



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: October 27, 2011
AGENDA DATE: November 3, 2011
PROJECT ADDRESS: 1235 Veronica Springs Road (MST2003-00793)
 Hillside House Draft Environmental Impact Report
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner
 Peter Lawson, Associate Planner

I. SUBJECT

The purpose of the environmental hearing is to receive comments from the Planning Commission, interested agencies and the public on the adequacy and completeness of the Draft Environmental Impact Report (EIR) for the Hillside House project, located at 1235 Veronica Springs Road. Written comments on the Draft EIR will be accepted through November 14, 2011. **No action on the Draft EIR or project permit requests will be taken at this hearing.**

II. BACKGROUND

The proposed project was initially reviewed as a pre-application in 2003. The annexation was initiated on March 4, 2004 by Council. After the action by Council, the Planning Commission reviewed the project over the course of three conceptual review hearings in 2004 (minutes attached). A number of components of the project were changed, including lowering the number of units from 186 to 121, increasing the creek setback from 50 feet to 100± feet, and providing one single access road instead of a loop road around the project and other design related items were changed. Subsequent to these conceptual review hearings, the project was submitted for DART review May 5, 2006. The project underwent three DART reviews, and was deemed complete for environmental review on March 25, 2009. An EIR scoping hearing was held by the Planning Commission on October 1, 2009, and the EIR preparation process, including consultant selection and reviews by City staff have taken place since then.

III. PROJECT DESCRIPTION

The proposed project consists of annexing the 23.7-acre project site to the City of Santa Barbara, the removal of all existing structures on the site, except the structure known as Harmony House (a single family residence), and the phased development of 120 new residential units in 33 buildings. With the conversion of the Harmony House to a triplex, there would be a total of 121 residential units. The buildings would be two to three stories tall and include one- and two-car garages. Two non-residential buildings are included: a three-car garage and a 6,700-square foot administration building for Hillside

House clients. The proposed residential units include 70 market-rate condominiums, 12 very-low income rental units (Hillside House units), 11 inclusionary ownership units, and 28 low-income rental units. Hillside House would continue to operate its intermediate care assisted living in the 12 units. The project includes restoration of the portion of Arroyo Burro Creek within the boundaries of the project site, located along the south-west property line. A total of 222 covered and uncovered parking spaces would be provided on site.

As part of the annexation to the City of Santa Barbara the entire lot would receive a General Plan designation of Residential (5 units/acre) and a Zoning Map Amendment to SP-9 (Specific Plan). Two development restricted areas are proposed on the project site, which would be recorded as part of the final tract map. The first restricted area would encompass the entire segment of Arroyo Burro Creek, located within the project site boundaries, and include an area of approximately 100 feet on either side of the creek for its entire length on the project site. The second restricted area would encompass the hillside on the north-east side of the project site.

The project would include a 36-foot wide public road that would be located along the south-western side of the lot. On the project site, near the intersection of the proposed public road and Veronica Springs Road, there would be a turnout for a Metropolitan Transit District (MTD) bus stop. Offsite, a 20-foot wide emergency access road that is within the City's 60-foot wide public right-of-way easement would be improved. The emergency access road crosses four privately owned parcels and would serve as a pedestrian and bike path through to Palermo Road. A new 42-inch storm water pipe line would be trenched under the Veronica Springs Road right-of-way and terminate at an existing headwall in Arroyo Burro Creek, located approximately 420 feet south of the project site on the west side of Veronica Springs Road..

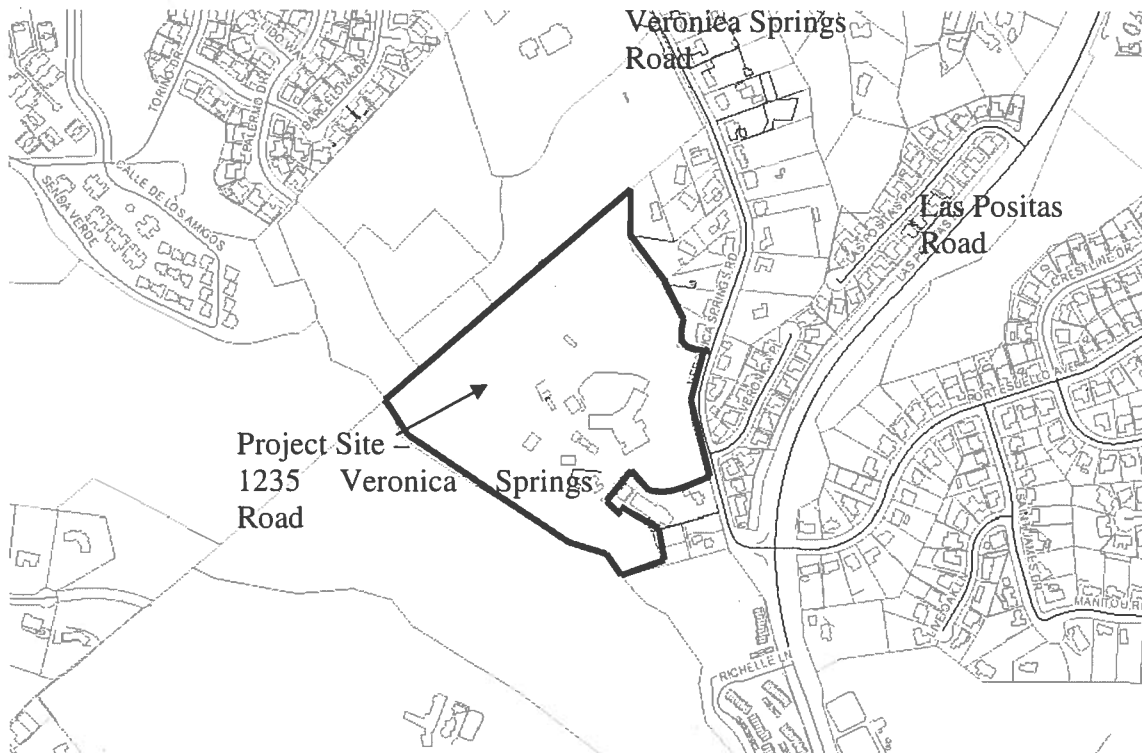
IV. REQUIRED APPLICATIONS

The discretionary applications for this project that require Planning Commission consideration are:

1. Adoption of the Specific Plan. (SBMC §28.08);
2. Detachment from County Service Area (CSA) No. 32 (Unincorporated Law Enforcement), Santa Barbara County Fire District, and Goleta Water District
3. Annexation of the subject parcels to the City of Santa Barbara (requires LAFCO approval);
4. General Plan Amendment, upon annexation, to add the subject parcels to the City's General Plan Map, with a designation of Residential (5 units/acre) (SBMC §28.07);
5. Zoning Map Amendment, upon annexation, to designation of E-3/PUD;
6. A Modification to reduce the number of required guest parking spaces (may be part of a Specific Plan instead)
7. A Tentative Subdivision Map for a one-lot subdivision to create 70 residential condominium units (SBMC 27.07 and 27.13);
8. Architectural Board of Review (ABR)/Historic Landmarks Commission (HLC) review.

