related to housing loss or policies prohibiting the removal of these units. As previously mentioned the project provides modestly-sized units with various unit types (two and three bedrooms) and proposes several benefits, including the incorporation of green building features, additional landscaping and adequate parking on-site that would otherwise not be offered by the existing apartment building.

C. ENVIRONMENTAL REVIEW

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301, Existing Facilities, for the division of existing residences into common interest ownership.

VII. FINDINGS

The Planning Commission finds the following:

A. FRONT YARD SETBACK MODIFICATION

The Planning Commission finds that the requested modification is consistent with the purposes and intent of the Zoning Ordinance and that it is necessary to secure an

appropriate improvement on the lot. The modification allows for enhancements to the front façade, including the alteration of the solid deck railing and installation of French doors to Unit 1 and 2, the replacement of a window with French doors, and the addition of an address sign, roof overhang and decorative balcony to encroach into the required front yard setback. As requested by the ABR an entry trellis is also proposed in the front yard to better identify the entrance to the residential condominiums from the street. These architectural and structural enhancements to the front elevation will meet the physical requirements for condominium conversions. The ABR has reviewed these upgrades and found them to be appropriate and acceptable.

B. INTERIOR YARD SETBACK MODIFICATION

The Planning Commission finds that the requested modification is consistent with the purposes and intent of the Zoning Ordinance and that it is necessary to secure an appropriate improvement on the lot. The modification allows for installation of French doors to a legal non-conforming structure and an entry trellis and address sign to encroach into the required interior yard setback. These architectural improvements will enhance the aesthetics of the project. The ABR has reviewed these upgrades and found it to be appropriate and acceptable.

C. PARKING IN THE REAR YARD SETBACK MODIFICATION

The Planning Commission finds that the requested modification is consistent with the purposes and intent of the Zoning Ordinance and that it is necessary to secure an appropriate improvement on the lot. The modification allows two of the required parking spaces for the project to encroach into the rear yard setback. The encroachment can be supported because it allows all the required parking for the project to be located on-site. The parking layout configuration allows the provision of a turnaround area at the rear of the project site creating better vehicle maneuverability. It also permits the incorporation of additional landscaping thereby increasing the permeable surface of the lot.

D. FOR THE CONDOMINIUM CONVERSION (SBMC §28.88.120)

1. The project is consistent with the provisions of the Condominium Conversion Ordinance and the project will not be detrimental to the health, safety, and general welfare of the community. The overall design (including project amenities) and physical condition of the conversion will result in a project which is more aesthetically attractive, safe, and of quality construction.
2. The proposed conversion is legally nonconforming to the density requirement of the Land Use Element of the General Plan (Residential- 12 units/acre). The unit density of the project is 24.27 units/acre.
3. The proposed conversion will conform to the Santa Barbara Municipal Code in effect at the time the application was deemed complete, except as otherwise provided in the Condominium Conversion Ordinance.

4. The overall design (including project amenities) and physical condition of the conversion will result in a project, which is aesthetically attractive, safe, and of quality construction.
6. The applicant has not engaged in coercive retaliatory action regarding the tenants after the submittal of the first application for City review through the date of approval.
8. The owner has made a reasonable effort to assist those tenants wishing to purchase their units for purposes of minimizing the direct effect on the rental housing market created by relocating such tenants.
9. The requirements of Section 28.88.130 have been met because there are fewer than 50 units proposed for conversion this year.
10. The use of the site as condominium units will not be detrimental to the public peace, health, safety, comfort or general welfare, nor will it decrease property values in the neighborhood. Adequate consideration has been given to setbacks, visibility, amenities and parking such that there will be no impact on surrounding properties or the neighborhood in general.

E. TENTATIVE MAP (SBMC §27.07.100)

The Tentative Subdivision Map is consistent with the General Plan and the Zoning Ordinance of the City of Santa Barbara. The site is physically suitable for the proposed development, the project is consistent with the density provisions of the Municipal Code and the General Plan, and the proposed use is consistent with the vision for this neighborhood of the General Plan. The design of the project will not cause substantial environmental damage, and associated improvements will not cause serious public health problems.

Exhibits:

- A. Conditions of Approval
- B. Reduced Tentative Map and Site Plan
- C. Applicant's letter, dated April 5, 2007
- D. ABR Minutes – January 30, 2006
- E. Condominium Conversion Evaluation System

PLANNING COMMISSION CONDITIONS OF APPROVAL

515 EAST ARRELLAGA STREET

FRONT YARD SETBACK MODIFICATION, INTERIOR YARD SETBACK MODIFICATION, REAR YARD
SETBACK MODIFICATION, CONDOMINIUM CONVERSION AND TENTATIVE SUBDIVISION MAP

MAY 17, 2007

In consideration of the project approval granted by the Planning Commission and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:

- A. **Recorded Agreement.** The following conditions shall be imposed on the use, possession and enjoyment of the Real Property and shall be memorialized in an "*Agreement Relating to Subdivision Map Conditions Imposed on Real Property*" reviewed and approved as to form and content by the City Attorney, Community Development Director and Public Works Director that shall be executed by the Owners concurrent with the Final Map, and recorded by the City prior to issuance of a Certificate of Occupancy for the condominium conversion permit. Said agreement(s) shall be recorded in the Office of the County Recorder:
1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate. The Owner is responsible for the adequacy of any project related drainage facilities and for the continued maintenance thereof in a manner which will preclude any hazard of life, health or damage to the Real Property or any adjoining property.
 2. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats, or trailers shall be stored on the Real Property.
 3. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan. If said landscaping is removed for any reason without approval by the ABR, the owner is responsible for its immediate replacement.
 4. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices intended to intercept siltation and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc.) in a functioning state and in accordance with the Operations and Maintenance Procedure Plan approved by the Building Official. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage

EXHIBIT A

facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.

5. **Approved Development.** The development of the Real Property approved by the Planning Commission on May 10, 2007 is limited to the conversion of ten (10) apartment units to eight (8) condominium units on one lot, including improvements as shown on the Tentative Subdivision Map and architectural plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
6. **Public Improvement Agreement.** "Agreement for Land Development Improvements", and associated Securities.
7. **Required Private Covenants.** The Owners shall record in the official records of Santa Barbara County either private covenants, a reciprocal easement agreement, or a similar agreement which, among other things, shall provide for all of the following:
 - a. **Common Area Maintenance.** An express method for the appropriate and regular maintenance of the common areas, common access ways, common utilities and other similar shared or common facilities or improvements of the development, which methodology shall also provide for an appropriate cost-sharing of such regular maintenance among the various owners of the condominium units.
 - b. **Carports Available for Parking.** A covenant that includes a requirement that all carports be kept open and available for the parking of vehicles owned by the residents of the property in the manner for which the carports were designed and permitted.
 - c. **Landscape Maintenance.** A covenant that provides that the landscaping shown on the approved Landscaping Plan shall be maintained and preserved at all times in accordance with the Plan.
 - d. **Trash and Recycling.** Trash holding areas shall include recycling containers with at least equal capacity as the trash containers, and trash/recycling areas shall be easily accessed by the consumer and the trash hauler. Green waste shall either have containers adequate for the landscaping or be hauled off site by the landscaping maintenance company. If no green waste containers are provided for common interest developments, include an item in the CC&Rs stating that the green waste will be hauled off site.
 - e. **Covenant Enforcement.** A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition.
- B. **Design Review.** The following items are subject to the review and approval of the Architectural Board of Review (ABR). ABR shall not grant preliminary approval of the project until the following conditions have been satisfied.

1. **Second Floor Decks.** The second floor decks shall not encroach into the required interior yard setback.
 2. **Pedestrian Pathway.** A pedestrian pathway shall be provided to the units at the rear of the property from the sidewalk using a different paving material or design.
 3. **Screened Check Valve/Backflow.** The check valve or anti-backflow devices for fire sprinkler and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building.
- C. **Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.
1. **Design Review Requirements.** Plans shall show all design and landscape elements, as approved by the Architectural Board of Review, outlined in Section B above.
 2. **Off-Site Public Street Improvement Plans.** The Owner shall submit building plans for construction of improvements along the property frontage on East Arrellaga Street. As determined by the Public Works Department, the improvements shall include new and/or remove and replace to City standards, the following: sidewalk, driveway apron modified to meet Title 24 requirements, curbs, gutters, asphalt concrete, crack seal to the centerline of the street along entire subject property frontage, underground service utilities, connection to City/private water and sewer mains, public drainage improvements with supporting drainage calculations and/or hydrology report for installation of (drainage pipe, curb drain outlets, slot/trench drain, drop inlet, detention, erosion protection (provide off-site storm water BMP plan), etc.), preserve and/or reset survey monuments and contractor stamps, supply and install directional/regulatory traffic control signs, pollution prevention interceptor device, new street trees and tree grates per approval of the City Arborist and provide adequate positive drainage from site. Existing private sewer lateral(s) serving the property shall be repaired before new dwelling(s) is occupied. Any existing sewer lateral(s) identified to be abandoned, shall be disconnected at the sewer mainline connection. A licensed plumber shall verify if the property requires a backwater valve. If existing lateral already has a backwater valve, then it shall be inspected. The building plans, drainage calculations and hydrology report shall be prepared by a registered civil engineer or licensed architect. Any work in the public right of way requires a public works permit.
 3. **Hydrology Calculations.** All drainage conveyance systems shall be designed to convey the 25-year storm event. If additional drainage conveyance structures are needed based on the review of the results of the hydrology calculations, the improvements shall be constructed prior to Certificate of Occupancy, prior to obtaining the Condo Conversion Permit from Building and Safety, and prior to recordation of the Final Map, at the sole expense of the Owner.
 4. **Storm Water Quality Control.** The Owner shall apply storm water quality control guidelines to the project per the Public Works Department Construction Project Best Management Practices.

