City of Santa Barbara
California

PLANNING COMMISSION
STAFF REPORT

REPORT DATE: June 14, 2012

AGENDA DATE: June 21, 2012

PROJECT ADDRESS: 4151 Foothill Road and 675 and 681 Cieneguitas Road (MST2008-00496)
Foothill Triangle

TO: Planning Commission

FROM: Planning Division, (805) 564-5470
Danny Kato, Senior Planner DK
Allison De Busk, Project Planner AD

I. PROJECT DESCRIPTION

The project consists of the annexation of three parcels into the city of Santa Barbara, and detachment from the Goleta Water District, Goleta Sanitary District, Santa Barbara County Fire Protection District, County Service Area 3 and County Service Area 32. Upon annexation, a City General Plan designation of Commercial/Medium High Density Residential is proposed, with a zoning designation of Limited Commercial/Special District Two, Upper State Street Area (C-1/S-D-2).

4151 Foothill Road & 681 Cieneguitas Road: These two parcels (totaling 4.08 acres) would be merged, and the existing abandoned gas station (1,750 net square feet) at the corner of Foothill Road and Highway 154 would be demolished. Two new two-story office buildings totaling 60,122 net (61,745 gross) square feet (s.f.) would be constructed on the merged parcel ("Foothill Centre" development). The larger of the two buildings, Building A, would be 37 feet in height and would contain 46,600 net s.f., which is evenly divided between the first and second floors. Primary access to Building A would be from the parking lot, with secondary access from Cieneguitas Road. The smaller building, Building B, would be 36 feet in height and would contain 13,522 net s.f., which is evenly divided between the first and second floors. Primary access to Building B would be provided from the parking lot and Cieneguitas Road.

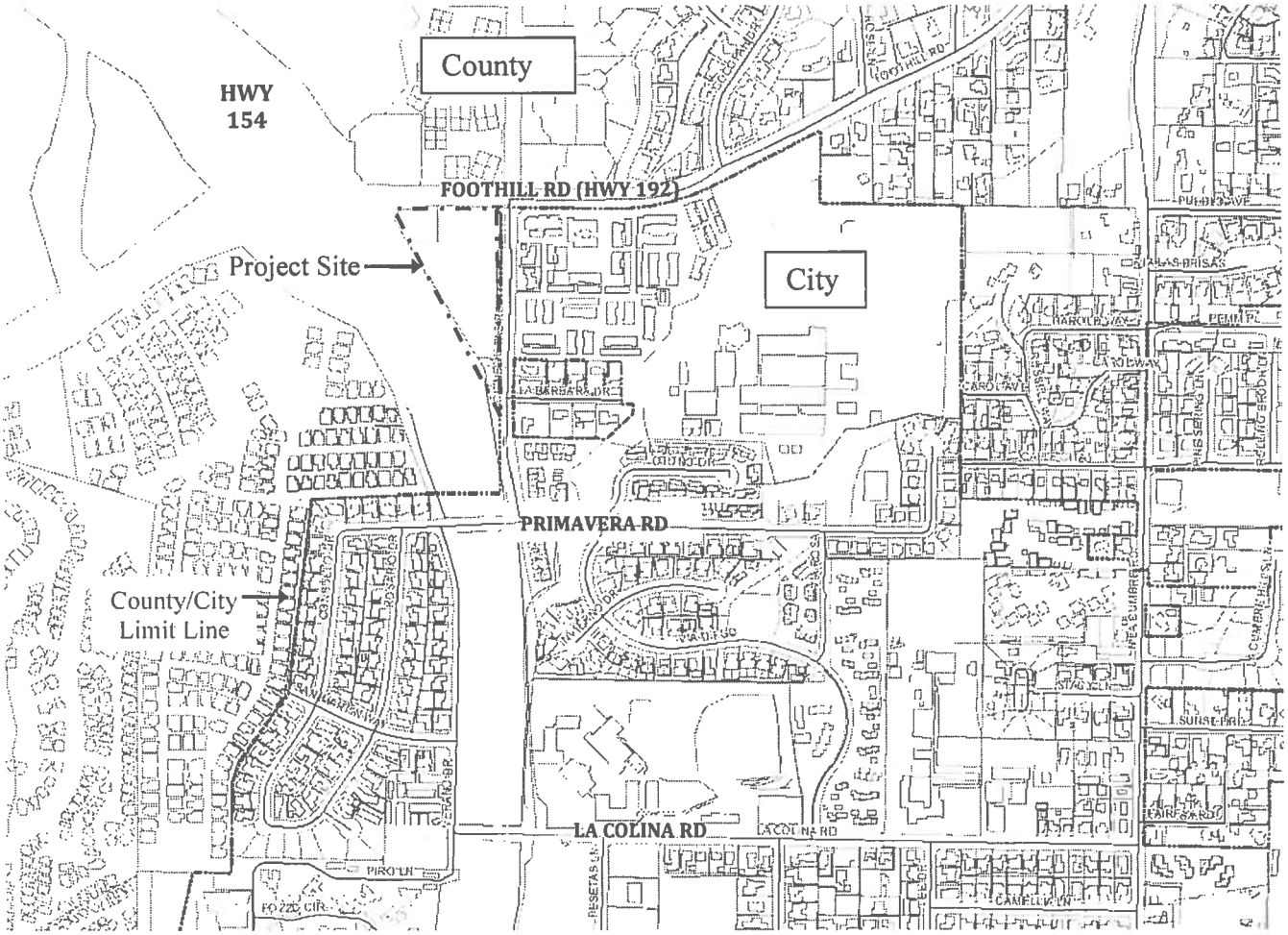
The proposed new office buildings would be occupied by Sansum Clinic. They would include an outpatient surgery center, a medical clinic and administrative offices. This new development would allow Sansum to consolidate facilities, and it is estimated that some of the operations and staff at the existing facility at 215 Pesetas Lane would be relocated to the new Foothill Centre facility. Vacancies at Pesetas Lane would be backfilled by operations and staff currently housed at leased facilities on the South Coast. Anticipated standard hours of operation would be 8:00 a.m. until 5:00 p.m.