V. RECOMMENDATION

Receive a Staff presentation outlining the environmental and public review process, and summarizing the Draft EIR analysis, and hold a public hearing to receive public, agency, and Planning Commission comments on the Draft EIR.



VI. ENVIRONMENTAL REVIEW

Environmental review of the project is being conducted pursuant to the California Environmental Quality Act (CEQA). An Initial Study was prepared to analyze the potential environmental impacts of the proposed project. The Initial Study also determined that the project may have a potentially significant impact associated with Transportation/Circulation (project specific and cumulative impacts). Therefore, the project required preparation of an EIR. Potentially significant, mitigable environmental effects of the project identified in the Initial Study included impacts related to Aesthetics, Air Quality (short term construction), Biological Resources (short term construction), Cultural Resources, Geophysical Conditions, Hazards, Noise (short term construction), Public Services, and Water Environment. The Initial Study included measures to mitigate these potentially significant impacts to a less than significant level and all other impacts were determined to be less than significant or to have no impact.

The Initial Study and Notice of Preparation of EIR (NOP) was available for public review from September 16, 2009 to October 15, 2009. On October 1, 2009, the Planning Commission held an environmental scoping hearing to consider the Initial Study and NOP and to identify any additional

issues that may need to be analyzed in the EIR. Staff reviewed all the comments received through the scoping process and determined that transportation and circulation were the only impact areas needed to be further evaluated in the EIR.

The Draft EIR for this project is currently available for review and comment. It examines the impacts that may be associated with the project in the area of transportation/circulation. The Draft EIR identifies potentially significant, unavoidable environmental impacts (Class I impacts) associated with Transportation. The Class I impacts are a result of the increase of project related traffic trips at impacted intersections in the Las Positas Valley. The project would lead to significant, unavoidable project specific impacts at the following three intersections: Las Positas Road and Cliff Drive; Las Positas Road and US-101 southbound ramps; and Los Positas Road and Modoc Road. The project would lead to significant, unavoidable cumulative impacts at the following five intersections: Las Positas Road and Cliff Drive; Las Positas Road and US-101 southbound ramps; Los Positas Road and Modoc Road; Calle Real and US-101 northbound ramps; and Las Positas and Calle Real. The EIR also identifies Class II significant, but mitigable impacts related to construction traffic.

The EIR analyzes potential mitigation measures to reduce potentially significant traffic impacts. It also evaluates several alternatives to the proposed project to determine whether the project's significant traffic impacts can be reduced or avoided, while still meeting the basic project objectives. The following alternatives are discussed in the EIR:

- No Project Alternative
- Reduced Project
- Project Buildout under City Pre-Zoning
- Senior Housing Alternative

These alternatives, which vary in terms of feasibility and their ability to meet project objectives, are discussed in Chapter 7.0 of the Draft EIR.

VII. PUBLIC REVIEW PROCESS

The purpose of the environmental hearing is to provide an opportunity to receive verbal comments from the public and Commissioners on the environmental analysis provided in the draft Environmental Impact Report (EIR). The public review period for the draft EIR began on Tuesday, September 27, 2011. Comments on the Draft EIR must be received by Monday, November 14, 2011 at 4:30. Please send your comments to: City of Santa Barbara, Planning Division, Attn: Peter Lawson, Associate Planner, P.O. Box 1990, Santa Barbara, CA 93102-1990, or send them electronically to plawson@santabarbaraca.gov.

VIII. NEXT STEPS

Following the end of the public comment period on the Draft EIR, staff will consider all written and public hearing comments, and will prepare a Final EIR, including written responses to comments, and any clarifications or revisions to the document or analysis, as needed. In addition to preparing the Final EIR, a draft staff report will be prepared, which will include, but not limited to, a vesting tentative map, the relationship between Santa Barbara County Housing Authority and Hillside House,

and a draft project specific plan. Components of the specific plan include the amount of parking provided on the project site, the amount of density and public improvements to name a few. All of these documents, along with the proposed Final EIR will then be forwarded to the Planning Commission, and the Commission will consider actions to certify the Final EIR. Action on the development project may or may not be taken at that time. Given the identified Class I significant, unavoidable impacts identified in the Draft EIR, any future approval of the proposed project is likely to require a statement of overriding consideration and the findings contained in CEQA Guidelines Sections 15091, 15092, and 15093.

Exhibits

- A Draft Environmental Impact Report (previously distributed to the Planning Commission), and available for review at the Community Development Department at 630 Garden Street, the Main Library at the corner of Anapamu and Anacapa Streets, and online on the City's website at http://www.santabarbaraca.gov/Resident/Environmental_Documents/1235_Veronica_Springs/.
- B Minutes from all Planning Commission Conceptual Reviews and City Council Initiation hearing



City of Santa Barbara California

Draft Environmental Impact Report (previously distributed to the Planning Commission, and available for review at the Community Development Department at 630 Garden Street, the Main Library at the corner of Anapamu and Anacapa Streets, and online on the City's website at

- [http://www.santabarbaraca.gov/Resident/Environmental Documents/1235 Veronica Springs/](http://www.santabarbaraca.gov/Resident/Environmental_Documents/1235_Veronica_Springs/)

A printed copy of the report is also available at the following address between the hours of 8:30 a.m. to 4:30 p.m., Monday through Friday:

Community Development – Planning Division
630 Garden Street, upper level
Santa Barbara, CA 93101

Please contact Julie Rodriguez at 564-5470, extension 4535 if you have any questions.

