



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: February 11, 2010
AGENDA DATE: February 18, 2010
PROJECT ADDRESS: 803 N Milpas Street
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
Danny Kato, Senior Planner *DK*
Peter Lawson, Associate Planner
SUBJECT: Substantial Conformity Determination

I. PURPOSE OF DISCUSSION ITEM

The purpose of this discussion item is to inform the Planning Commission of proposed changes to the 803 North Milpas Street project, which was approved on November 5, 2009, and to receive Planning Commission comments on the proposed changes. The Community Development Director will make the final determination as to whether or not the proposed changes are in substantial conformance with the approved project, taking into consideration comments received from the Community Development Department, the Public Works Departments, and the Planning Commission. Therefore, no action on the part of the Planning Commission is required relative to this item.

II. BACKGROUND

On November 5, 2009, the Planning Commission approved a mixed-use development located on the north-west corner of Milpas and De La Guerra Streets. The project consists of eight mixed-use commercial and residential units, and one commercial condominium. A total of 26 parking spaces are proposed. Discretionary approvals by the Planning Commission included a Tentative Subdivision Map, Development Plan, and a parking Modification. Public improvements approved as part of the project include closing two driveways on Milpas Street and one on De la Guerra Street, filling in closed driveways with new curb and gutter, and widening the sidewalk corridor on Milpas Street and at the intersection. The sidewalk improvements would be consistent with the recommendations of the Pedestrian Master Plan (PMP) with regard to parkway, sidewalk, and frontage zone dimensions on both street frontages. Along Milpas Street, the sidewalk corridor would be widened by providing a two-foot dedication and by moving the existing curb two feet into the street for the entire length of the property. In addition, a curb extension of approximately 8 feet by 60 feet was approved at the corner of Milpas and De la Guerra Streets, which is also consistent with PMP policy (PMP page 62, Milpas Street Corridor).

The project review over the course of two hearings, August 20, 2009 and November 5, 2009, (staff reports are on line at http://www.santabarbaraca.gov/Government/Boards_and_Commissions_N-

[Z/Planning Commission/Archives/2009.htm](#)) included careful consideration of the project based on City standards for design, parking, and public improvements. The sidewalk corridor width proposed by the applicant and reviewed by the Planning Commission on August 20, 2009, was not supported by staff because it was less than the recommendations in the PMP. Staff also did not support a proposed non-standard mid-block curb-extension on the Milpas frontage. The Commission did not comment on the curb extension at the corner of De la Guerra and Milpas Streets, but did share staff's concerns with regard to not meeting the minimum sidewalk corridor dimensions recommended in the PMP, and also did not support the mid-block curb extension. The item was continued and the applicant worked with staff to address the sidewalk improvements along Milpas Street. When the applicant returned to the Commission on November 5, 2009 the mid-block curb extension was eliminated and sidewalk improvements consistent with the PMP were provided. The curb extension at the corner remained the same as previously proposed.

An appeal filed on November 16, 2009 focused on noticing, the approval of a parking modification, and the curb extension at the corner of Milpas and De la Guerra Streets. The appellant and the applicant met to discuss the appeal issues. The appellant has indicated that the central issue of his appeal is the curb extension proposed at the corner of Milpas and De la Guerra Streets. The appellant, a business owner on Milpas Street, has several concerns about curb extensions and is not in support of installing a curb extension at this location.

The curb extension (Attachment A), which the applicant proposed in response to staff's request to address the PMP guidelines, is one of a number of pedestrian enhancements recommended in the PMP at this intersection. This option provides the highest quality pedestrian experience and is supported by several policies within the PMP. Since the curb extension is an option for pedestrian enhancement, the applicant proposed to the appellant that it be eliminated in favor of some other option. The appellant agreed to that proposal and thus the applicant has requested a substantial conformity determination to remove the curb extension and provide funding to the Access Ramp Program.