A parking lot containing 225 parking spaces (including five on the adjacent 675 Cieneguitas Road parcel) would be located between and behind the proposed new buildings. Access would be provided via two driveways on Cieneguitas Road. A detention basin and vegetated swales would accommodate increased storm water run-off. Ground water remediation due to contamination from the previous use as a full service gas station is currently on-going and would continue.

The project includes curb, gutter, landscaping and sidewalk improvements along Foothill and Cieneguitas Roads. The project also includes extension of the existing northbound left-turn pocket along Cieneguitas at the Foothill Road/Cieneguitas Road intersection from 50 feet to 125 feet in length, with a 60-foot bay taper. Striping changes are proposed along Foothill Road along the property frontage to create a bike lane within the existing eastbound traffic lane and remove the existing westbound left turn arrows painted in the two-way left turn lane; however, these improvements are subject to Caltrans approval.

675 Cieneguitas: The existing 2,500 square foot building, currently used as a veterinary hospital, would remain. The only change would be the addition of five parking spaces in an existing easement along the northern property line for use by the new Foothill Centre development (described above).

VICINITY MAP – 4151 FOOTHILL ROAD AND 675 AND 681 CIENEGUITAS ROAD



APPLICATION DEEMED COMPLETE: December 16, 2011

DATE ACTION REQUIRED: 60 days from completion of environmental review

II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

Actions requiring a recommendation by the Planning Commission to the City Council, and subsequent approval by the City Council and the Local Agency Formation Commission (LAFCO):

A. Reorganization of the three properties, including Annexation to the city of Santa Barbara and Detachment from the Goleta Water District, Goleta Sanitary District, Santa Barbara County Fire Protection District, County Service Area 3 and County Service Area 32;

B. A General Plan Amendment to designate the property as Commercial/Medium High Density Residential upon annexation;

C. A Zoning Map Amendment to zone the property C-1/S-D-2 (Limited Commercial and Special District Two, Upper State Street Area) upon annexation;

Action requiring a recommendation by the Planning Commission to the City Council, and subsequent approval by the City Council:

D. Final Economic Development Designation by the City Council for 13,526 square feet from the Economic Development category for a medical office/clinic on APNs 059-160-017 and -023 (SBMC 28.87.300); and

Actions by the Planning Commission, contingent upon recommendation of the actions listed above:

E. A Development Plan to allow the construction of 58,372 square feet of net new nonresidential development on APNs 059-160-017 and -023 (SBMC §28.87.300).

III. RECOMMENDATION

City staff is supportive of the proposed commercial development. With City Council approval of the requested annexation, proposed zoning and accompanying General Plan land use designation, the development 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 project are consistent with the surrounding neighborhood.

Therefore, Staff recommends that the Planning Commission take the following action, making the findings outlined in Section IX of this report, and subject to the conditions of approval in Exhibit A:

1) Adopt the Final Mitigated Negative Declaration (MND);
2) Approve the Development Plan; and
3) Recommend to the City Council the approval of the:
   a. Reorganization (annexation to the City and detachment from applicable special districts),
   b. General Plan amendment,
   c. Rezone, and
   d. Final Economic Development designation.

IV. BACKGROUND

The project site, known as the "Foothill Triangle," located at the southwest corner of Foothill Road and Cieneguitas Road, is within the jurisdiction of the County, but within the City's Sphere of Influence. 4151 Foothill Road contains an abandoned gas station, and 675 Cieneguitas Road is currently developed with a veterinary hospital. 681 Cieneguitas Road is vacant. Annexation of the Foothill Triangle into the City was initiated in 2003 by the City Council with a pre-General Plan designation of General Commerce and pre-zoning designation of C-1 (Limited Commercial) and S-D-2 (Special District Two, Upper State Street Area).

A. SITE HISTORY

The 4151 Foothill Road and 681 Cieneguitas Road parcels were previously developed with two separate service stations, operated by Chevron and Mobil. The Chevron station (southwest corner of Foothill/Cieneguitas) was demolished in 1988. The former Mobil station (near Hwy 154/Foothill intersection) has been vacant since 1999. In 1983, the County certified an EIR and approved applications for the Foothill Convenience Center project on the vacant lot, which included approximately 44,000 s.f. of commercial development, including uses such as a grocery store, retail businesses, and professional offices. In 1985, extensive contamination of the soil and groundwater was discovered from a leaking underground fuel tank on the former Mobil gas station site. In 1992, the County denied a request for a time extension of the project. As a result of litigation, Mobil acquired the property and committed to remediate the contamination on site. Mobil sold the property to the current owner in 1999 and encumbered the property with a deed restriction prohibiting any residential development, and limiting other types of development on the property. The applicant has attempted to get Mobil to lift the residential deed restriction from the property, but has been unsuccessful in that endeavor.

B. GENERAL PLAN, ZONING AND ANNEXATION

Under the City's Draft Las Positas Valley and Northside Pre-Annexation Study (2000), the City identified a preliminary pre-General Plan designation of General Commercial - Neighborhood Shopping Center for the subject property, and pre-zoning designations of C-P (Limited Commercial) and S-D-2 (Special District Two, Upper State Street Area). The S-D-2 Zone is applied to properties located in the "Upper State Street Area," which is bounded by Alamar Avenue, U.S. Highway 101, Foothill Road, and State Highway 154. The applicant pursued a pre-zoning designation of C-1 (rather than C-P) following the recommendation of City staff. Staff recommended C-1 zoning because it provides for office uses not available under the C-P Zone, allowing for more flexibility for future building occupants.