5. **Utilities.** Provide individual water, electricity, and gas meters, and sewer lateral for each residential unit. Service lines for each unit shall be separate until a point five feet (5') outside the building.
6. **Conditions on Plans/Signatures.** The final Planning Commission Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

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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.

D. **Community Development Requirements Prior to Building or Public Works Permit Application/Issuance.** The following shall be finalized prior to, and/or submitted with, the application for any Building or Public Works permit:

1. **Contractor and Subcontractor Notification.** The Owner shall notify in writing all contractors and subcontractors of the site rules, restrictions, and Conditions of Approval. Submit a copy of the notice to the Planning Division.
2. **Green Building Techniques Required.** Owner shall design the project to meet Santa Barbara Built Green Three-Star Standards.

E. **Condominium Conversion Ordinance Compliance.** Owner shall comply with the tenant protection provisions of the Condominium Conversion Ordinance (SBMC Chapter 28.88) (including adjustments to the tenant assistance specified in Subsection 28.88.100.G as specified below):

1. **Notice of Approval of Conversion.** Owner shall deliver written notice to each tenant household within 15 days of the approval of the conversion. The content of such notice shall include an explanation of any conditions of approval that affect the tenants.
2. **Notice of Final Map.** Owner shall deliver written notice to each tenant household of the approval of the final map within 10 days of such approval.

3. **Notice of Department of Real Estate Report.** Owner shall deliver written notice to each tenant household that an application for a public report has been submitted with the California Department of Real Estate within 10 days of the submission of such application.
4. **Exclusive Right to Purchase (Right of First Refusal).** Prior to issuance of a Certificate of Occupancy on the Conversion Permit, Owner shall provide evidence of the extension of an exclusive right to purchase in accordance with the provisions of Section 66427.1(d) of the Government Code.
5. **Notice of Vacation of Unit.** Each non-purchasing tenant household that is not in default shall have not less than 180 days from the date of approval of the conversion in which to find substitute housing and to relocate. This 180-day period may be extended in special cases, as specified in Subsection 28.88.100.E of the Municipal Code.
6. **Tenant Displacement Assistance.** In the place of the moving expenses specified in Subsection 28.88.100.G of the Santa Barbara Municipal Code, Owner shall provide each tenant household with displacement assistance in accordance with the provisions of Chapter 28.89. Evidence of compliance with this condition shall be submitted prior to the issuance of a Certificate of Compliance for the conversion permit.

F. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction.

1. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.). The purpose of this condition is to help reduce truck traffic on adjacent streets and roadways.
2. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Saturday before 7:00 a.m. and after 5:00 p.m., and all day on Sundays and holidays observed by the City of Santa Barbara, as shown below:

New Year's Day	January 1st*
Martin Luther King's Birthday	3rd Monday in January
Presidents' Day	3rd Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4th*
Labor Day	1st Monday in September
Thanksgiving Day	4th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25th*

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the Chief of

Building and Safety to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

3. **Tree Protection.** All trees not indicated for removal on the site plan shall be preserved, protected, and maintained, in accordance with any related Conditions of Approval.
4. **Graffiti Abatement Required.** Owner and Contractor shall be responsible for removal of all graffiti as quickly as possible. Graffiti not removed within 24 hours of notice by the Building and Safety Division may result in a Stop Work order being issued, or may be removed by the City, at the Owner's expense, as provided in SBMC Chapter 9.66.
5. **Unanticipated Archaeological Resources Contractor Notification.** 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 archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the applicant shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

- G. **Public Works Submittal Prior to Final Map Recordation.** The Owner shall submit the following, or evidence of completion of the following, to the Public Works Department for review and approval, prior to recordation of the Final Map:

1. **Building Permit Required for Conversion.** Provide evidence that a conversion permit has been issued and all work completed for the conversion of the eight units to condominiums.
 2. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an "Agreement Assigning Water Extraction Rights." Engineering Division Staff will prepare said agreement for the Owner's signature.
 3. **Final Map Preparation.** Owners shall submit a Final Map to the Public Works Department acceptable for recordation. The Final Map shall be prepared by a licensed land surveyor or registered civil engineer in conformance with current Subdivision Map Act and in conformance with the requirements of the City Survey Control Ordinance.
 4. **Final Required Private Covenants.** The Owner shall submit a copy of the recorded private covenants, reciprocal easement agreement, or similar private agreements required for the project. If the private covenants required pursuant to Section A.7 above have not yet been approved by the Department of Real Estate, a draft of such covenants shall be submitted.
 5. **Drainage and Water Quality.** Project drainage shall be designed, installed, and maintained such that stormwater runoff from the first inch of rain from any storm event shall be retained and treated onsite in accordance with the City's NPDES Storm Water Management Permit. Runoff should be directed into a passive water treatment method such as a bioswale, landscape feature (planter beds and/or lawns), infiltration trench, etc. Project plans for grading, drainage, stormwater treatment methods, and project development, shall be subject to review and approval by City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants or groundwater pollutants would result from the project. The Owner shall maintain the drainage system and storm water pollution control methods in a functioning state.
 6. **Removal or Relocation of Public Facilities.** Removal or relocation of any public utilities or structures must be performed by the Owner or by the person or persons having ownership or control thereof.
- H. **Prior to Certificate of Occupancy for the Conversion Permit.** Prior to issuance of the Certificate of Occupancy for the Conversion Permit, the Owner of the Real Property shall complete the following:
1. Recordation of Final Map.
 2. Recordation of the Agreement Relating to Subdivision Map Conditions Imposed on Real Property.
 3. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, roadways, etc.) subject to the review and approval of the Public Works Department per SBMC §22.60.090. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.

4. **Complete Public Improvements.** Public improvements, as shown in the building plans, including utility service undergrounding and installation of street trees.
 5. **Recordation of Final Map and Agreements.** After City Council approval of the Map and Agreements, the Owner shall provide evidence of recordation to the Public Works Department.
- I. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

NOTICE OF TENTATIVE SUBDIVISION MAP (INCLUDING CONDOMINIUM CONVERSIONS) TIME LIMITS:

The Planning Commission's action approving the Tentative Map shall expire two (2) years from the date of approval. The subdivider may request an extension of this time period in accordance with Santa Barbara Municipal Code §27.07.110.

8 May 2007

RECEIVED
MAY 08 2007

**CITY OF SANTA BARBARA
PLANNING DIVISION**

Honorable Planning Commissioners
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

RE: Proposed Condominium Conversion – 515 E. Arrellaga Street (APN 027-132-013)

Dear Commissioners:

On behalf of the property owner, Dr. Angelo Salvucci, we are requesting approval of a proposed tentative map to convert ten (10) existing apartments to eight (8) condominium units. We are requesting approval of a Tentative Subdivision Map, condominium conversion permit, and Modifications to convert the existing units to condominium ownership.

Site Description:

The property at 515 E. Arrellaga Street is a 14,355 square foot lot with ten (10) existing apartment units. Two (2) units are provided in a two story building at the front of the property with the other eight (8) units in a separate building. Eleven (11) parking spaces are provided at grade under the 8-unit building, and four (4) approved uncovered parking spaces (per archive plans dated April 1969) are provided at the rear of the property. The rear parking lot has been re-striped (without benefit of permit) to allow for as many as eight parking spaces however, the maneuverability does not meet the City of Santa Barbara parking design standards.

The property is zoned R-3 Multiple Family Residence Zone and the General Plan designation is Lower Riviera.

Request

We are requesting approval to convert the ten (10) apartment units to eight (8) condominiums. Significant improvements to the exterior of the façade of the existing building, parking area, private outdoor living spaces and the interior of the individual units are proposed. Some of these improvements include:

- Enlargement of existing decks and patios(requires modification);
- Reconfiguration of the rear parking area in order to increase landscaping and improve maneuverability;

- Addition of roof overhangs for shading and to improve the exterior elevations
- Improvement to circulation patterns for pedestrians while providing more privacy for private outdoor living spaces;
- Incorporation of trellis to enhance pedestrian entry (requires modification);
- Incorporation of a ribbon driveway to enhance the driveway entrance;
- Replacement of aluminum windows with wood, divided light windows.
- Addition of french doors to improve the exterior SW and SE elevations (requires modification)

These physical upgrades will meet and/or exceed the physical requirements for condominium conversions. Each unit would be metered individually for electric and water, gas would be paid by the Association on behalf of the individual units. Each unit will have individual laundry facilities and over two hundred cubic feet of private storage in accordance with SBMC 28.88.040. In addition, room has been provided for enclosed, lockable bicycle storage.