CITY COUNCIL MINUTES

REGULAR MEETING

March 2, 2004

22. (Cont'd)

DOCUMENTS:

- March 2, 2004, Community Development Director's report.
- March 2, 2004, letter from the Citizens Planning Association of Santa Barbara County, Inc.

SPEAKERS:

- Staff: Project Planner Liz Limón, City Planner Bettie Hennon, Community Development Director Paul Casey, City Attorney Stephen Wiley.
- Members of the Public: Catherine McCammon, League of Women Voters of Santa Barbara; Naomi Kovacs, Citizens Planning Association; Connie Hannah; Nils Hammerbeck, "Focus on the Funk Zone" Arts Festival; Dan Ancona.

MOTION:

Councilmembers Schneider/Barnwell to approve the recommendations.

VOTE:

Unanimous voice vote.

RECESS

5:12 p.m. – 5:24 p.m.

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS (Cont'd)

23. SUBJECT: INITIATION OF ANNEXATION FOR HILLSIDE HOUSE (680.04)

RECOMMENDATION: That Council hear a presentation from the applicant on the Hillside House, Housing Authority of the County of Santa Barbara (HACSB), and Bermant Development Company jointly-proposed housing project, and initiate the annexation of 1235 Veronica Springs Road.

DOCUMENTS:

- March 2, 2004, Community Development Director's report.
- March 1, 2004, letter from Suzanne Elledge, representing Assistance League of Santa Barbara.

SPEAKERS:

- Staff: Associate Planner Renee Brooke, Community Development Director Paul Casey.
- Hillside House: Pam Flynt; Carl Steinberg, Bermant Development Co.; Detlev Peikert, Peikert Group Architects.
- Members of the Public: Suzanne Elledge, Assistance League; Shannon O'Bryan; Maria Elena York; Brian Burd.

(Cont'd)

23. (Cont'd)

MOTION:

Councilmembers Falcone/Barnwell to initiate the annexation; include the Assistance League for the annexation of its properties, agreeing to withhold final determination of assessment of public improvements costs until some later time; and agree that 100% of Regional Housing Needs Assessment (RHNA) credit should go to the County of Santa Barbara.

VOTE:

Unanimous voice vote.

RECESS

6:34 p.m. – 6:39 p.m.

CLOSED SESSIONS

25. SUBJECT: CONFERENCE WITH REAL PROPERTY NEGOTIATOR (330.03)

RECOMMENDATION: That Council hold a closed session to consider instructions to City staff and the City Attorney regarding real property located at the Airport and bounded by Hollister Avenue, Lopez Road, Botello Road and Love Place, owned by the City of Santa Barbara (Parcel 22 of the Airport Specific Plan Map [City Parcel Map No. 20,608]). Instructions to negotiator will direct staff to negotiate possible amendments to the terms of a 50-year ground lease option (pursuant to the authority of section 54956.8 of the Government Code) approved pursuant to a Disposition and Development Agreement approved by the City Council as City Agreement No. 19,872 on April 4, 2000. The allowed uses and rent terms are under negotiation. Negotiations will be conducted by City staff with Andrew Bermant and Barton E. Clemens representing the Bermant Development Company. City negotiators are: Karen Ramsdell, Airport Director; Robert Peirson, Finance Director; and Stephen P. Wiley, City Attorney.

Scheduling: Duration, 15 minutes; anytime

Report: None anticipated

DOCUMENTS:

Previous documents submitted February 24, 2004.

TIME:

6:39 p.m. – 7:41 p.m.

No report made.

MARCH 4, 2004

PLANNING COMMISSION MINUTES

Recessed from 2:45 p.m. to 3:02 p.m.

ACTUAL TIME: 3:02 P.M.

B. APPLICATION OF THE HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA, HILLSIDE HOUSE, AND BERMANT DEVELOPMENT COMPANY, AGENTS FOR HILLSIDE HOUSE, PROPERTY OWNER, 1235 VERONICA SPRINGS ROAD, APN 047-010-039, COUNTY ZONING: DR-4.6, DESIGN RESIDENTIAL, AND COUNTY COMPREHENSIVE PLAN DESIGNATION OF RESIDENTIAL (4.6 DWELLING UNITS/ACRE) (MST2003-00793)

The proposed project involves the removal or demolition of all existing structures on the site and construction of 186 residential units and ancillary space. The composition of the residential units would consist of 10 rental units for residents of Hillside House, 60 rental units targeted to very low- and low-income households (up to 80% of the area median income), 68 units rented at market rates, eight units for sale to very low- and low-income households, and 40 units sold at market rates. Also proposed is a therapy pool for the Hillside House residents, a community center, administrative service buildings, and related site improvements.

The purpose of the concept review is to allow the Planning Commission an opportunity to review the proposed project and design at a conceptual level and provide the Applicant and Staff with feedback and direction regarding the proposed land use and design. No formal action on the development proposal will be taken at the concept review, nor will any determination be made regarding environmental review of the proposed project. Upon review and formal action on the application for the development proposal, the proposed project will require the following discretionary applications:

1. Annexation of APN 047-010-039, within the unincorporated area of Santa Barbara County, into the City of Santa Barbara;
2. General Plan Amendment to add the subject property to the City's General Plan Map;
3. Specific Plan to implement the General Plan, with respect to development of the project site (Gov. Code §65450-65457 and SBMC Chapter 28.08);
4. Zoning Map Amendment, upon annexation, to zone the property SP-9 (Specific Plan);
5. Tentative Subdivision Map to allow the subdivision of one parcel into multiple lots, some being divided as airspace condominiums (SBMC §27.07);
6. Neighborhood Preservation Ordinance Compliance will be necessary if more than 500 cubic yards of grading would occur outside of the main building footprints (SBMC §22.68.070); and
7. Design Review by the Architectural Board of Review (SBMC §22.68.040).

Renee Brooke, Associate Planner, gave a presentation of the project.