On March 18, 2003, the City Council initiated annexation of the subject lots with a proposed General Plan designation of General Commerce and a proposed zoning designation of C-1/ S-D-2. The 675 Cieneguitas Road property was included at the request of LAFCO.

With the adoption of the General Plan Update (December 2011), the City's land use designations changed. The currently proposed Commercial/Medium High Density Residential land use is the most similar designation to the previously proposed General Commerce.

C. CITY PLANNING COMMISSION CONCEPT REVIEWS

The City Planning Commission has held three concept reviews of proposed development on the project site.

1. April 10, 2003

The first concept review on April 10, 2003 was for a proposal to construct a two-story, 66,906 s.f. office building, which would have been leased by the Fielding Institute, and a freestanding 2,400 s.f. neighborhood market.

2. May 22, 2003

In response to the Planning Commission's comments at the April 10, 2003 hearing, the applicant returned to the Planning Commission with a revised project. The revised site plan reflected separation of the main building into two buildings, with parking underneath the southernmost building.

3. December 11, 2008

A third concept review was held on December 11, 2008. That project included construction of a two and three story 71,009 s.f. office building for use by Fielding Graduate Institute and Antioch University (approximately 30% office space and 70% classroom space).

D. COUNTY PLANNING COMMISSION COURTESY REVIEW

On December 7, 2011, the current project was reviewed by the County Planning Commission. The Commission had questions about current remediation and the existing unkempt appearance of the site. They commented on the parking ratio, noting that the new Lompoc Sansum Clinic seemed underparked, and suggested pocket turn lanes into the parking lot to allow through traffic to flow unimpeded.

E. CITY DEVELOPMENT APPLICATION REVIEW TEAM PROCESS

Through the review process for this project, some of the key issues that have been discussed include:

Issue	**Proposed Resolution**
Properties to be included in this annexation	Decision by City Council to include 675 Cieneguitas but not any properties along La Barbara
Location of annexation boundary along Foothill Road	Decision to locate it at the back of proposed sidewalk rather than existing property line; proposed easement dedication to City of area between back of sidewalk and property line, with subsequent City dedication to Caltrans.

Improvements along Foothill and easements/ maintenance	Foothill Road improvements are subject to approval by Caltrans. City has recommended certain improvements (such as a bike lane and street trees) in the conditions of approval, but Caltrans must ultimately approve the improvements. Caltrans has indicated that they do not support a bike lane and they want the trees located at the back of sidewalk due to sight visibility issues. Applicant to maintain all improvements.
Removal of pole sign on 675 Cieneguitas	Pole signs are not permitted in the city of Santa Barbara (SBMC §22.70.030.C.23). The pole sign must come into compliance with the Sign Ordinance within 180 days of annexation (per SBMC §22.70.080 (Exhibit F), this means either removal or receiving an exception pursuant to SBMC §22.70.080.C.3).
Appropriate zoning designation	C-1/S-D-2 proposed
Balancing storm water management with contaminated soils/groundwater	Project complies with SWMP, but additional measures were not required due to soil concerns
Status as an economic development project due to uncertainty of proposed tenant	Sansum Clinic is currently proposed as the tenant, and staff is fully supportive of them qualifying under the economic development category
Proposal to provide additional off-site parking at the Pesetas Lane Clinic to satisfy anticipated parking demand	Applicant revised proposal to incorporate TDM measures as a way to reduce parking demand
Inclusion of a commercial component	Although previously encouraged by staff and the Planning Commission, it was not supported by nearby schools or neighbors and is not included in this proposal

V. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

	675 Cieneguitas Rd.	681 Cieneguitas Rd.	4151 Foothill Rd.
APN:	059-160-021	059-160-023	059-160-017
Parcel Size: Total = 187,723 s.f. (4.31 acres)	10,018 s.f.	155,384 s.f.	22,321 s.f.
		177,705 s.f. (4.08 acres) after merger	
Owner:	Britschgi 1, LLC	Foothill Centre, LP	Foothill Centre, LP
Slope	3.2% NW to SE		
General Plan -Existing:	Neighborhood Commercial (County)		
-Proposed:	General Commerce (City)		
Zoning -Existing:	SC Shopping Center (County)		
-Proposed:	C-1/S-D-2 Limited Commercial and Upper State Street Overlay (City)		
Land Use -Existing:	veterinary hospital	vacant	former gas station
-Proposed:	veterinary hospital	medical offices	
SURROUNDING LAND USES (JURISDICTION):			
North:	Foothill Road and Residential (County)		
East:	Residential (City and County)		
South:	Residential (City)		
West:	Hwy 154 and Residential (County)		

B. PROJECT STATISTICS

	Proposed Building A	Proposed Building B
1st Floor	23,214 s.f.	6,761 s.f.
2nd Floor	23,386 s.f.	6,761 s.f.
Sub-Total	46,600 s.f.	13,522 s.f.
Total	60,122 net s.f.	

VI. POLICY AND ZONING CONSISTENCY ANALYSIS

A. ZONING

The project site is currently located within the jurisdiction of the County of Santa Barbara, and is zoned Shopping Center (SC). The SC zone is applied to areas appropriate for clustered shopping center uses. This zone allows either a convenience shopping center (where the everyday, frequent needs of the consumer are served) or a community shopping center (where consumer goods and services are provided and shoppers are provided the opportunity to comparison shop).