The existing unit count is as follows:

- Unit 1 – 1,094 s.f., 2 -bedrooms
- Unit 2 – 1,114 s.f., 2-bedrooms
- Unit 3 – 907 s.f., 2-bedrooms
- Unit 4 – 907 s.f., 2-bedrooms
- Unit 5 – 907 s.f., 2-bedrooms
- Unit 6 – 907 s.f., 2-bedrooms
- Unit 7 – 907 s.f., 2-bedrooms
- Unit 8 – 907 s.f., 2-bedrooms
- Unit 9 – 907 s.f., 2-bedrooms
- Unit 10 – 907 s.f., 2-bedrooms

The proposed project includes:

- Unit 1 – 1,094 s.f., 2 -bedrooms
- Unit 2 – 1,114 s.f., 2-bedrooms
- Unit 3 – 1,814 s.f., 3-bedrooms
- Unit 4 – 907 s.f., 2-bedrooms
- Unit 5 – 907 s.f., 2-bedrooms
- Unit 6 – 907 s.f., 2-bedrooms
- Unit 7 – 907 s.f., 2-bedrooms
- Unit 8 – 1,814 s.f., 3-bedrooms

The existing two bedroom units are modestly sized at approximately 900-1,100 square feet. Combining units 7&8 and units 9&10 will provide two larger, three bedroom units which would add diversity to the type of units provided on site. While these units will be larger than the existing two bedroom units, the variety in unit sizes provides options for families or larger households. We are proposing two parking spaces per condominium which would result in 16 parking spaces total.

Modification Requests

We are requesting front and side yard setback modifications to place a trellis in the front yard setback pursuant to SBMC 28.21.060 and 28.92.110 and to enhance the front façade of the building that is currently located in the front yard setback. The trellis was added as suggested by the Architectural Board of Review to improve the pedestrian access to the units. It was designed to be intimate in scale; the height of the trellis is approximately 7' 6" and the posts are 6"x6". The trellis will be approximately the same height as the top hand rail of Unit 1's deck to avoid obstruction of Unit 1's views.

We are also requesting to allow parking in the required rear yard setback pursuant to SBMC 28.21.060.3. There are two parking spaces currently located in the rear parking area within the 10' required setback. We are requesting to maintain the existing encroachment of the two spaces yet we are reducing the overall number of parking spaces in the rear parking area from eight to six. The reduction of parking spaces in this area will decrease the current usage and may lessen any burden the adjacent property may incur due to the encroachment. Furthermore, by reconfiguring the parking spaces as we have proposed, we are able to provide a turnaround area while incorporating more landscaping in an area previously void of permeable surface.

Architectural Board of Review (ABR)

The project was reviewed by the ABR on January 30th, 2006. The Board indefinitely continued the project to the Planning Commission. The Board was appreciative for the upgrades proposed to the existing apartment complex and stated that it would be an enhancement to the neighborhood. The board included design change suggestions in their motion, and we have made plan revisions in accordance with their comments. The changes include:

- Along the western side of the building, we reduced of the size of the upper decks above the private deck areas by 2-4' (depending on location) in order to avoid overshadowing the common use areas on the ground floor space; we made revisions to the railing design and we incorporated landscaped box planters on all upper balconies.
- On the front elevation, we plan to replace the existing aluminum windows with wood, divided light windows for further enhancement of the front elevation. We also extended the balcony to break up the massing on the front façade while incorporating a roof overhang.
- We have added a trellis element to further enhance the entry ways to the individual units to provide individuality. We also added entry numbering on the exterior stairwell.
- We lowered the previously proposed raised roof elements over the stairways on the south elevation.
- We will be using interlocking, permeable paving in the parking area.

We look forward to returning to the ABR for Preliminary approval after Planning Commission approval.

Site Drainage

MAC Design Associates has prepared a preliminary hydraulic report including a drainage plan with proposed drainage facilities. The storm water runoff in the hydrology report was calculated using the Santa Barbara County Flood Control District Rational Method computer program for 100 and 25 year return period storm events. Since we are not proposing to add hardscape to the existing site, it was determined that the post development would not exceed the pre development run off.

We are proposed to add drainage facilities in order to better accommodate and filter run off from the site. See the storm drain construction notes on the drainage plan provided in the submittal material for more detailed information.

We have also proposed to remove the existing asphalt and replace it with a ribbon driveway for the first 37' of the driveway and a permeable interlocking paver strip for the remaining driveway to the rear parking area. The rear parking area will also be replaced with concrete pavers. The paver strip in the center of the driveway will have a perforated drain system in order to collect run off and recharge groundwater.

Green Building Elements

The proposed project will target the highest, "three-star" rating through the Santa Barbara Contractor's Built Green program by improving the sustainability of the subject site through incorporating green features and techniques into the remodel. Some key components of this effort include:

- Maintaining the existing footprint of the building;
- Reducing the impervious surfaces on site by removing pavement and replacing with landscape;
- Replacing the asphalt concrete driveway with a ribbon driveway with interlocking pavers on the parking area.
- Providing an infiltration trench for rooftop runoff;
- Improving the overall energy efficiency of entire building;
- Replace existing windows with new windows with higher U-factors;
- Not including air conditioning;
- Installing energy star appliances;
- Upgrading existing air ventilation system;
- Installing locally produced materials from within approximately 500 miles radius;
- And using environmentally friendly foam building products (formaldehyde-free, CFC free, HCFC- free)

We have included the Built Green checklist for your review.

Findings

In addition to the physical standards required by the Condominium Conversion Ordinance specific findings must be made before the Planning Commission can approve the conversion. The findings are listed below along with a discussion of how the proposed project meets each finding.

1. All provisions of the Chapter are met and the project will not be detrimental to the health, safety, and general welfare of the community.

The project has the potential to be in full compliance with the provisions of the R-3 Zone and the General Plan with the exception of the existing rear yard setback encroachment that requires a modification and the property is currently legally non-conforming per density. The project also requires modifications for the front and side yard setback to make improvements to a legally nonconforming building façade and to add a trellis at the pedestrian entrance.

2. The proposed conversion is consistent with the General Plan of the City of Santa Barbara or legally nonconforming with the density requirement of its Land Use Element.

As stated above the property is non-conforming to the residential density allowed.

The project is in compliance with other applicable policies contained within the General Plan.

3. The proposed conversion will conform to the Santa Barbara Municipal Code in effect at the time the application was deemed to be complete, except as otherwise provided in this Chapter.

The project conforms to all Code requirements with the exception of legally non conformances that require any changes to receive modifications. As such, the improvements that we have proposed to the front façade require modifications of the front and side yard setback. The existing uncovered parking is legally non-conforming as it encroaches in the rear yard setback and we are proposing the parking to remain in this area.

4. The overall design (including project amenities) and physical condition of the conversion will result in a project which is aesthetically attractive, safe and of quality construction.

The project was reviewed by the ABR on January 30, 2006 and it was forwarded on to the Planning Commission with positive comments at that meeting. The project will return to the ABR for approval after Planning Commission approval.

5. If required by Subsection 28.88.110 A above, the proposed conversion has mitigated impacts to the City's low and moderate income housing supply through an agreement to record affordability control covenants on the specified number of units.

Section 28.88.110 A does not apply to the project because none of the units are "affordable rental units".

6. The applicant has not engaged in coercive retaliatory action regarding the tenants after the submittal of the first application for City review through the date of approval.

The applicant has not engaged in coercive retaliatory action regarding the tenants after the submittal of the PRT nor will do so through the date of approval.

7. The owner has made a reasonable effort to assist those tenants wishing to purchase their units for purposes of minimizing the direct effect on the rental housing market created by relocating such tenants.

This project will comply with the new provisions contained within the tenant displacement ordinance as well as the provisions contained within the condominium conversion ordinance relative to tenant assistance.

8. The requirements of Section 28.88.130 have been met.

We have been working closely with staff to meet the provisions in this section of the Municipal Code.

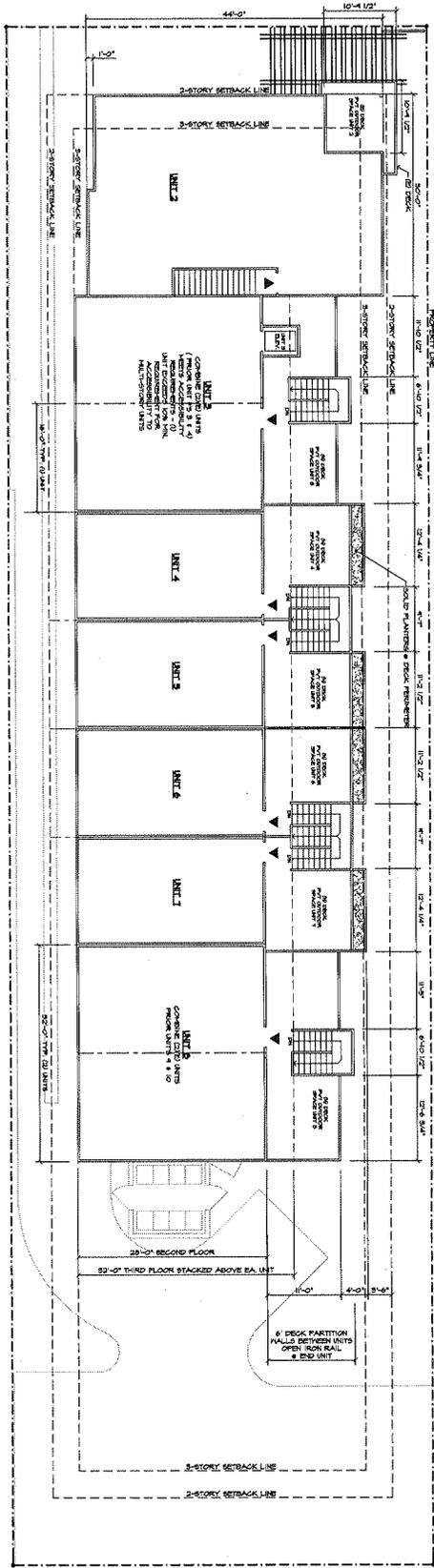
We are pleased to submit the proposal for consideration and review and are confident that the project is consistent with the language and intent of the condominium conversion provisions.