Commissioners' questions and comments:

1. Asked about the usual process for annexation initiation.
2. Asked if there are any plans for extending Palermo Drive.
3. Asked about other large pieces of property near the project site, clarification of the location of surrounding City and County property, and for the boundaries of the property initiated by the City Council for annexation.
4. Asked for clarification of the rental units not meeting the draft Inclusionary Housing Ordinance and whether parameters requiring inclusionary housing under a Specific Plan can be crafted.
5. Asked about proposed ongoing maintenance of the property.
6. Asked why the applicant desires City annexation instead of remaining in the County, and if this is the same proposal originally presented to the County.

Senior Planner Jan Hubbell stated that the Zoning Ordinance provides several options for initiation of annexations. City Staff took this proposal to the City Council first because of the size of the project and the desire to determine Regional Housing Needs Assessment allocation. City Council concluded that the County will receive the allocation. She also clarified that, at one time, there was a proposal to extend Palermo Drive. She also clarified that, once adopted, the Inclusionary Housing Ordinance will apply to regular housing projects as well as those built under a Specific Plan.

Stacey Wilson, Assistant Transportation Planner, stated that there is an existing street easement beyond the end of the current Palermo Drive and that she understands that the residents on Palermo Drive do not want the street extended.

Ms. Brooke clarified the nearby Santa Barbara School District and Parks family properties, and other nearby City and County properties. She clarified that the City Council voted to initiate the annexation and included the Assistance League property on Tuesday, March 2nd with the provision that public improvements on the Assistance League property may be deferred until a later date.

Pam Flynt, Executive Director, introduced the applicant team and presented a brief history of Hillside House.

John Polansky, Director of Housing and Development, Housing Authority of the County of Santa Barbara, briefly spoke about their collaborative efforts on this project. He responded that his organization would take the lead in providing maintenance for the affordable component of the project and there would be an on-site leasing and maintenance office with a resident manager. He responded that it would make good planning sense to have this project annexed to the City, and that the City requested annexation because of the overall General Plan and Sphere

of Influence. He clarified that the same proposal was originally submitted to the County of Santa Barbara.

Detlev Peikert, Architect, spoke about the project details.

Steven Faulstich, Housing Programs Supervisor, clarified that the draft Inclusionary Housing Ordinance, once adopted, will apply only to for-sale units. Affordable sale units were not included in this proposal, but if the anticipated ordinance is adopted while this project is still under review, the applicants have offered to amend their proposal to comply with the Inclusionary Housing Ordinance.

The public hearing was opened at 3:58 p.m.

The following people spoke in support of the project:

John Schulz

Donald E. Becker

Mark Elliott

Mickey Flacks

Bill Bertka, with concerns

Suzanne Elledge, Assistance League of Santa Barbara, with concerns

The following people spoke in opposition to the project:

Ken Balmy

Shannon O'Bryan

Brian Burd

Laurie Moon

Tracy Cohn, Jodi House

Donald Devan, Jodi House

Maria Elena York, who read a letter on behalf of Gary and Saralyn Capshaw

Sandra Jacobs, on behalf of Jane Cicileo

Gordon Forbes

Jaye Taylor

Joseph Moticha spoke in support of and in opposition to the project.

Judy Orias spoke with concerns about the project.

The public hearing was closed at 5:10 p.m.

Recessed from 5:11 p.m. to 5:21 p.m.

During the discussion, the Commissioners either individually or collectively made the following subject-specific comments:

With regard to land use and site design:

1. Stated difficulty in accepting the project as submitted because this area of Las Positas Valley is an important open space. Felt that the Stone Creek development was unsuccessful and resulted in a high-density intrusion into public open space.
2. Felt the concept was not right but that site design could work itself out with other issues.
3. Would like open space from the hill to the creek to reduce the project's visibility.
4. Felt that, in form, the project is very consistent with the neighborhood. Noted that 60 of the residents will not be driving cars, and other residents living there will use public transit.
5. Felt this may not be the appropriate location for this particular project and that it is an urban solution in a rural area. Noted the inconsistency between the proposed three-story apartments with six to 12 units with parking lots and the existing single-family residences.
6. Felt the site plan fits well into the land, but there are too many units on the footprint.
7. Felt the environmental review may bring about some alternate solutions.
8. Felt the land use is appropriate but that it is too soon to comment on site design.
9. Suggested including a neighborhood market in the proposal.

With regard to unit density, mix, and affordability:

1. Did not believe Las Positas Valley can support this type of density because there are no services or infrastructure to support it. Stated that car access is very constricted.
2. Felt the project should comply with the City's affordability guidelines.
3. Would prefer ownership vs. rental units.

With regard to private vs. public street:

1. Felt a private street is more desirable than a public one because it will allow non-enclosed parking. Felt that totally enclosed parking in garages is less beneficial than open parking spaces.
2. Would prefer public streets in a project this large.

With regard to parking design:

1. Supported the parking design as it is.
2. Would prefer covered parking on the ground floor as a more efficient use of space. Felt that parking is being sacrificed to make this a cheaper project.
3. Felt the advantages of open parking need to be balanced with some carports.
4. Would prefer garages in accordance with policy.

5. Stated support of three story buildings if the first floor were covered, ground level parking in order to provide more open space.

With regard to mass, bulk, and scale of the development:

1. Felt the project was too big and incompatible with the neighborhood, but desired to “keep an open mind” because of the tradeoff to sustain Hillside House. Felt the project bulky and massive in a semi-rural neighborhood.
2. Felt the project as presented today can, with further design work, be found to be compatible with the neighborhood.

With regard to setbacks from Arroyo Burro Creek:

1. Cited the Lee project with 100-foot setbacks and would like to see public access through the Hidden Valley neighborhood. Felt that Hidden Valley should be connected to Arroyo Burro Beach, the Douglas Family Preserve, and Elings Park.
2. Felt that, since the Community has invested in a large portion of open space, the setback and public access should be maximized.
3. Felt that, by lowering the density, larger setbacks could be provided. Thought the proposed 50-foot setback too small.