As part of the annexation, the project site is proposed to be rezoned to C-1 (Limited Commercial) and S-D-2 (Special District Two, Upper State Street Area) Zones. The intent of the C-1 zone district is to provide a desirable living environment by preserving and protecting surrounding residential land uses in terms of light, air and existing visual amenities. The Upper State Street Area Overlay is intended to limit traffic through specific setback, parking and building size requirements. There are other City zoning designations that could be deemed appropriate for this site (e.g. C-P was originally proposed); however, staff believes that C-1 is appropriate and offers the most flexibility (primarily because it allows for general office development). Refer to Exhibit D for a comparison of other potential zone designations. Based on staff's analysis, the proposed zoning designation would be appropriate for the area and would be no more intensive than the existing County zoning.

The proposed use as a medical clinic is permitted within the proposed C-1/S-D-2 zone. As identified in the Table below, the project complies with all zoning requirements with respect to building height and setbacks. The project would provide more parking than required by Ordinance. No modifications are requested or required.

Standard	Requirement/ Allowance	Proposed Development
Setbacks		
-Front	10' for building or structure < 15' 20' for 2-story buildings	10' parking 35' Building A 20' Building B
-Interior	none	100'
Building Height	3 stories and 45 feet	2 stories and 37 feet
Parking	1 per 250 s.f. less 30% reduction[1] = 168	225
Lot Coverage		
-Building	N/A	30,908 s.f. 17%
-Paving/Driveway	N/A	91,101 s.f. 51%
-Landscaping	N/A	56,691 s.f. 32%

[1] Per SBMC §28.90.100.D.3, for industrial and office uses, buildings in excess of 50,000 s.f. shall provide 70% of the required parking.

1. DEVELOPMENT PLAN

The Foothill Centre development proposal involves a net increase in non-residential square footage totaling approximately 58,372 s.f. (60,122 s.f. less existing 1,750 s.f. building). Under Santa Barbara Municipal Code (SBMC) §28.87.300, nonresidential development requires a Development Plan and approval by the Planning Commission. Pursuant to the provisions of SBMC §28.87.300, the Foothill Centre development parcel would be allowed nonresidential square footage as follows:

	4151 Foothill Rd.	681 Cieneguitas Rd.
Existing Floor Area	1,750 s.f.	N/A
Minor and Small Addition	3,000 s.f.	3,000 s.f.
Vacant Land Credit	N/A	38,846 s.f.
Total Available S.F.	46,596 s.f.	
Total Requested S.F.	60,122 s.f.	
Difference – Proposed to be allocated from the Economic Development Project category	13,526 s.f.	

In order to approve the proposed nonresidential development, the Planning Commission must determine that the project: is consistent with the City's Municipal Code requirements; is consistent with the principles of sound community planning; is compatible with the neighborhood; and that the project will not have an adverse impact on South Coast affordable housing stock, water resources, or traffic. Staff finds that the project satisfies each of these requirements, and the findings for approval are included in Section IX of this staff report.

2. ECONOMIC DEVELOPMENT DESIGNATION

An Economic Development Project is one that "will enhance the standard of living (defined therein as wages, employment, environment, resources, public safety, housing, schools, parks and recreation, social and human services, and cultural arts) for City and South Coast residents and will strengthen the local or regional economy." SBMC §28.87.300.B.3

Currently, there is 538,034 s.f. available in the Economic Development category (see Exhibit G for a table of projects with Preliminary or Final Economic Development Designations).

The City Council granted the Foothill Centre development site a Preliminary Economic Development designation of 22,499 s.f. of non-residential area in 2003 for the previously proposed administrative office building for Fielding Graduate Institute. City Council must make a final determination that the use of the building by Sansum is an Economic Development Project (for 13,526 s.f. rather than the 22,499 s.f. granted preliminarily).

Staff believes that the project qualifies for the Economic Development designation because the use as a medical office, and more specifically as an outpatient surgery center, would support diversity and balance in the local economy by providing services that are currently in limited supply in the region. The project would also have no significant impacts on traffic, water or housing. The City Council will make the final determination, and feedback from the Planning Commission would be appreciated.

3. PARKING

The project, as designed, requires 168 parking spaces per the City's Parking Ordinance. The applicant has proposed a total of 225 spaces, as well as one loading space and space to accommodate three cars in the passenger drop-off area. Typically, staff does not support the provision of parking in such excess of Ordinance requirements. However, the proposed development is intended for use as a medical office, which has a higher parking demand than a typical office development. A Traffic, Circulation and Parking Study (included in Final MND – Exhibit I) and a Parking Analysis Addendum (Exhibit H) were prepared for the project by Associated Transportation Engineers. Based on analysis outlined in those studies, the project is anticipated to demand 239 parking spaces. A Transportation Demand Management (TDM) Plan is proposed as part of the development to reduce the project's overall parking demand. The Parking Analysis Addendum concludes that the TDM Plan should reduce peak parking demand by approximately 15%, which results in a peak demand of 218 parking spaces (based on 138 employees). The 225 spaces proposed would accommodate this parking demand. The project exceeds the Zoning Ordinance requirements as they relate to parking, and the TDM measures proposed in order to reduce the anticipated parking demand are being provided at the applicant's discretion in order to minimize on-street parking and associated impacts to the surrounding neighborhood. As such, staff supports the proposed parking and TDM Plan.

B. GENERAL PLAN CONSISTENCY

Refer to Final MND (Exhibit I) for a complete list of applicable General Plan policies and additional discussion.