Sincerely,

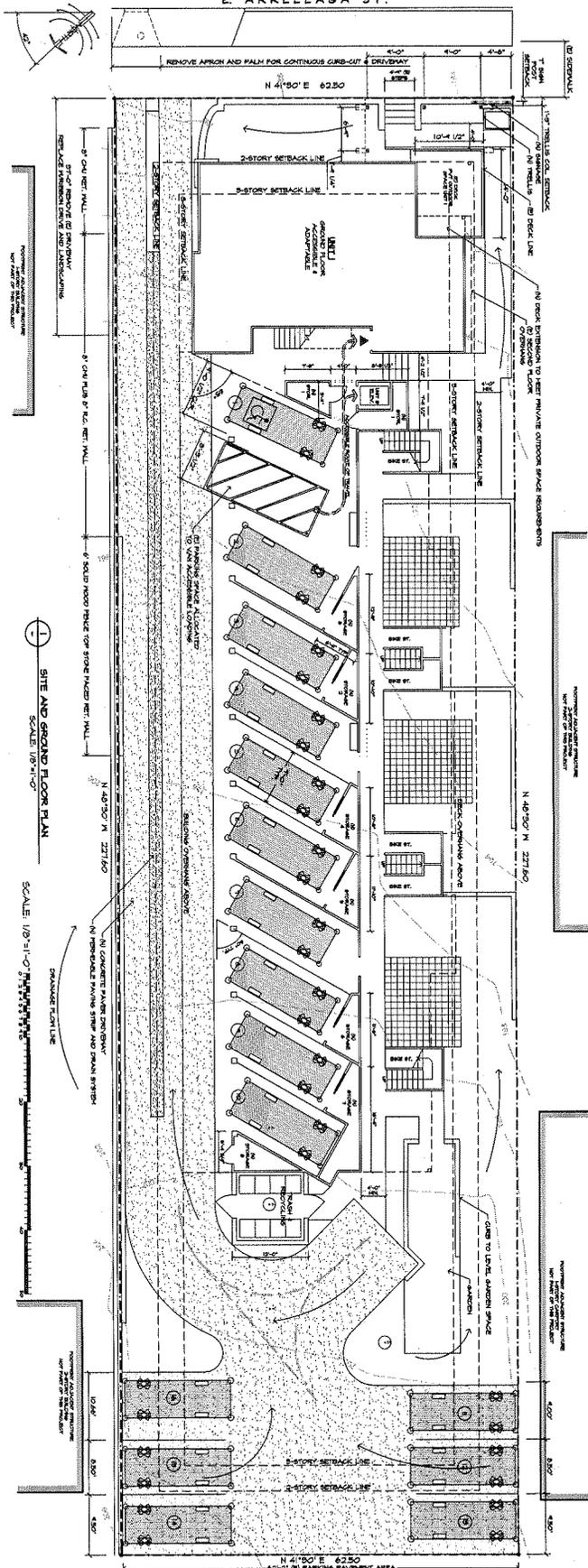
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES



Susan McLaughlin AICP LEED AP
Associate Planner



2 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

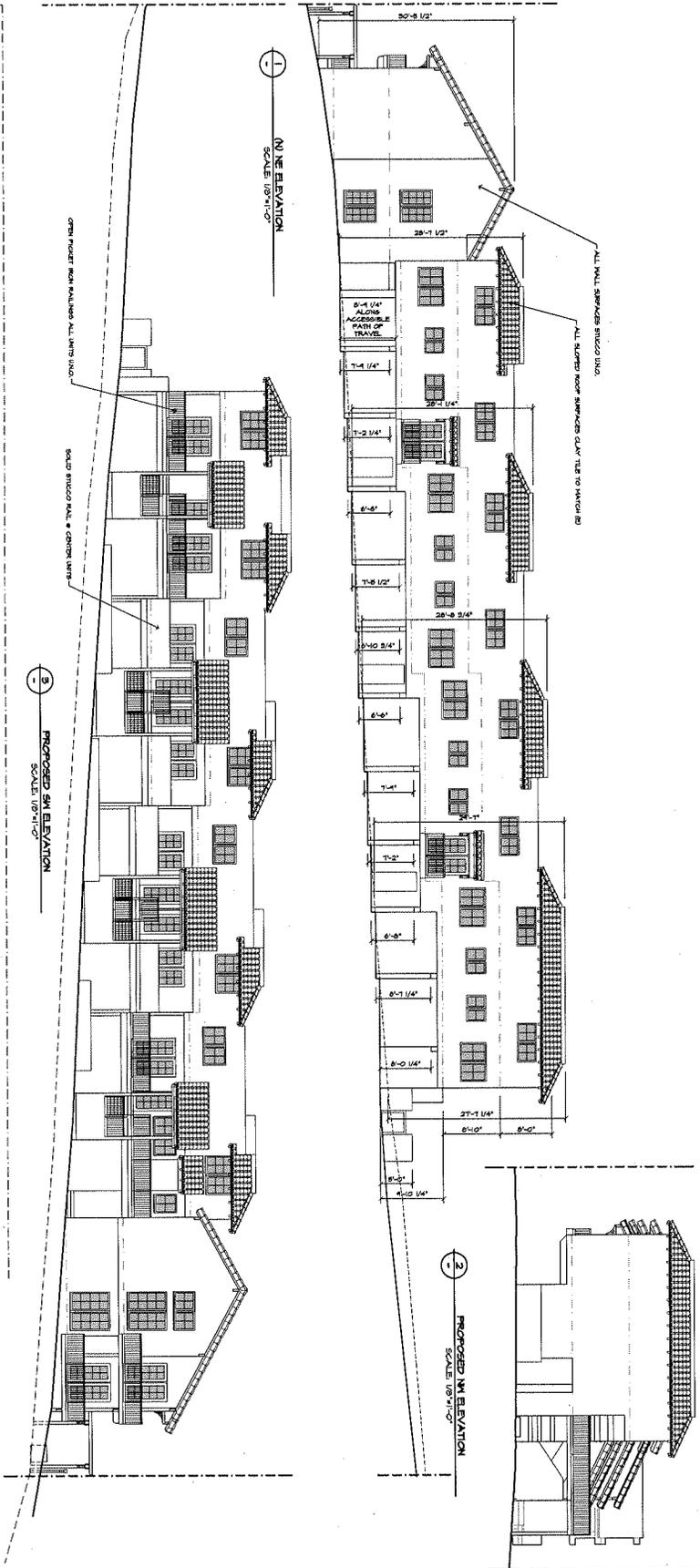
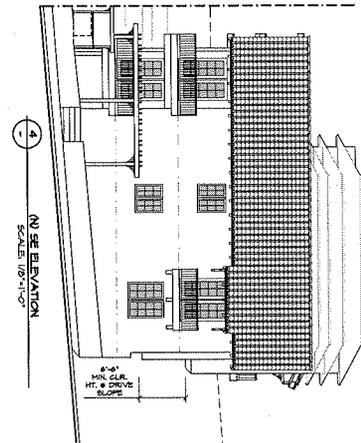
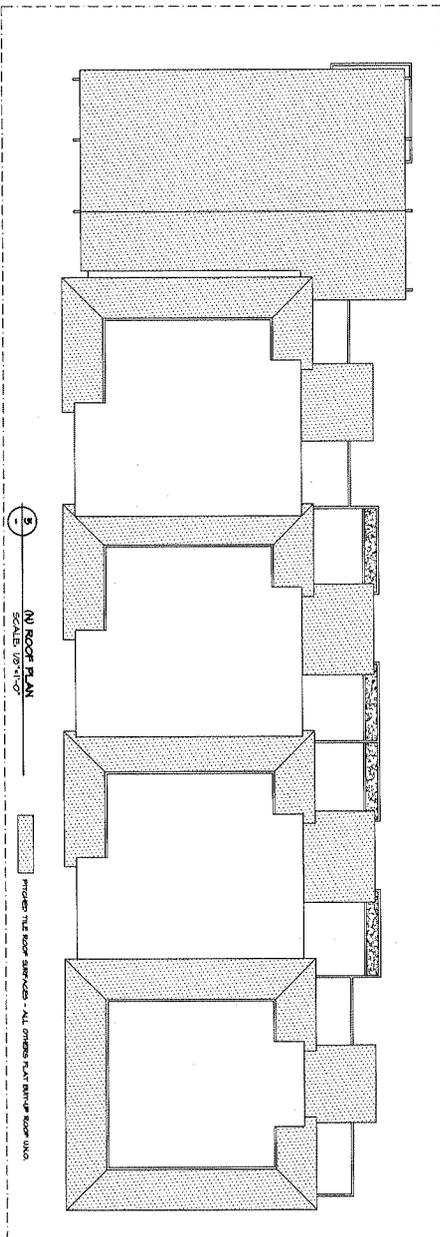