During the discussion, the Commissioners also either individually or collectively:

1. Suggested that the neighborhood association(s) and the Assistance League should be included in any future dialogue, the noticing radius should be expanded, and some evening meetings should be held.
2. Believed the largest issue for this project is its serious transportation impacts. To be feasible, it will require public improvement plans such as the street to Las Positas Road. This also may include a relinquishment of Las Positas Road by CalTrans. Improvements will be needed for vehicular circulation and there may be cumulative impacts to be resolved. Cited the impacts of a project of this scope on intersections at Las Positas Road. Felt that horses, pedestrians, and bicycles should have linear access around the whole neighborhood. Suggested looking into the possibility of an easement arrangement with the Parks family.
3. Felt a mitigation of the project would be to assure that the services of Hillside House are retained in perpetuity and suggested that the financial viability of the project be verified, along with its functions and uses.
4. Stated that this is the very beginning of a long review process.
5. Felt that the retention of Jodi House and other non-profit uses on site should be encouraged and stated concern about tenant displacement. Cited the need for low cost office space and the importance of subsidizing valuable organizations such as Jodi House.
6. Noted that Hillside House is a critical asset to the community and complimented the partnering of this non-profit with professionals. Complimented the affordability aspect, and the idea of an environment made up of people of mixed abilities.

7. Cited other issues such as flooding, adequate schools, geology, and the lack of a neighborhood park as issues that will need to be resolved.
8. Felt that density is not the issue, but rather, the intensity of use.
9. Observed that people working for Hillside House could become residents in the rental units.
10. Stated the need for a connection between Buildings 16, 17, and 18 and the existing neighborhood. Suggested studying these buildings to front on Veronica Springs Road, and not turn their back to it.
11. Suggested that some kind of enhancement be added to the project for the benefit of the neighborhood.
12. Felt that the Planning Commission should not make their decisions based solely on traffic issues and felt that 118 net new dwelling units will provide critically needed local housing.

Mr. Peikert expressed appreciation for the Planning Commission and neighbors' comments. He stated that he will be looking forward to another Concept Review in a workshop setting, possibly held in the evening, and noticed to a larger area of residents. He concluded by saying that they will continue to work with Jodi House and the other tenants to either retain them onsite or assist in their relocation.

Ms. Hubbell stated that, with today's valuable input by the Planning Commission, the development team will need to work hard in revising their project proposal. The next step will be a worksession in the David Gebhard Public Meeting Room.

V. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

Commissioner White reported that he attended the March 2nd meeting of the Architectural Board of Review (ABR) and the proposed plan for Santa Barbara Cottage Hospital was discussed. This project will come before the ABR again on either March 22nd or 29th. Commissioner Mahan also attended an ABR meeting where the proposed project for the Santa Barbara Mental Health Association was reviewed. Land use and density were not discussed.

Commissioner Jacobs reported that she and Commissioner Mahan attended the first of approximately 15 Neighborhood Preservation Ordinance workshops.

Commissioner Maguire attended a meeting of 101 in Motion, and bridges were discussed. The Highway 101/Milpas offramp sound wall may be removed from the project. The next workshop will be held on March 9th at 6:00 p.m. at the Goleta Community Center, with another scheduled to be held at 6:00 p.m. on March 11th at the Cabrillo Arts Pavilion. He reported that the Oak Park Neighborhood Traffic Management Program has begun in the Santa Barbara Cottage Hospital area. He also attended a Westside Neighborhood meeting.

September 16, 2004

PLANNING COMMISSION MINUTES

- B. Review of the decisions of the Modification Hearing Officer in accordance with SBMC §28.92.026.

None were requested.

To avoid the appearance of a conflict of interest, Commissioner Jostes left at 5:33 p.m. prior to the next item being heard.

- C. Action on the review and consideration of the Planning Commission Minutes of August 26, 2004.

MOTION: Mahan/White

To approve the minutes as amended.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 1 (Jostes)

Scott Vincent, Assistant City Attorney, left at 5:35 p.m.

Recessed from 5:35 p.m. to 6:16 p.m.

ACTUAL TIME: 6:16 P.M.

V. WORK SESSION:

APPLICATION OF THE HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA, HILLSIDE HOUSE, AND BERMANT DEVELOPMENT COMPANY, AGENTS FOR HILLSIDE HOUSE, PROPERTY OWNER, 1235 VERONICA SPRINGS ROAD, APN 047-010-039, COUNTY ZONING: DR-4.6, DESIGN RESIDENTIAL, AND COUNTY COMPREHENSIVE PLAN DESIGNATION OF RESIDENTIAL (4.6 DWELLING UNITS/ACRE) (MST2003-00793)

The current proposal involves the removal of all existing structures on the site and the phased construction of 38 residential buildings, with up to 127 units. Also included is an administrative building for Hillside House, a non-profit serving children and adults with developmental disabilities, and office space for other non-profit entities. The composition of the residential units would be a mix of market-rate and affordable rental and for-sale units. Ten of the proposed units would be designed specifically for the existing residents of Hillside House. The administrative building would include offices and therapeutic facilities for Hillside House residents, recreational facilities, leasing office, and a community center. The current proposal is in the pre-application stage of review with the City and this is the second work session with the Planning Commission.

The purpose of the work session is to discuss site plan alternatives at a conceptual level and allow the Planning Commission to provide the Applicant and Staff with feedback and direction regarding the proposed land use and site design. No formal action on the development proposal will be taken

at the work session, nor will any determination be made regarding environmental review of the proposed project. A public hearing is not scheduled for this work session.

Renee Brooke, Associate Planner, gave a presentation of the project.

Detlev Peikert, Architect, reviewed revisions to the proposed project.

Rob Dayton, Supervising Transportation Planner, spoke briefly about transportation and access issues.

It was a consensus of the Commission that:

1. The project is moving in the right direction.
2. The proposed finger road design is more desirable than a loop road.
3. A smaller development footprint is more desirable to provide additional open space.
4. A bicycle path connection is very desirable.
5. Applicant shall return to another work session (an evening in late October or early November) to address the issues raised today and to present a matrix showing how the applicant arrived at the proposed unit count and affordability levels; depending on the outcome of that meeting, the applicant may then enter the formal application process.
6. Consider providing parking under the community building or under the Hillside House units that do not need or require parking.
7. Consider public use of the adjacent hillside.
8. Units along Veronica Springs Road shall have a connection to that street..
9. There is concern about the effects of this project and others on traffic in the Las Positas Valley.
10. There needs to be review of project economic viability to make sure it works, given that a primary purpose is to save Hillside House.