1. LAND USE

The current County General Plan Land Use Plan designation is Neighborhood Commercial. Neighborhood Commercial serves such day-to-day needs of residents in the immediate area as food, drugs, gasoline, and other incidentals. As part of the project, the site would be annexed to the City with a General Plan designation of Commercial/Medium High Density Residential, which is intended for commercial centers typically located in residential areas. A broad variety of retail commercial outlets, restaurants, offices, medical offices, and grocery stores are allowed uses under this designation. Staff finds that the proposed land use designation is appropriate for the site. The proposed development of the medical office buildings would be consistent with the proposed City land use and zoning designations.

If approved, the project site would become part of the Hope Neighborhood, which is described in the Land Use Element of the City's General Plan as being bounded by the

City limit line to the north and west, Arroyo Burro Creek to the east, and Via Lucero to the south. The annexation would move the City's jurisdictional limits to the west at the northern edge of this neighborhood.

The Hope Neighborhood includes single family, duplex and multi-family development, as well as senior and affordable housing complexes. Although this neighborhood is primarily developed with single-family residences, the area also includes several schools and is located in close proximity to medical and office uses in the North State neighborhood.

The project would add land that is in the City's Sphere of Influence into City limits. One City goal noted in the General Plan is to simplify the present City boundaries and provision of services by encouraging annexation of unincorporated islands and peninsulas of land contiguous to the City. The project site is located in an area (south of Foothill Road in the Hope neighborhood) that is identified to be annexed at the earliest opportunity. The proposed project could be found potentially consistent with the Land Use Element of the General Plan.

2. ENVIRONMENTAL RESOURCES ELEMENT

With respect to the subject development, the most applicable policies relate to visual resources and trees. Development of the project site will affect views of the mountains; however, those views are neither pristine nor seen from major public vantage points. The project is proposing the removal of trees, including three oaks. However, four oaks are to be protected, and 25 oaks and 135 other trees are proposed to be planted. As such, the project can be found consistent with the Environmental Resources Element of the General Plan.

3. CIRCULATION ELEMENT

The Circulation Element contains goals and implementing measures to reduce adverse impacts to the City's street system and parking. The project includes pedestrian and bus stop improvements to increase the availability and attractiveness of alternative transportation, as well as a TDM Plan to reduce traffic and parking demands at the site. These project components are consistent with the Circulation Element o the General Plan.

VII. ENVIRONMENTAL REVIEW

Environmental review of the proposed project has been conducted pursuant to the California Environmental Quality Act (CEQA) and related Guidelines. An Initial Study and a Mitigated Negative Declaration (MND) were prepared to evaluate the project's potential impacts on the physical environment. The analysis identified potentially significant but mitigable environmental effects in the following issue areas: biological resources, cultural resources, and noise. In addition, recommended mitigation measures were identified to further reduce less than significant impacts associated with air quality and cultural resources.

The Draft MND was available for public review from April 4 to May 4, 2012. Four comment letters were received. The primary environmental concerns raised by those who commented were related to

traffic, air quality and noise. These issues are addressed in the Response to Comments document[2], and minor revisions to the Initial Study text have been made. Additionally, since release of the Draft MND, the applicant has refined the architectural drawings. In doing so, it was determined that the building height needed to increase by 24 inches to accommodate ducting and mechanical equipment necessary for the use. The Initial Study has been updated to reflect this new information; however, no new significant impacts would result, and it would not change the severity of any previously identified impacts. This change is not considered significant new information that would trigger recirculation of the MND.

The proposed Final MND has identified no significant and unavoidable (Class I) impacts related to the proposed project. Pursuant to CEQA and prior to approving the project, the Planning Commission must consider the Final MND. For each mitigation measure adopted as part of a Mitigated Negative Declaration, the decision maker is required to make the mitigation measure a condition of project approval, and adopt a program for monitoring and reporting on the mitigation measures to ensure their compliance during project implementation. The mitigation measures described in the proposed Final MND have been incorporated into the recommended conditions of approval for this project and have been agreed to by the applicant. In addition, a mitigation monitoring and reporting program (MMRP) is included in the project's Final MND.

As stated previously, the Final MND analysis concludes that no significant environmental impacts would result from the project as mitigated. The only potentially significant (Class II) impact area identified is Hazards, and is a result of existing contamination and on-going remediation work. Project impacts related to exposure of people (construction workers) to health hazards would be potentially significant due to the existence of contaminated soils on site. Mitigation measures are proposed to reduce this impact to a less than significant level: H-1 Monitoring Wells, which requires an approved well abandonment workplan and protection of wells that are to remain; H-2 Soils Management Plan, which describes procedures for handling and disposal of contaminated soils; and H-3 Interceptor Trenches, which requires that existing interceptor trenches be properly abandoned prior to starting construction. According to the County Fire Department, with this mitigation, the proposed uses would not present health hazards.

The MND identified less than significant impacts in the areas of Aesthetics, Air Quality/Greenhouse Gas, Biological Resources, Cultural Resources, Geophysical Resources, Noise, Population and Housing, Public Services, Recreation, Transportation/Circulation, Water Environment, and Land Use. Mitigation measures are recommended to further reduce the following adverse, but less than significant, impacts:

- temporary impacts associated with construction noise (N-1 Neighborhood Notification Prior to Construction, N-2 Construction Hours, and N-3 Construction Equipment Sound Control);
- biological impacts associated with tree removal (BIO-1 Bird Nesting); and
- geologic impacts associated with foundation design (G-1 Geotechnical Studies).

VIII. DESIGN REVIEW

This project has been reviewed conceptually by the City's Architectural Board of Review (ABR) on three separate occasions (meeting minutes are included in the Final MND (Exhibit I). Overall, the

[2] Exhibit 12 of the Initial Study; included as part of the proposed Final MND (Exhibit I).