1 SITE AND GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"

PROPOS	SA	NS
Sheet Content		
Prepared with		
Date	6/8/2005	
Drawn	7/4	
Sheet Number	C2	

EXHIBIT C

NOT FOR INSTRUCTION	
Revisions	
1/29/2006	
1/5/2007	
2/18/2007	
2/22/2007	
4/30/2007	
5/6/2007	
5/7/2007	



C3	Sheet Content
	PROPOSED BUILDING ELEVATIONS
Date: 6/30/2005	Drawn: RJD
Sheet Number	

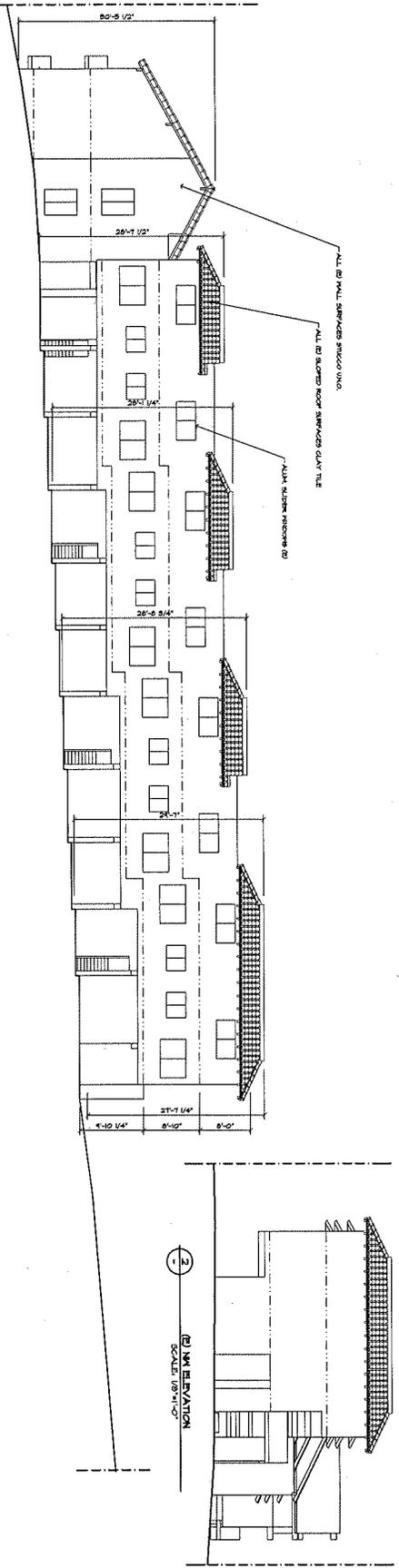
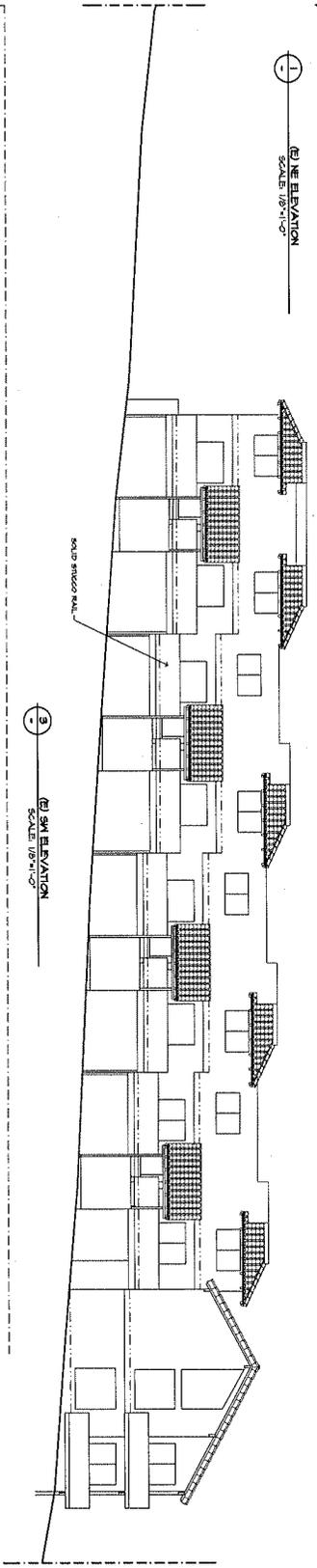
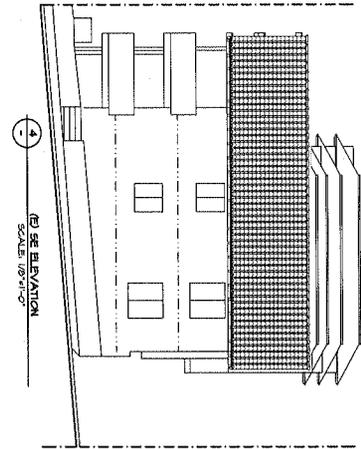
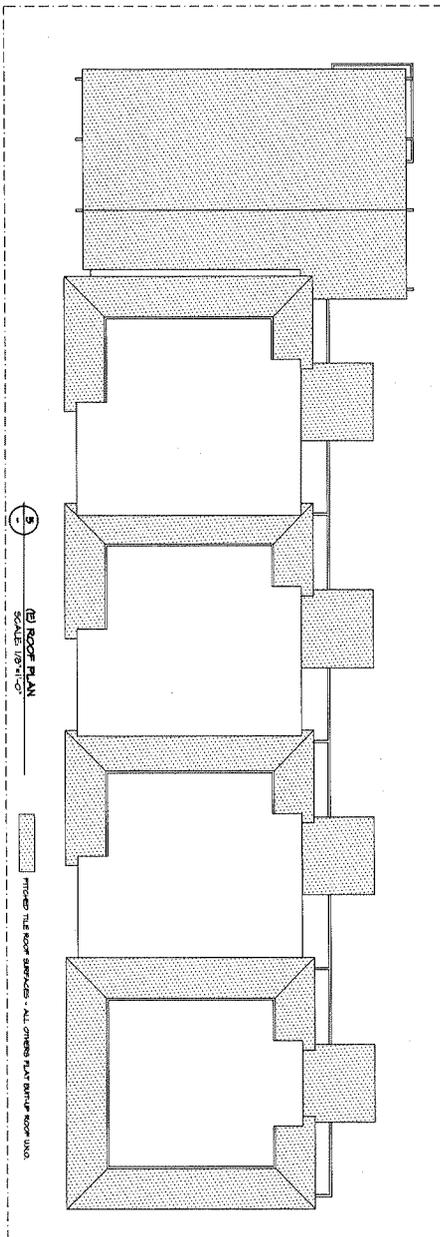
PROPOSED CONDOMINIUM CONVERSION
 515 E. ARRELLAGA
 SANTA BARBARA, CA. 93105
 OWNER: DR. ANGELO SALVUCCI
 1874 FRANCESCHI ROAD
 SANTA BARBARA, CALIFORNIA 93105
 PHONE: 805-569-7210



W. DAVID WINITZKY, A.I.A.
 ARCHITECT
 3463 STATE STREET, PMB 508
 SANTA BARBARA, CA. 93105
 (805) 569-2435 FAX: (805) 569-0378

DRAFT - NOT FOR CONSTRUCTION

Revisions
1/24/2006
1/15/2007
2/14/2007
5/6/2007



Sheet Number
C4

Date: 6/8/2005
Drawn: rjl
Sheet Number

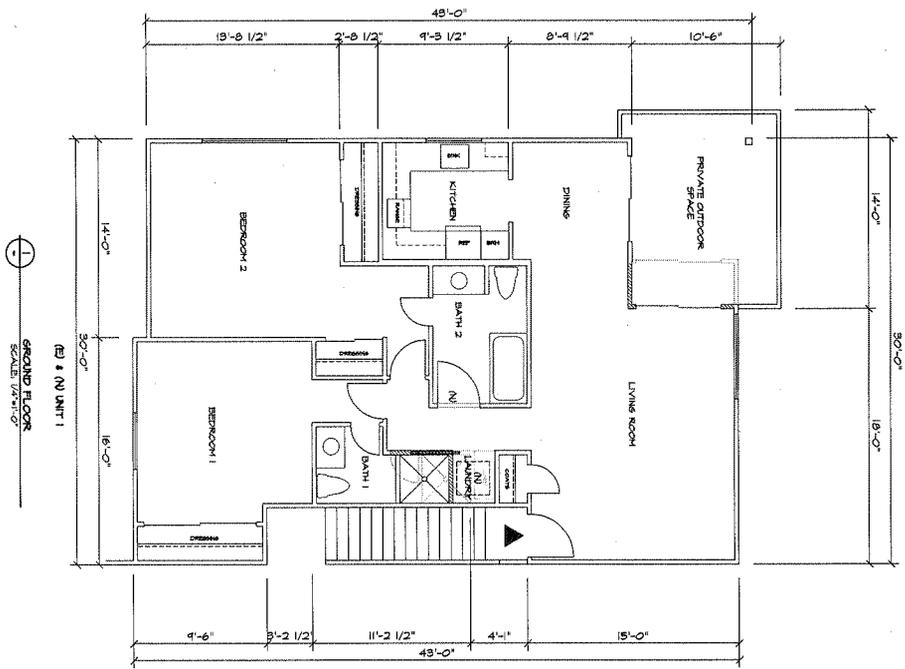
PROPOSED CONDOMINIUM CONVERSION
815 E. ARRELLAGA
SANTA BARBARA, CA 93105
OWNER: DR. ANGELO SALVIAGGI
1674 FRANCESCHI ROAD
SANTA BARBARA, CALIFORNIA 93105
PHONE: 805-564-1210