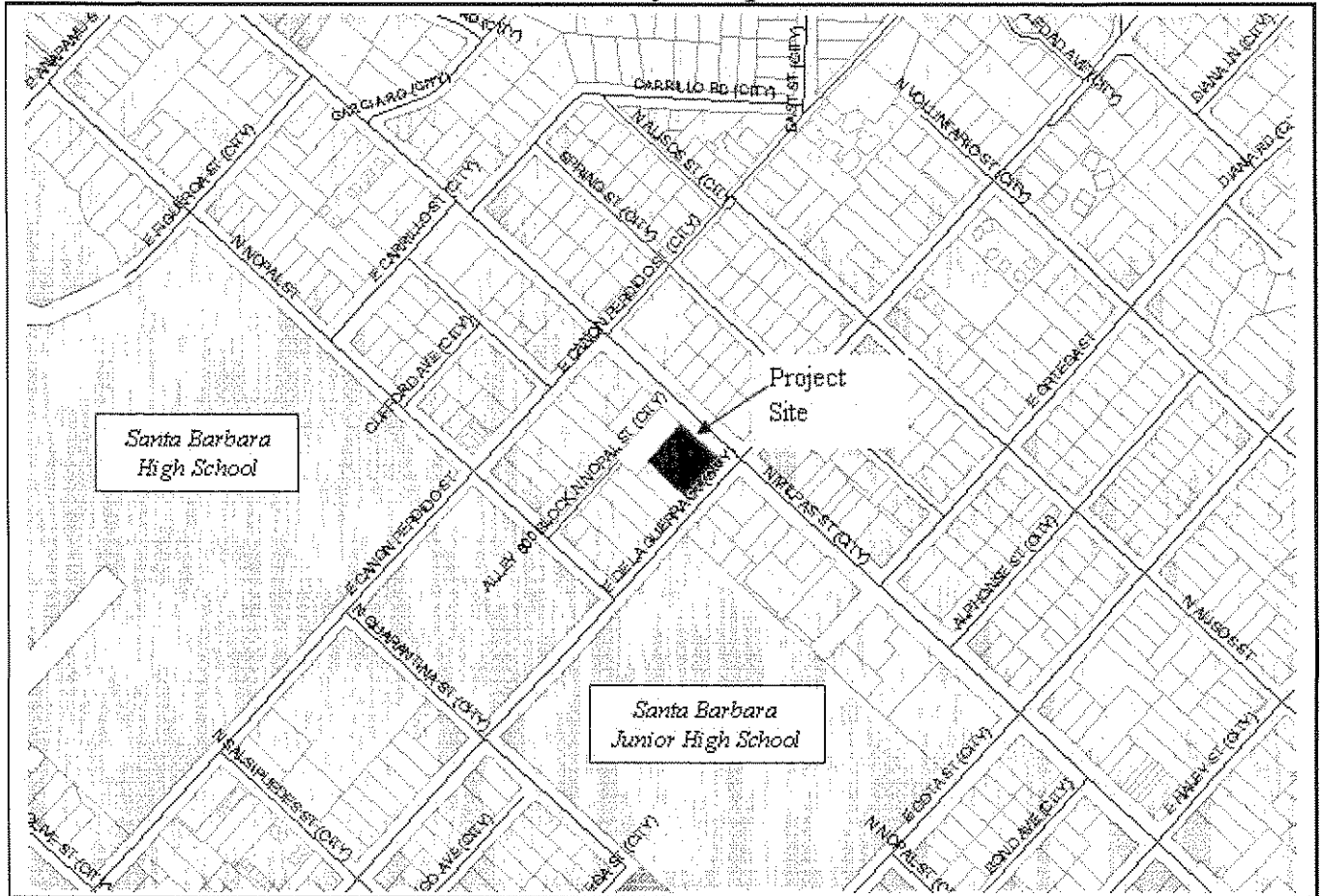
III. SUBSTANTIAL CONFORMITY REQUEST

The current request is for a Substantial Conformity Determination for removing the proposed curb extension at the south-west corner of De la Guerra and Milpas Streets. In place of the curb extension, the applicant is offering a contribution of \$6,300, an approximate equivalent to the cost of the curb extension, which will be placed into the City's Access Ramp Program. Based upon this contribution, one to two access ramps could be constructed. The exact number of ramps that could be constructed is dependent on a number of variables, which include but are not limited to, the type of ramp (dual directional or single ramp), height of the existing curb, the amount of demolition needed, the dimension of the existing sidewalk, location of underground utilities and traffic lights. With the curb extension removed (Attachment B); the remaining sidewalk improvements would be consistent with the Pedestrian Master Plan.

The purpose of the City's Access Ramp Program is to provide access at street corners for the crossing of streets. The program installs access ramps at locations that previously did not provide access consistent with American with Disabilities Act (ADA) guidelines. The City of Santa Barbara ADA Transition Plan states that, "Public Works installs curb ramps to provide equal accessibility on public right of ways to users of the facilities in compliance with the Codes and Regulations of California Government Code 4450, California Building Code Title 24, and the ADA of 1990 and the ADA

Accessibility Guidelines (ADAAG) Title II and Title III updated standards.” The Public Works Department creates projects for construction based on demand for access and proximity to medical facilities, schools, major destinations or neighborhoods, and proximity to transit centers. This work is done with the support of the City’s Access Advisory Committee to Staff (AACS).

Vicinity Map



IV. CONCLUSION

The contribution of funds proposed by the applicant is a potential alternative to the proposed curb extension, and may resolve the appeal. The funds would be added to the Citywide Access Ramp Program and would increase the number of street corners that can be improved. Increasing the number of access ramps is also an objective of the PMP. The remaining improvements to the sidewalk corridor along Milpas Street would continue to be consistent with the PMP recommended dimensions and landscaping. Based on the information presented in this staff report, staff requests feedback from the Commission on this proposal.