Board appreciated the site planning and generous setbacks, and liked the proposed architectural style. The ABR found the project to have a minimal visual impact from Highway 154. The Board found the proposed project to be in compliance with the City Charter and applicable Municipal Code requirements, consistent with applicable Design Guidelines and compatible with the architectural character of the City and the surrounding neighborhood. Since the Board's last review on December 13, 2010, the buildings have increased in size by approximately 1,485 net s.f., and the building height has increased by 24 inches. However, the current proposal is 7,428 net s.f. smaller than the project the ABR gave favorable comments to in January 2010. The project would be required to return to the ABR for Project Design Approval if approved by the Planning Commission.

IX. FINDINGS

Staff recommends that the Planning Commission adopt the Final MND and approve the Development Plan, making the following findings:

A. FINAL NEGATIVE DECLARATION ADOPTION

1. The Planning Commission has considered the proposed Final Mitigated Negative Declaration, dated June 11, 2012 for the 4151 Foothill Road Project (MST2008-00496) and comments received during the public review process.
2. In the Planning Commission's independent judgment and analysis based on the whole record (including the initial study and comments received), there is no substantial evidence that the Project will have a significant effect on the environment.
3. The location and custodian of documents or other material which constitute the record of proceedings upon which this decision is based is the City of Santa Barbara Community Development Department, 630 Garden Street, Santa Barbara, CA 93101.
4. Mitigation measures identified in the Mitigated Negative Declaration that would avoid or reduce all potentially significant impacts to less than significant levels have been included in the project or made a condition of approval. Additional mitigation measures to minimize adverse but less than significant environmental effects have also been included as conditions of approval. A Mitigation Monitoring and Reporting Program, prepared in compliance with the requirements of Public Resources Code § 21081.6, is included in the Final Mitigated Negative Declaration for the Project and is hereby adopted.

B. DEVELOPMENT PLAN (SBMC §28.87.300.D)

1. The proposed development complies with all provisions of Title 28.

   As identified in Section VI.A of the staff report, the project complies with all provisions of the City's Zoning Ordinance (Title 28).

2. The proposed development is consistent with the principles of sound community planning.

   The project is an infill project proposed in an area where commercial and residential development are permitted uses. The project site has been previously

developed, and has been undergoing remediation for many years. Redevelopment of the site would eliminate an unkempt, essentially vacant lot with a new commercial/office development that has been found to be compatible with surrounding development and with the City's aesthetic criteria. As identified in the Mitigated Negative Declaration, the project will have no significant unmitigated environmental impacts. The project is adequately served by public streets, public transportation and utilities.

3. The proposed development will not have a significant adverse impact upon the neighborhood's aesthetics/character in that the size, bulk or scale of the development will be compatible with the neighborhood.

   As described in Section VIII of the staff report, the design has been reviewed by the City's Architectural Board of Review, which found the architecture and site design appropriate, and found the project consistent with applicable Design Guidelines and compatible with the architectural character of the City and the surrounding neighborhood. Additionally, the Mitigated Negative Declaration prepared for the project analyzed the project's aesthetic and view impacts and found that the project would not have a significant environmental impact on aesthetics. The immediate neighborhood contains a mixture of one and two-story residential developments.

   Final review of the project, including architectural details, outdoor lighting, mechanical equipment and landscaping will be provided by the Architectural Board of Review.

4. The proposed development will not have a significant unmitigated adverse impact upon City and South Coast affordable housing stock.

   The project includes development of a medical office complex for use by Sansum Clinic. The proposed new offices would result in the consolidation of several offices currently used by Sansum. It is estimated that the Foothill Centre development project will result in 25-30 new employees on the south coast, which represents a very small increase in area employees. The project does not include the demolition of any housing, nor does it include construction of new housing. The applicant prepared a Housing Mitigation Calculation based on the Regional Growth Impact Study (1980), which estimated that the Foothill Centre development would generate a demand for 10 low to moderate income housing units. The project developer has recently constructed 200 residential units in Goleta (Sumida Gardens), of which 34 were designated for low-income homebuyers. The project will not have an adverse impact on affordable housing stock.

5. The proposed development will not have a significant unmitigated adverse impact on the City's water resources.

   As described in Section VII of the staff report and in more detail in the project's Mitigated Negative Declaration, adequate City services, including water, are currently available to the project site. Water resource impacts are not anticipated as a result of the construction of the Foothill Centre development.

6. The proposed development will not have a significant unmitigated adverse impact on the City's traffic.

   As identified in Section VII of the staff report and in more detail in the project's Mitigated Negative Declaration, the project will not generate substantial traffic and will not significantly impact any area intersections.

7. Resources will be available and traffic improvements will be in place at the time of project occupancy.

   The project site is adequately served by existing public streets and utilities. Traffic improvements proposed as part of the project (extension of left turn lane on Cieneguitas Road) and required sidewalk improvements must be completed prior to project occupancy, as outlined in the project's conditions of approval.

Staff recommends that the Planning Commission recommend approval of the annexation, General Plan Amendment, Pre-zoning and Economic Development status to the City Council for the following reasons:

C. ANNEXATION

The proposed annexation is appropriate since the project site is within the City's Sphere of Influence, and is identified in the Land Use Element as an area that should be annexed to the City. The project site is surrounded on two sides by property currently within the City's jurisdiction. A City maintained road (Cieneguitas Road) serves the site and some City services are currently provided to the site.

D. GENERAL PLAN AMENDMENT

The proposed General Plan designation of Commercial / Medium High Density Residential is consistent with the existing County General Plan designation and with the proposed zoning designation. This land use designation would be consistent and compatible with surrounding development and land uses in this neighborhood.