W. DAVID WINITZKY, A.I.A.
ARCHITECT
3463 STATE STREET, PMB 508
SANTA BARBARA, CA. 93105
(805) 569-2435 FAX: (805) 569-0378

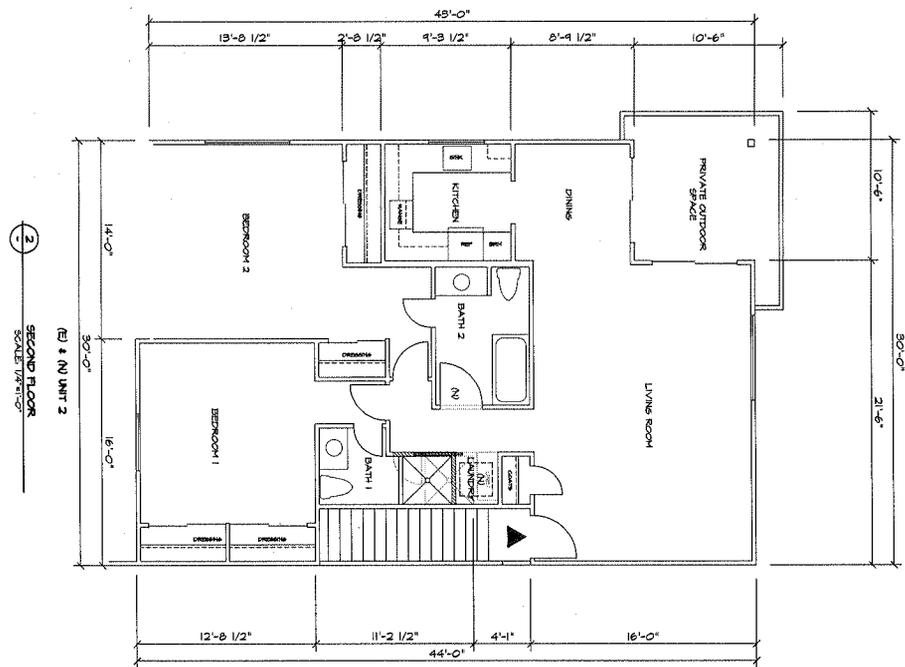
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Revision	Date
1/29/2006	
1/5/2007	
2/14/2007	
2/20/2007	

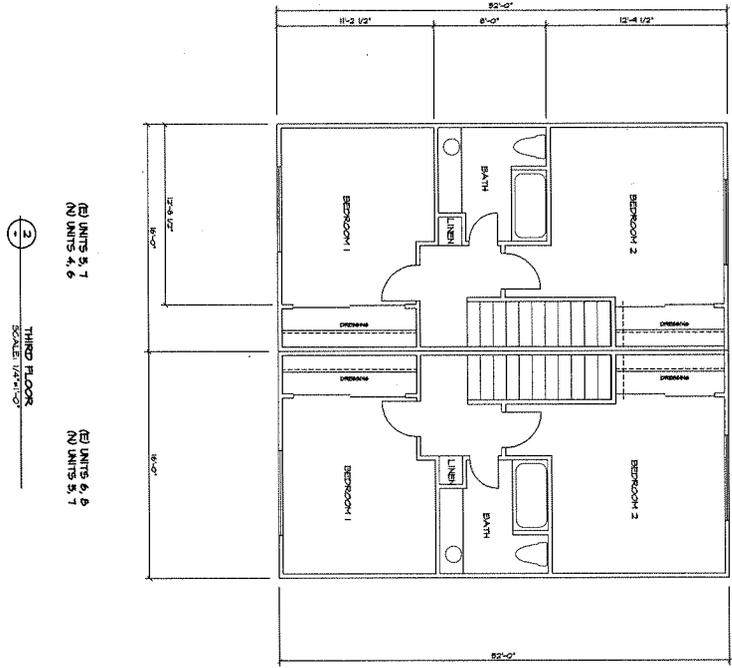
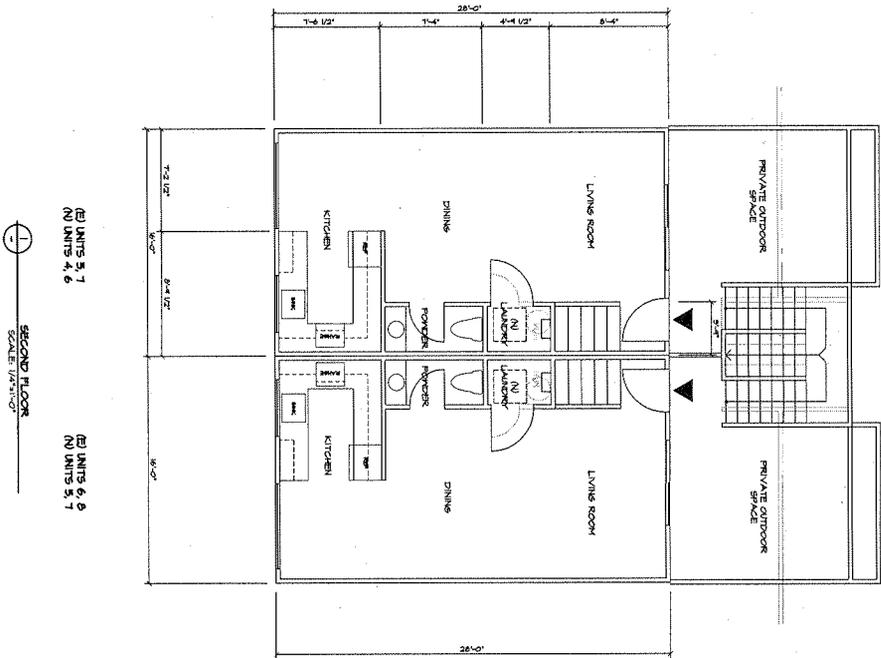


GROUND FLOOR
SCALE: 1/8"=1'-0"

PLASTER
 TO REMAIN
 TO BE REMOVED
 WALLS



SECOND FLOOR
SCALE: 1/8"=1'-0"



Sheet Content
 FLOOR PLANS
 (U) UNITS 5, 7
 (N) UNITS 4, 6
 (U) UNITS 6, 8
 (N) UNITS 5, 7

Date: 12/1/2006
 Drawn: rjl
 Sheet Number: C7

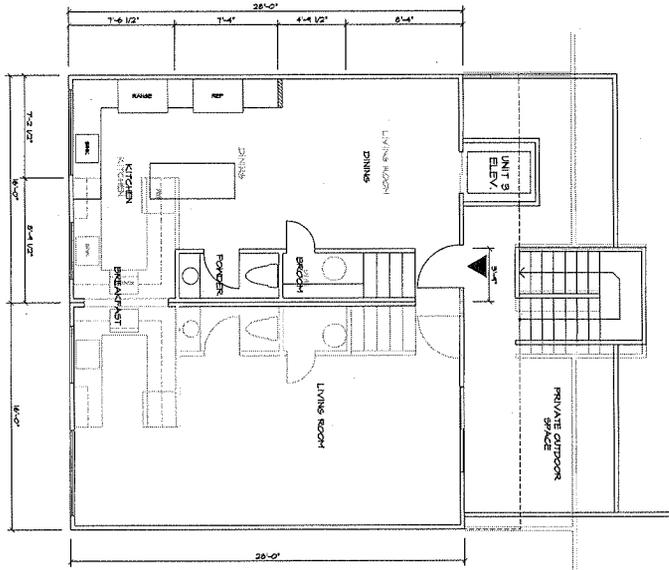
PROPOSED CONDOMINIUM CONVERSION
 515 E. ARRELLAGA
 SANTA BARBARA, CA 93103
 OWNER: DR. ANGELO SALVUCCI
 1674 FRANCESCHI ROAD
 SANTA BARBARA, CALIFORNIA 93105
 PHONE: 805-569-1210