Attachments:

- A. Planning Commission Approved (November 5, 2009)
- B. Proposed Revised Site

GENERAL NOTE
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. SEE CIVIL AND MECHANICAL DRAWINGS FOR DETAILS.
 3. VERIFY ALL DIMENSIONS AND LOCATIONS WITH THE FIELD ENGINEER.

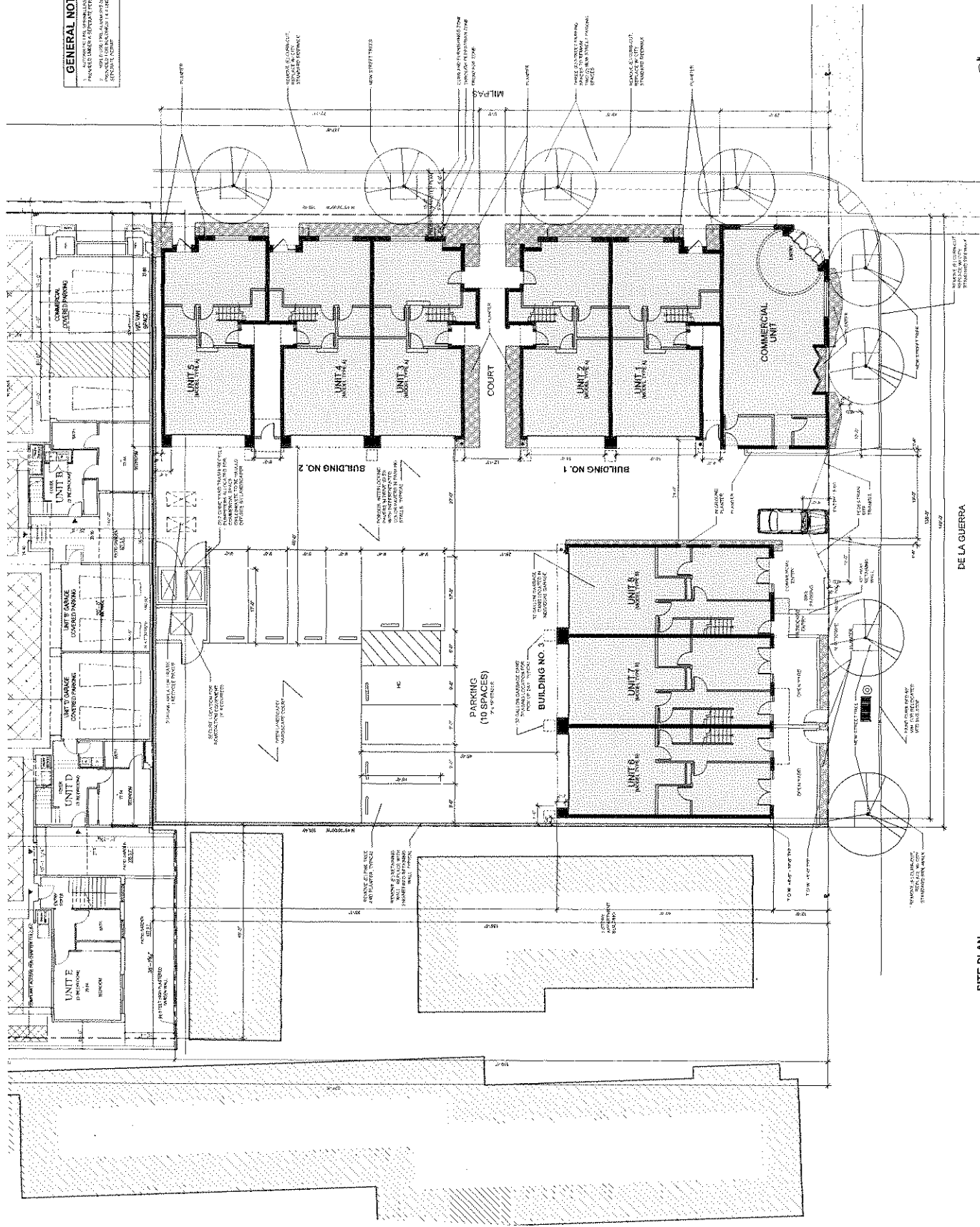
PROJECT INFORMATION
 PROJECT NO. 2024-001
 DATE: 08/15/24
 CLIENT: [REDACTED]
 ARCHITECT: [REDACTED]
 ENGINEER: [REDACTED]

803 NORTH MILPAS
 Santa Barbara, CA

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/15/24
2	REVISED PER COMMENTS	08/20/24
3	REVISED PER COMMENTS	09/05/24
4	REVISED PER COMMENTS	09/15/24
5	REVISED PER COMMENTS	09/25/24
6	REVISED PER COMMENTS	10/05/24
7	REVISED PER COMMENTS	10/15/24
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18	REVISED PER COMMENTS	02/05/25
19	REVISED PER COMMENTS	02/15/25
20	REVISED PER COMMENTS	02/25/25

SITE PLAN

A2



DE LA GUERRA

SITE PLAN
 08/15/24