E. ZONING MAP AMENDMENT

The proposed rezone from Santa Barbara County Shopping Center zoning to the City zoning designation of Limited Commercial and Special District 2 "Upper State Street Area" (C-1/SD-2) Zone is compatible with the surrounding neighborhood zoning. This zoning designation would also be consistent with the proposed General Plan designation of Commercial/Medium High Density Residential. The uses allowed under this designation would also be compatible with surrounding development and would provide a buffer between Highway 154 and existing residential development.

F. ECONOMIC DEVELOPMENT FINDINGS

As discussed in Section VI.A.2 of the staff report, the proposed development qualifies as an Economic Development Project because it will enhance the standard of living (defined as wages, employment, environment, resources, public safety, housing, schools, parks and recreation, social and human services, and cultural arts) for City and South Coast residents and strengthen the local or regional economy by creating new permanent employment

opportunities. It will also support diversity and balance in the local and regional economy by providing services (outpatient surgery center and medical clinic) that are currently in limited supply both locally and regionally.

Exhibits:

A. Conditions of Approval
B. Site Plan
C. Applicant's letter, dated June 6, 2012
D. Comparison of Potential Zone Designations for Foothill Triangle
E. Planning Commission Minutes
   a. April 10, 2003,
   b. May 22, 2003,
   c. December 11, 2008
F. SBMC §22.70.080 Nonconforming Signs
G. Economic Development Designations
H. Parking Analysis Addendum dated February 2, 2012
I. Final Mitigated Negative Declaration available on the City website: http://www.santabarbaraca.gov/Resident/Environmental_Documents/4151_Foothill_Road/

PLANNING COMMISSION CONDITIONS OF APPROVAL

4151 FOOTHILL ROAD, 675 CIENEGUITAS ROAD AND 681 CIENEGUITAS ROAD
ANNEXATION, GENERAL PLAN AMENDMENT, ZONING AMENDMENT, FINAL ECONOMIC DEVELOPMENT ALLOCATION, DEVELOPMENT PLAN
JUNE 14, 2012

I. 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. **Order of Development.** In order to accomplish the proposed development, the following steps shall occur in the order identified:

1. Obtain all additional land use approvals. Refer to condition B "Approval Contingent upon Annexation, Adoption of General Plan and Zoning Map Amendments, and Final Economic Development Allocation."
2. Pay Fish and Game fee immediately upon project approval by City Council. Delays in payment will result in delays in filing the required Notice of Determination.
3. Submit DRAFT LAFCO Annexation Map to Public Works.
4. Obtain LAFCO Approval and Complete Annexation.
5. Abate nonconforming pole sign on 675 Cieneguitas Road within 180 days of annexation completion.
6. Obtain all required design review approvals.
7. Pay Land Development Team Recovery Fee at time of first permit application.
8. Make application and obtain a Building Permit (BLD) to demolish any structures / improvements and/or perform rough grading. Comply with condition G "Construction Implementation Requirements."
9. Make application to the Public Works counter to process a Voluntary Merger prior to issuance of any Building Permits or other Public Works permits.
10. Record any required documents (see Recorded Conditions Agreement section).
11. Permits.
    a. Make application and obtain a Building Permit (BLD) for construction of approved development.
    b. Make application and obtain a Public Works Permit (PBW) for all required public improvements.

Details on implementation of these steps are provided throughout the conditions of approval.

B. **Approval Contingent Upon Annexation, Adoption of General Plan and Zoning Map Amendments, and Final Economic Development Allocation.** Approval of the subject

project is contingent upon approval of the Annexation, General Plan and Zoning Map Amendment, and Final Economic Development Allocation by the City Council and Local Agency Formation Commission (as applicable), and completion of the annexation.

C. **Recorded Conditions Agreement (APNs 059-160-017 and -023).** The Owner of APNs 059-160-017 and -023 shall execute a *written instrument*, which shall be prepared by Planning staff, reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:

1. **Approved Development.** The development of the Real Property approved by the Planning Commission on June 21, 2012 is limited to annexation of these parcels into the City, and merger and development of those lots. The merged lots will be developed with the Foothill Centre, which includes approximately 60,122 net square feet of building area contained in two, two-story buildings, 225 parking spaces, 24 bike parking spaces, and the improvements described in the Final Mitigated Negative Declaration and shown on the plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.

2. **Uninterrupted Water Flow.** The Owner shall provide for the continuation of any historic uninterrupted flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.

3. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats, or trailers shall be stored on the Real Property.

4. **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, including any tree protection measures. If said landscaping is removed for any reason without approval by the ABR, the owner is responsible for its immediate replacement.

5. **Tree Protection.** The four existing oak tree(s) and one stone pine shown on the Landscape Plan as to be protected, shall be preserved, protected, and maintained.

6. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices in a functioning state. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, 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 Owner 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 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.

7. **Transportation Demand Management.** The following alternative mode incentives, which were proposed in the parking study prepared by Associated Transportation Engineers dated February 2, 2012, are included as part of the approved project to minimize potential parking and traffic impacts caused by the project. The Transportation Demand Management (TDM) Program shall consist of a combination of the following, based on coordination with employees and which programs prove to be the most effective. The effectiveness of the TDM Program will be reviewed annually and adjustments may be made based on the success of the individual components. Any proposed changes to the Program will require approval by the City. Owner shall be responsible for ensuring that all tenants comply with the provisions of the approved TDM Program.

   a. **TDM Administrator.** The Owner shall appoint a TDM Administrator responsible for the alternative mode incentives. The TDM Administrator shall coordinate with Traffic Solutions or successor agency for training and assistance in administrating their program in order to maximize the effectiveness of the programs offered. The TDM Administrator will also be in charge of parking monitoring and will be the designated contact person for the public to reach concerning any parking/circulation issues in the adjacent neighborhood.