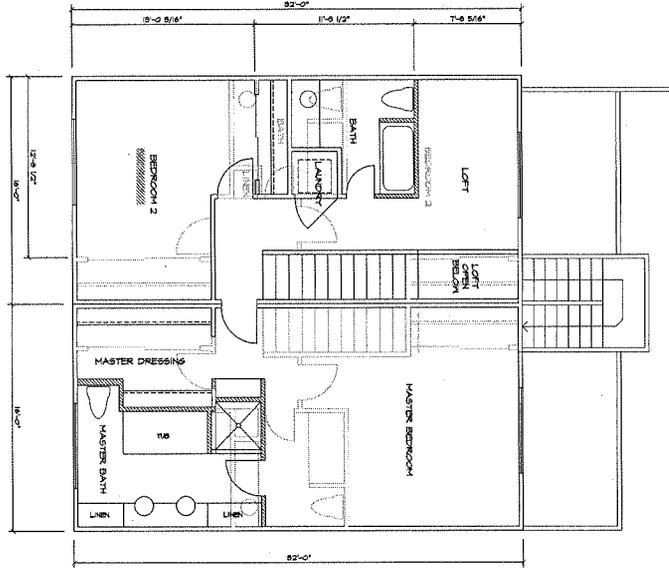
W. DAVID WINITZKY, A.I.A.
 ARCHITECT
 3463 STATE STREET, PMB 508
 SANTA BARBARA, CA. 93105
 (805) 569-2435 FAX: (805) 569-0378

DRAFT - NOT FOR CONSTRUCTION

Revision
 2/19/2007

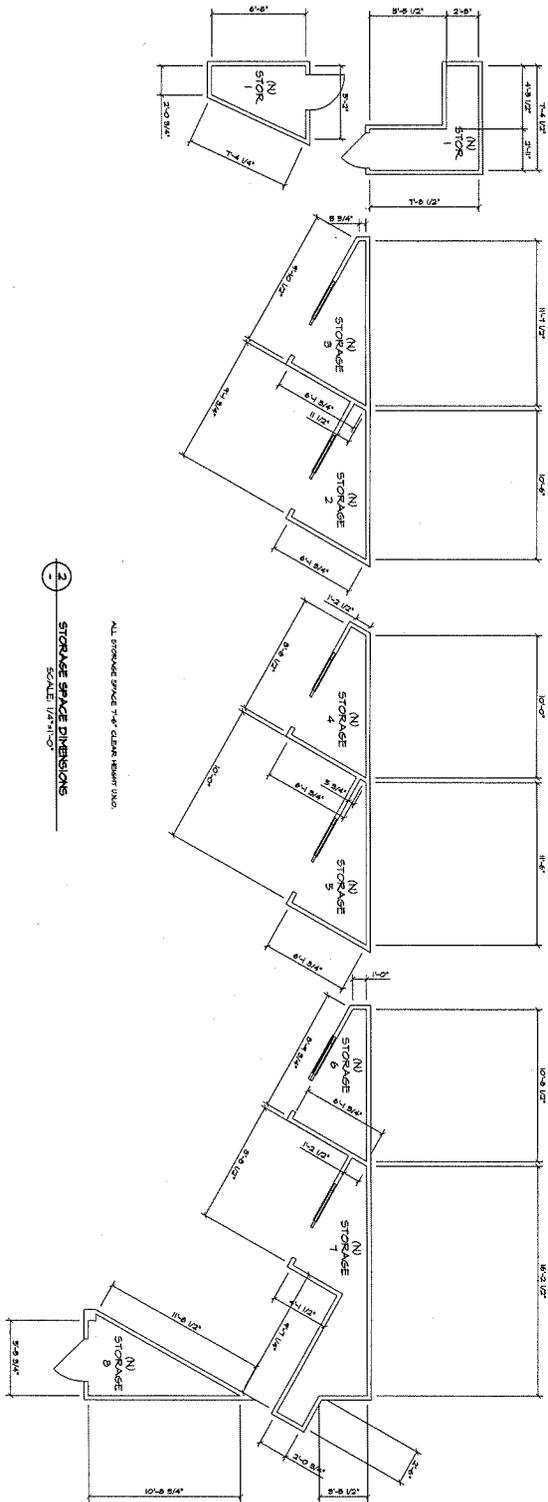


(E) UNITS 5, 4 (N) UNITS 3, 2
 SECOND FLOOR
 SCALE: 1/4"=1'-0"



(E) UNITS 5, 4 (N) UNITS 3, 2
 THIRD FLOOR
 SCALE: 1/4"=1'-0"

	PROPOSED CONDOMINIUM CONVERSION 515 E. ARRELLAGA SANTA BARBARA, CA. 93103 OWNER: DR. ANGELO SALVUCCI 1674 FRANCESCHI ROAD SANTA BARBARA, CALIFORNIA 93105 PHONE: 805-564-1210	W. DAVID WINITZKY, A.I.A. ARCHITECT 3463 SYATE STREET, PMB 508 SANTA BARBARA, CA. 93105 (805) 569-2435 FAX: (805) 569-0378	DRAFT - NOT FOR CONSTRUCTION	Revisions 2/19/2007
	Sheet Control FLOOR PLANS (E) UNITS 5 + 4 (N) UNIT 3 (E) UNITS 4 + 10 (N) UNIT 2	Date: 12/12/2006 Drawn: FJL Sheet Number: CB		



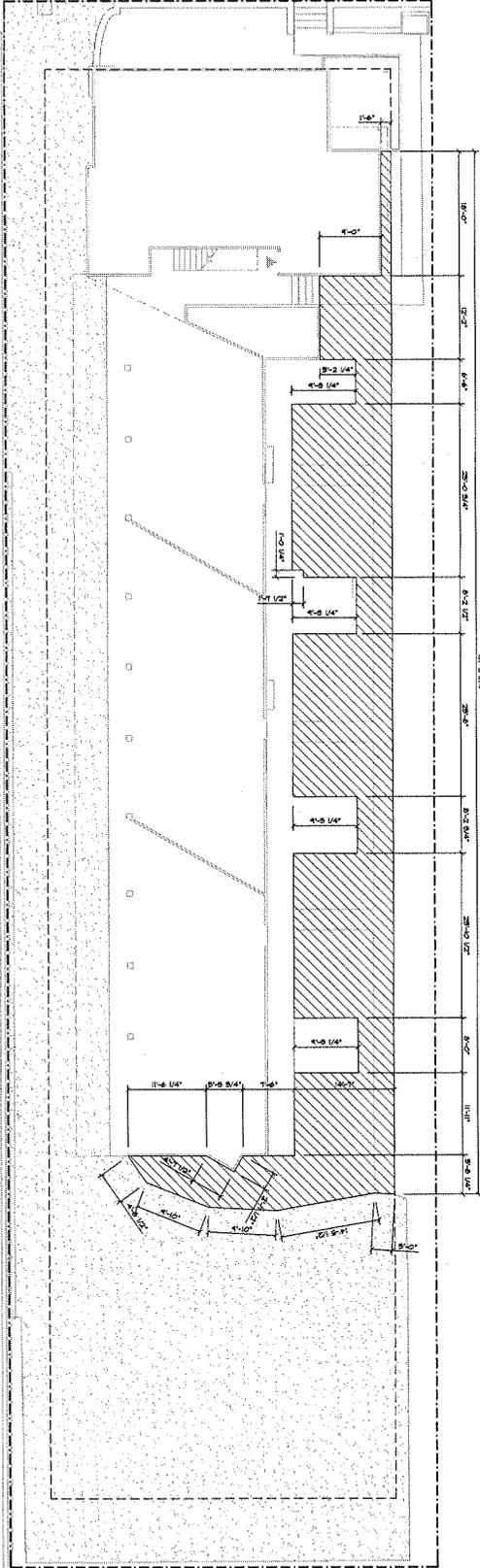
2 STORAGE SPACE DIMENSIONS
SCALE: 1/8" = 1'-0"

ALL STORAGE SPACE 7'-0" CLEAR HEIGHT UNLESS NOTED OTHERWISE

Sheet Number C9	Sheet Content STORAGE SPACE DIMENSIONS	PROPOSED CONDOMINIUM CONVERSION 515 E. ARRELLAGA SANTA BARBARA, CA 93105	W. DAVID WINITZKY, A.I.A. ARCHITECT 3463 STATE STREET, PMB 508 SANTA BARBARA, CA. 93105	DRAFT - NOT FOR CONSTRUCTION	Revision 2/22/2007
		OWNER: DR. ANGELO SALVUCCI 1614 FRANCESCHI ROAD SANTA BARBARA, CALIFORNIA 93105 PHONE: 805-569-1210	(805) 569-2435 FAX: (805) 569-0378		