Other Comments by some Commissioners included:

1. Lower density would be desired.
2. A smaller development footprint is more desirable to provide additional open space.
3. A senior housing project would be a good alternative in conjunction with Hillside House.

VI. ADJOURNMENT

Chair Maguire adjourned the meeting at 8:19 p.m.

Submitted by,

Susan Gantz, Planning Commission Secretary

November 11, 2004

PLANNING COMMISSION MINUTES

- Santa Barbara workforce. Support the project, and would send that direction to ABR, but would like the changes to appear as General Plan changes.
7. Restudy and work with the ABR regarding the corner tower element that was eliminated from a previous design.
 8. Recommended that the plate heights of ten feet be reduced some. Consider hipping some of the roofs, removing or reducing the size of the upper floor balconies to give a feeling from the sidewalk of a two-story element. Study scaling the windows differently; to help reduce size, bulk, and scale. Tower, if any, should be in the middle of the building, giving it a wedding cake effect. Commercial square footage is not quite as important; consider removing some and relocating some units from the fourth floor to that space.
 9. Appreciates the public turnout for this project, encouraging the public to stay involved in the project. The goals of this project are admirable. Thanked Santa Barbara Foundation for stepping up on this project and reaching out in this way.
 10. Asked if there was a flood problem in this area, and was that factored in.
 11. Concern that it may change the physical character while helping the spiritual character of the city; it is different from everything else in this part of Santa Barbara.

Mr. Peikert said the flood elevation that they are building to is the elevation for the finished floor and ground for habitable areas, approximately two and a half feet to three feet above existing grade. Ground level plate height is 12 feet, floor-to-floor, but the residential is less than that.

Ms. Hubbell pointed out that staff is basically responding to a General Plan Goal, Policy, and Implementing Strategy that talks about allowing residential uses in the M-1 Zone. Due to the nature of this particular project, it was initiated at the Council level instead of Planning Commission level to make sure Council was considering this direction and understanding that this is already recognized in the General Plan. She thanked the Commissioners for their comments.

DINNER BREAK: 6:36 P.M. to 7:00 P.M.

ACTUAL TIME: 7:11 P.M.

VIII. CONCEPT REVIEW – PUBLIC HEARING

APPLICATION OF THE HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA, HILLSIDE HOUSE, AND BERMANT DEVELOPMENT COMPANY, AGENTS FOR HILLSIDE HOUSE, PROPERTY OWNER, 1235 VERONICA SPRINGS ROAD, APN 047-010-039, COUNTY ZONING: DR-4.6, DESIGN RESIDENTIAL, AND COUNTY COMPREHENSIVE PLAN DESIGNATION OF RESIDENTIAL (4.6 DWELLING UNITS/ACRE) (MST2003-00793).

The current proposal involves the removal of all existing structures on the site and the phased construction of 38 residential buildings, with up to 127 units. Also included is an administrative building for Hillside House, a non-profit serving children and adults with developmental disabilities, and office space for other non-profit entities. The composition of the residential units would be a mix of market-rate and affordable rental and for-sale units. Ten of the proposed units would be designed specifically for the existing residents of Hillside House. Administrative building would

include offices and therapeutic facilities for Hillside House residents, recreational facilities, leasing office, a community center; current proposal is in the pre-application stage of review with the City.

The concept review is to allow the Planning Commission an opportunity to review the proposed project and design at a conceptual level, provide the Applicant and Staff with feedback and direction regarding the proposed land use and design; no formal action on the development proposal will be taken, nor will any determination be made regarding environmental review of the proposed project. Public comment will be taken.

Case Planner, Renee Brooke, Associate Planner gave a presentation.

Mr. Detlev Peikert, Applicant, gave a presentation of the project.

The public comment was opened at 7:46 P.M.

The following people spoke in support of the project:

Sid Smith
Asha Lee
Mark Lee
Patsy Stadelman
Annette Carroll
Scott Figensell
Will Wesner
Steven Wahl
Pam Flint, reading for Randy Sunday
Robert Thomas Dale, letter read into the record
Nancy Lee Sarpolis
Mary Lou Miller
Mark Elliott
Missy Reynolds
Steven Day
Micky Flacks
Bud Laurent
Sarah Rettinger (submitted letter in support)
Lynn Jones (absent, note read)
Jack Carlson
Ross Adams
Bill Stewart
Len Atkins
George Braddock
Evelyn Whittaker
Bruce Hines
JoAnn Naves (absent)
Patrice Ryan (absent, statement read)
Jennifer McGovern

Deborah Marcus
Marie Williams (absent)
Simcha Udwin

The following people spoke with concerns or in opposition of the project:

Jody Orias
Nick Sebastian
Gordon Forbes
B.J. Morganthal
Jaye Taylor (represented by B.J. Morganthal)
Arthur Kuros
Shannon O'Brien
Ken Bamey
Brian Byrd
JoAnn Shelton
Dan Higgins
Walter Knapp
Frances Malinoff

Public comment closed at 9:21 P.M.

Chair Maguire pointed out that this project is right on the verge of going into the formal view process so this will not be the public's last chance to comment or have an influence over the process; in fact, the process is just beginning.

During the discussion, the Commissioners either individually or collectively:

1. Commented upon the eloquence of the gathering and the testimonies that were given.
2. The 100 foot creek setback should be retained to protect the integrity of the creek corridor.
3. There are a number of projects under consideration in Las Positas Valley and there needs to be a discussion of the planning that has occurred in the valley. There needs to be a policy basis on which to support the proposed density on this site, which County zoning generally supports.
4. Commented that it would be useful as we go forward to hear what needs to happen to Las Positas, 101 and Modoc in order for those intersections to be returned to an acceptable level of service.
5. Asked for a look at the transit frequency to know how that would be part of a transportation solution.
6. Supports the fact that it does meet current zoning and planning designations.
7. Neighborhood compatibility has to be looked at closely as the project moves forward, especially in terms of traffic, and size, bulk, and scale.
8. Any senior alternative proposed here should not be a congregate care facility, but would be extremely active living senior facility with the care component as well, which would reduce the traffic impact substantially and provide for a continuum of care. Traffic will be a major issue. A preliminary look at traffic impacts that could be caused by this project is requested,