E. ARRELLAGA ST.

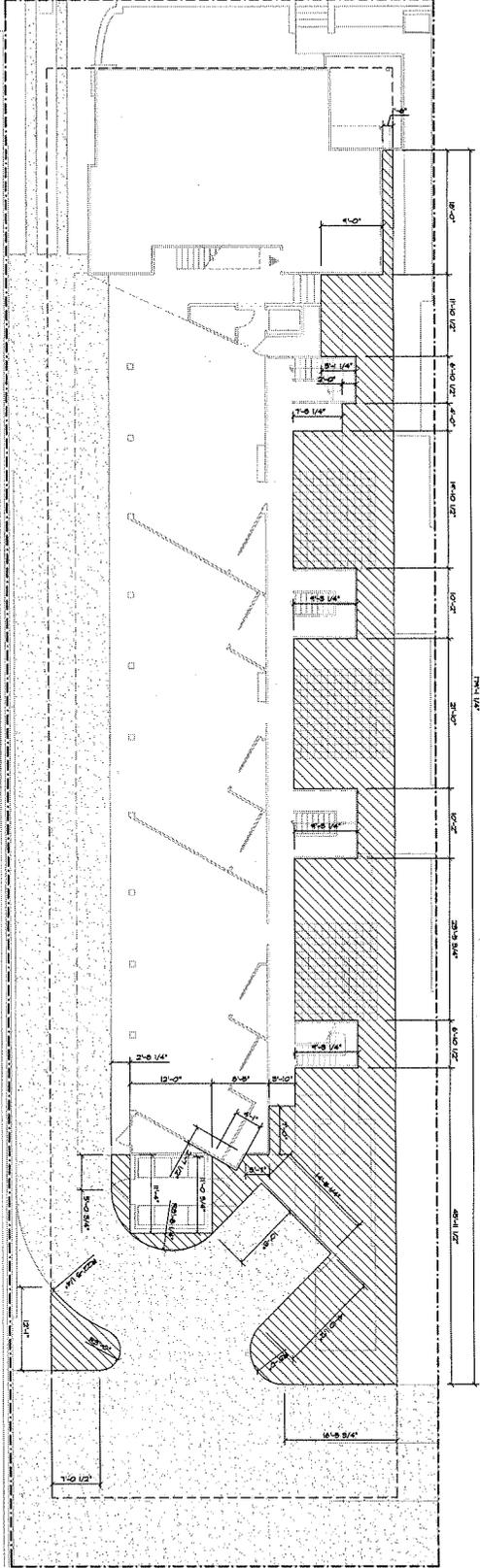


2 EXISTING SITE PLAN - OPEN SPACE
SCALE: 1/8"=1'-0"

EXISTING ADDITIONAL OPEN SPACE = 1,788 SF.



E. ARRELLAGA ST.



1 PROPOSED SITE PLAN - OPEN SPACE
SCALE: 1/8"=1'-0"

PROPOSED ADDITIONAL OPEN SPACE = 2,287 SF.

Sheet Number	C10
Owner	RDJ
Date	2/19/2007

PROPOSED CONDOMINIUM CONVERSION
515 E. ARRELLAGA
SANTA BARBARA, CA. 93103
OWNER: DR. ANGELO SALVICCI
1674 FRANCESCHI ROAD
SANTA BARBARA, CALIFORNIA 93103
PHONE: 805-561-1210

Site Plan
Checked by
DATE: 2/19/2007
DRAWN BY: RDJ



W. DAVID WINITZKY, A.I.A.
ARCHITECT
3463 STATE STREET, PMB 508
SANTA BARBARA, CA. 93105
•
(805) 569-2435 FAX: (805) 569-0378

Revision	2/22/2007
4/30/2007	
DRAFT - NOT FOR CONSTRUCTION	

ARCHITECTURAL BOARD OF REVIEW
MINUTES

Monday, January 30, 2006 David Gebhard Public Meeting Room: 630 Garden Street 3:02 P.M.

BOARD MEMBERS: BRUCE BARTLETT, Chair, Present, out at 7:11p.m., back at 7:57p.m.
JAMES LECRON, Vice-Chair, Present
CHRISTOPHER MANSON-HING, Present
GARY MOSEL, Present, out at 5:37p.m., back at 6:18p.m.
RANDY MUDGE, Present
LAURIE ROMANO, Present, out at 4:28p.m., back at 4:42p.m., out at 6:18p.m., back at 7:11p.m.
DAWN SHERRY, Present
MARK WIENKE, Present

CITY COUNCIL LIAISON: GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present, out at 5:09p.m.
KELLY BRODISON, Planning Technician, Present
DEBBIE BUSH, Recording Secretary, Present

CONCEPT REVIEW - NEW ITEM

7. 515 E ARRELLAGA ST R-3 Zone

Assessor's Parcel Number: 027-132-013
Application Number: MST2005-00475
Owner: Yoshiharu & Yoshie L. Ohara
Architect: W. David Winitzky
Agent: Susan McLaughlin

(Proposed conversion of an existing 10-unit three-story apartment complex to an eight unit condominium development by combining four of the existing units into two new units. The project will not change the square footage of 9,465 square feet of living space, 3,557 feet of carport, and approximately 1,844 square feet of deck area on the 14,356 square foot lot. Project also includes accessibility improvements for the ground floor and installation of new landscaping. No grading is proposed. A modification is requested to not allow the required two guest parking spaces.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP FOR A CONDOMINIUM CONVERSION.)

(6:18)

Susan McLaughlin, Agent; Derrick Eichelberger, Landscape Architect; and David Winitzky, Architect; present.

A letter was read into the record submitted from John and Allison Wells. Mr. and Mrs. Wells are in escrow with adjacent property and are concerned with the height of the new buildings, and if the project will remain the same height of increase in size. If the height is increased, it will obscure their view. Mr. and Mrs. Wells stated concern with the architectural design and questioned if the design will remain compatible with the existing neighborhood. In addition, there is concern with traffic impacts which may result from the project.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The proposed upgrades to the existing apartment complex for the condominium conversion is an enhancement to the neighborhood. 2) Provide private, outdoor living space and a common use area along the southerly side of building is a valid approach. However, the overabundant private deck areas on the upper floor are overshadowing the common use areas on the ground floor space. Suggestions are to reduce the size of the upper decks or revise the railing design and to incorporate landscaping on all upper balconies as opposed to the ground floor. 3) There is opportunity for further enhancement of the plain appearance of the front elevation and to be more in keeping with the adjacent structure to the west. 4) The Board would support a modification request to create a way finding trellis type structure to enhance the pedestrian entry. 5) The modification request is supportable to allow for the guest parking on the street, as it allows for additional landscaping and would be beneficial to the project and to the neighborhood. 6) The entry ways to the individual units could be further enhanced to provide individuality. Suggestions were made to use bollards or columns. 7) There are mixed feelings with respect to the raised roof elements over the stairways on the south elevation. The original roofs were substantially lower and the new roofs appear to be too high. 8) There is opportunity to introduce more landscaping along the ribbon driveway and along the property line wall to the east. 9) Additional landscaping along the rear of the property would be advantageous. 10) Provide additional landscaping in the bumper overhang areas of the parking lot along the property line fences. 11) The Board supports the relocation of the driveway approach along Arrellaga Street and the relocation of the Palm tree. 12) There is plenty of room to use solar panels on the roof. 13) Study using a permeable concrete paving.

Action: Manson-Hing/Mosel, 7/0/0. Romano stepped down.



City of Santa Barbara

ATTACHMENT A CONDOMINIUM CONVERSION EVALUATION SYSTEM

	POINTS POSSIBLE	POINTS RECEIVED
A. PHYSICAL STANDARDS		
1. <u>Unit Size</u> Meets ordinance requirements Substantially exceeds ordinance requirements	5 (1) (4)	3
2. <u>Utility Metering</u> Meets ordinance requirements for separate metering of all utilities Exception to requirements requested	2 (2) (0)	2
3. <u>Private Storage Space</u> Meets ordinance requirements Substantially more than 200 cubic feet provided	4 (2) (2)	3
4. <u>Laundry Facilities</u> Meets ordinance requirements Provisions beyond minimum	3 (2) (1)	2
5. <u>Open Space</u> Meets ordinance requirements Provisions beyond minimum including additional private open space, additional common open space that is useable and accessible to occupants, common recreation facilities and/or permanent open space to preserve unique and/or natural features with extra emphasis on additional useable and accessible open space for families when units include greater numbers of bedrooms.	5 (1) (4)	3
6. <u>Parking Standards</u> Meets ordinance requirements Provisions beyond minimum including additional assigned parking, covered parking for each unit, guest parking, bicycle parking facilities or other provisions.	5 (2) (3)	2

	POINTS POSSIBLE	POINTS RECEIVED
7. <u>Additional Provisions</u> Provisions beyond minimum for energy or water conservation, improvements to existing structures and/or landscaping or other provisions.	6	6
SUB-TOTAL SECTION A	30	18

B. TENANT PROVISIONS		
1. <u>Tenant's Right to Purchase</u> Provisions beyond minimum including sales prices affordable to existing tenants, special financing arrangements and other provisions.	10	0
2. <u>Vacation of Units</u> Provisions beyond minimum including supplying professional relocation assistance and other provisions.	5	0
3. <u>Increase in Rents</u> Provisions beyond minimum including smaller than allowed rent increases, no rent increases or other provisions.	5	0
4. <u>Moving Expenses</u> Provisions beyond minimum including payment of actual expenses up to a stated maximum or other provisions.	5	5
5. <u>Additional Provisions</u>	5	0
SUB-TOTAL SECTION B	30	5

C. AFFORDABILITY		
1. A portion of the units are held as rental units with long-term leases at affordable rates.	10	0
2. A portion of the units, beyond those required by ordinance, are targeted for sale to households with incomes at 120% of median income in perpetuity.	10	0
3. A portion of the units are targeted for sale to households with incomes of less than 120% of the median income in perpetuity.	10	0
4. Other affordable housing provisions.	10	0

	POINTS POSSIBLE	POINTS RECEIVED
SUB-TOTAL SECTION C	40	0

SUB-TOTAL SECTION A	30	18
SUB-TOTAL SECTION B	30	5
SUB-TOTAL SECTION C	40	0
GRAND TOTAL	100	23