- if possible analyzing all the projects in the Las Positas Valley together, not incrementally. This is not a typical site for 127 units. EIR will identify mitigations for those impacts, and, if this project proceeds, it will mitigate them according to the EIR.
9. This project will probably not provide assurances for the survival of Hillside House; so we need to look at this from the standpoint of, "is it a good project."
 10. Asked, out of the 127 units, how many will be for Hillside House residents; how many dedicated to workers at Hillside House; asked about market rate units, affordable units. A way to mitigate traffic would probably be among the 70 units, they would be more likely to be coming and going; suggested that the affordable units not necessarily be done here.
 11. Asked if the County Zoning has a slope density rule that applies; and, as the goal is to annex this property onto the City, will the City's slope density rules be applied to define the density. Suggested that an objective analysis of this would be extremely helpful, and also include density in Hidden Valley and Veronica Springs.
 12. Asked that the entire hillside to the north be dedicated open space, or deeded to the City to ensure that it will be used by the public; sees this as a huge plus. Recreational aspects are very important and this project has potential to expand Las Positas Valley's recreational value.
 13. Commented that this project is unique, so it is definitely not precedent-setting. Supports the project completely. Believes that the reason for overriding considerations is a project just like this.
 14. Concerns with the site plan. There should be efforts to minimize the paving, as it is a bad use of land. Houses should have typical, traditional driveways going into the garage. Looped drive consumes a lot of space. Cited St. Francis project's parking under some of the buildings as an efficient way to park cars.
 15. Supports the site plan, and the previous loop road site plan, and whichever circulation pattern is used, keeping the pedestrian element will be key. It is a huge asset to the project. Public road, whether public or private, and its ability to connect with the fire road easement on the adjacent parcel to the north, is also a huge asset. City Council recently took action on relinquishing State Route 225, meaning the City may soon have control over that road, and that's a big plus for the concerns of the neighborhoods. Suggested checking with City Council to ask them to look at a neighborhood traffic management program, which may be able to resolve some of the traffic concerns of the neighbors. Road should be designed as if it were a through street, connecting neighborhoods, not set up to be a dead end or a cul de sac. Walking path in this area is appropriate. Street could be where bicyclists ride.
 16. Staff was asked what direction they would like the Planning Commission to provide. Applicant expressed the wish to go into the review process and that is the type of direction needed today.
 17. At a prior hearing, it was asked that the Community Development Director or someone at that level look at the economic feasibility of this project and would like to review the analysis when done.

Mr. Peikert responded to questions on the breakdown of number of units, stating that 10 would be for the Hillside House residents; there are 70 market rate units, including 10 affordable units. About 30 Hillside House employees expressed interest in living on the site.

Ms. Hubbell stated that County Zoning does not have the same kind of slope density requirement that the City has. The City allows the approach of the PUD where the units are clustered in the developable area. She stated that the Applicant is proposing a specific plan that would establish standards specific this property, setting density and how they propose to develop it, so slope density will not be used in the standard sense. She stated that the next step would be to move into the formal review process, and that it would be premature to do an economic feasibility study.

John Campanella made a brief statement and thanked everyone involved.

XI. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

Commissioner Mahan gave a report on the Neighborhood Preservation Ordinance subcommittee meeting last Friday.

B. Review of the decisions of the Modification Hearing Officer in accordance with SBMC §28.92.026.

None were requested.

C. Action on the review and consideration of the following Planning Commission Minutes and Resolutions:

- a. Minutes of October 7, 2004
- b. Resolution No. 045-04
425 Stanley Drive
- c. Resolution No. 046-04
Zoning Ordinance Amendments

MOTION: House/White

To approve the Planning Commission minutes and resolution as corrected.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 2 (Jacobs, Jostes)

IX. ADJOURNMENT

Chair Maguire adjourned the meeting at 10:16p.m.

Submitted by,

Liz N. Ruiz, Planning Commission Secretary

PLANNING COMMISSION MINUTES

October 1, 2009

IV. ENVIRONMENTAL HEARINGS:

ACTUAL TIME: 1:06 P.M.

APPLICATION OF LISA PLOWMAN, PEIKERT GROUP ARCHITECTS (AGENT) FOR HILLSIDE HOUSE, 1235 VERONICA SPRINGS ROAD, APN 047-010-039, DR.6 (SANTA BARBARA COUNTY) ZONE DISTRICT, GENERAL PLAN DESIGNATION: RESIDENTIAL 4.6 UNITS/ACRE (COUNTY) (MST2003-00793)

The proposed project consists of annexing an approximate 24 acre project site to the City of Santa Barbara, the removal of all existing structures on the site, except the structure known as Harmony House (a single family residence), and the phased development of 120 residential units in 33 buildings. With the conversion of the Harmony House to a triplex, there would be a total of 121 residential units. The buildings would be two to three stories tall and include single and two car garages. Two non-residential buildings are included: a three-car garage and a 6,700 square foot administration and services building for Hillside House clients. The proposed residential units include 70 market-rate condominiums, 12 very-low income rental units (Hillside House units), 11 inclusionary ownership units and 28 low-income rental units. Hillside House would continue to operate its intermediate care assisted living in the 12 units. The project includes restoration of the portion of Arroyo Burro Creek within the boundaries of the project site, located along the south-west property line. A total of 222 covered and uncovered parking spaces would be provided on site.

As part of the annexation to the City of Santa Barbara the entire lot would receive a General Plan designation of Residential (5 units/acre) and a Zoning Map Amendment to SP-9 (Specific Plan). Two conservation easements are proposed on the project site, which would be recorded as part of the final tract map. The first conservation easement would encompass the entire segment of Arroyo Burro Creek, located within the project site boundaries, and include an area of approximately 100 feet on either side of the creek for its entire length on the project site. The second conservation easement would encompass the hillside on the north-east side of the project site.

The project would include a 36 foot wide public road that would be located along the southwestern side of the lot. On the project site, near the intersection of the proposed public road and Veronica Springs Road, would be a turnout for a Metropolitan Transit District (MTD) bus stop. Offsite, a 20 foot wide emergency access road would be improved, within the City 60 foot wide public right-of-way easement, which crosses four privately owned parcels. It would serve as a pedestrian and bike path through to Palermo Road. A new 42 inch storm water pipe line would be trenched within the Veronica Springs Road right-of-way and terminate at an existing headwall in Arroyo Burro Creek, located approximately 420 feet south of the project site on the west side of Veronica Springs Road.

ENVIRONMENTAL HEARING: The purpose of the environmental hearing is to receive comments from the Planning Commission, interested agencies and the public on the proposed Environmental Impact Report (EIR) scope of analysis, consistent with the provisions of the California Environmental Quality Act (CEQA) Guidelines. The proposed EIR

Case Planner: Peter Lawson, Associate Planner
Email: PLawson@SantaBarbaraCA.gov

Peter Lawson, Associate Planner, gave the Staff presentation.

Lisa Plowman, Peikert Group Architects, gave the applicant presentation and introduced her team: Dan Need, Biologist; Scott Schell, Transportation Planner; Greg Dinlinger, Geologist; Craig Steward, Pennfield & Smith Engineers; and Detlev Peikert, Architect.

Chair Larson opened the public hearing at 1:37 P.M.

The following people commented on the project:

1. Judy Orias, Hidden Valley Association, summarized comments that will be submitted in writing asking for a financial feasibility study to be included in the EIR; a review of slope density, and a bedroom count. Concerned with the project's impact to evacuation routes. Cited a number of projects in development and asked for review of all impacts
2. Mickey Flacks, Housing Authority County of Santa Barbara, stated the project can provide 42% of affordable housing and furthers the goals of Plan Santa Barbara to increase rental and affordable housing. Asked that the project be moved forward. Asked for a traffic impact EIR to consider the impacts on traffic.
3. Brad Frohling, Hillside House Board Member, feels the project has integrity and has met many of the community's concerns, such as public access, creek restoration, and dedicated open space.
4. Shannon O'Bryan would like to see financial disclosure for the project to address concern over potential for incompleteness of the project. Would also like traffic and parking studied. Felt that 46 units/acre is higher density than anything else in Santa Barbara.
5. Don Jones stated that Hillside House has been a very good neighbor, but the project would make it a poor neighbor because of the potential increase in traffic and density.
6. Heike Kilian asked that the EIR be looked at in conjunction with other EIRs being conducted in the Valley, such as Valle Verde. Would like to see a better baseline of traffic on Veronica Springs; does not see anything that counts the traffic flow.
7. William and Gail Kennedy submitted a written letter and were not able to stay for the hearing.

With no one else wishing to speak, the public hearing was closed at 1:57 P.M.

Scott Schell, Associated Transportation Engineers, answered Planning Commission questions about including the Elings Park project when considering cumulative traffic impacts in the Las Positas Valley. Impact to Mission/Hwy 101 area was not included in the scope of work, but will be considered as part of the traffic analysis.

Staff responded to the Commission's comments on surrounding impacted intersections. Staff stated that all impacted intersections will be considered in the traffic study and it will be based upon the project's trip distribution. Clarified how the number of residential units per acre is calculated, both based upon the current Santa Barbara County zoning designation of Design Residential (DR) and the City's zoning designation. Both the Planning Commission and members of the public asked if an economic study of the proposed project would be provided. Staff responded that economic feasibility is not considered unless the project results in financial impacts that result in physical impacts on the environment. Unless this can be demonstrated, a financial feasibility report would not be a part of the EIR.

Staff responded that the Transportation Division may use some data generated from the Plan Santa Barbara traffic model, but could not comment if the model can be used for specific projects. Staff will ask Transportation Staff if it can be used on specific projects.

The Commissioners made the following comments:

1. Commissioner Jacobs expressed concern that the Plan Santa Barbara traffic model could not be used on a project specific basis and also requested that cumulative traffic impacts be evaluated in the las Positas Valley. She was surprised that aesthetic impacts were not included in the EIR scope of work. With regard to a financial analysis, suggested that Staff look at what happened to St. Francis Hospital – they wanted rezoning for office buildings based on the financial need of the hospital, but then the hospital failed and left residual office space in a residential neighborhood. Asked that the EIR include an alternative that would analyze the impacts if the development were to be more similar to the surrounding neighborhood.
2. Commissioner Thompson felt the project has a higher density than the surrounding neighborhood.
3. Commissioners Thompson and White would like to ensure the drainage proposal is consistent with the City's regulations, that neighborhood compatibility is evaluated; and to study traffic impacts. Adequate mitigation measures are needed to address impacts.
4. Commissioner White would like to ensure that the project and its increased use of water can be found consistent with Charter Section 1507. Feels that increased water usage would adversely effect the city's ability to provide water to the entire city. Appreciated the onsite transit stop, but would like reassurance that this will remain an ongoing transit stop. Would like to hear more about the bedroom count per unit.
5. Commissioner Bartlett would like to see sustainability aspects of the project explored. Would like to have employee parking issue addressed.
6. The majority of the Commission was concerned with traffic impacts.
7. Commissioner Lodge asked that Veronica Springs Road be included in the traffic study.

Scott Vincent, Assistant City Attorney, stated that the request from the public for financial feasibility study investigating the applicant's desire to fund their endowment would not address environmental effects of the project and therefore not a proper topic for the

environmental review. Stated CEQA guidelines address how economic effects are addressed and suggested looking at the short term impacts of the project going forward and what happens if the project does not get completed.

During deliberations about project alternatives, some Commissioners recalled that during prior concept review, a neighborhood market was considered, but not explored.

Mr. Vincent stated that project alternatives are a reasonable range of feasible alternatives, and if they are not economically feasible, then the proposed alternative is not considered feasible. The alternatives presented must also meet the majority of the project's goals.

With regard to zoning, Mr. Lawson responded that currently the site is within the County and is zoned 4.6 units/acre and the surrounding zoning is 5 units/acre.

Mr. Lawson reiterated that the 30 day public comment period begins 9/16/09 and ends 10/15/09

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 2:33 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

None

2. Other Committee and Liaison Reports

a. Commissioners White and Lodge reported on attending the opening of the Mercy Housing Project.

b. Commissioner Jacobs encouraged the Commission and the public to attend "First Thursday" in the downtown area.

VII. ADJOURNMENT

Chair Larson adjourned the meeting at 2:37 P.M.

Submitted by,

Julie Rodriguez, Planning Commission Secretary