      For the first three years of operation, the TDM Administrator shall provide an annual report to the Community Development Director and the Transportation Manager illustrating the number of users, describing the marketing techniques and program results, including successes and failures.

   b. **Carpool Parking Spaces.** Preferential parking spaces for carpools/rideshares shall be provided and designated by "Carpool Permit Parking Only" signs. Carpool permits shall be issued to those employees who carpool and are eligible.

   c. **Commuter Bus And MTD Subsidies.** The employer shall pay for a portion (50%) of the costs for employees who use the Clean Air Express and Coastal Express commuter bus programs and local Metropolitan Transit District (MTD) bus routes. Notice of these incentives shall be provided to existing employees and new employees when they are hired. MTD Line 10 directly serves the Foothill site. The existing bus stop on Pesetas Lane currently serves the Clean Air and Coastal Express commuter lines and MTD Line 8. A shuttle system shall be tied into this program in order to transport employees from the existing bus stop at the Pesetas Lane site to and from the Foothill site.

d. **TDM Incentives Posted.** Employer shall post the incentives offered and any other applicable and pertinent information related to alternative transportation options in a central (public) location accessible to employees.

e. **Bus Routes and Schedules Posted.** Notice of MTD bus routes and schedules shall be placed and maintained up-to-date in a central (public) location accessible to employees.

f. **Bicycle Use.** Employer will creatively offer incentives to support those who bike and encourage those who might, by offering secure bicycle parking on site, including new bicycle lockers.

g. **Shower and Locker Facilities.** Male and female employee shower and locker facilities shall be provided and maintained as approved by the Transportation Manager. The showers shall be available for use before and during work hours. Notice of these facilities shall be provided when employees are hired.

h. **Ride-Sharing / Carpooling Program.** Employees shall be made aware of the Ride-Sharing Program or similar successor programs administered by Traffic Solutions or successor agency. The Owner and/or all employers shall have all employees registered with the Traffic Solutions ride matching Program to encourage ridesharing and carpooling.

i. **Employee Lunch Room.** An employee lunchroom shall be provided in the building, including the following amenities: refrigerator, microwave oven, sink, food preparation area, tables and chairs. Hot and cold drinks and cold foods shall be made available for purchase to employees.

j. **Guaranteed Ride Home.** In the event of an emergency or work requirement that interferes with the normal transportation arrangement of any employee using mass transportation, a carpool, rideshare or a vanpool to get to work, the Owner or employer shall provide cab fare, a company car, or other means to guarantee a free ride home.

8. **Off-Site Parking Agreement.** An off-site parking agreement, or similar equivalent legal arrangement subject to acceptance by the City, shall be prepared by the Applicant in order to provide for the five parking spaces located on APN 059-160-021. The agreement shall comply with the provisions outlined in Santa Barbara Municipal Code Subsection 28.90.001.18, and is subject to review and approval by the City Attorney.

9. **Areas Available for Parking.** All parking areas and access thereto shall be kept open and available in the manner in which it was designed and permitted.

D. **Recorded Conditions Agreement (APN 059-160-021).** The Owner of APN 059-160-021 shall execute a *written instrument*, which shall be prepared by Planning staff, reviewed as to form and content by the City Attorney, Community Development Director and Public

Works Director, recorded in the Office of the County Recorder, and shall include the following:

1. **Approved Development.** The development of the Real Property approved by the Planning Commission on June 21, 2012 is limited to annexation of the parcel into the City, and the improvements described in the Final Mitigated Negative Declaration and shown on the plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.

2. **Pole Sign.** The existing pole sign located at 675 Cieneguitas Road must be brought into conformance with the City's Sign Ordinance within 180 days of completion of the annexation (as evidenced by Notice of Completion from LAFCO). This requires removal or approval of an exception to SBMC §22.70.080, pursuant to SBMC §22.70.080.C.3.

3. **Uninterrupted Water Flow.** The Owner shall provide for the continuation of any historic uninterrupted flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.

4. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats, or trailers shall be stored on the Real Property.

5. **Areas Available for Parking.** All parking areas and access thereto shall be kept open and available in the manner in which it was designed and permitted.

E. **Design Review.** The Foothill Centre development project, including public improvements, is subject to the review and approval of the Architectural Board of Review (ABR). The ABR shall not grant project design approval until the following Planning Commission land use conditions have been satisfied.

1. **Tree Removal and Replacement.** All trees removed, except fruit trees and street trees approved for removal without replacement by the Parks Department, shall be replaced on-site on a one-for-one basis with minimum 15 gallon size tree(s) of an appropriate species or like species, in order to maintain the site's visual appearance and reduce impacts resulting from the loss of trees.

2. **Tree Protection Measures.** The landscape plan and grading plan shall include the following tree protection measures:

   a. **Tree Protection.** All trees not indicated for removal on the approved landscape plan shall be preserved, protected, and maintained, in accordance with any related Conditions of Approval.

   b. **Landscaping Under Trees.** Landscaping under the tree(s) shall be compatible with the preservation of the tree(s), as determined by the ABR.

   c. **Oak Trees.** The following additional provisions shall apply to existing, protected oak trees on site:

(1) No irrigation system shall be installed within three feet of the dripline of any oak tree.

(2) Oak trees greater than four inches (4") in diameter at four feet (4') above grade removed as a result of the project shall be replaced at an eight to one (8:1) ratio, at a minimum five (5) gallon size, from South Coastal Santa Barbara County Stock.

(3) The use of herbicides or fertilizer shall be prohibited within the drip line of any oak tree.

(4) No storage of heavy equipment or materials, or parking shall take place within five (5) feet of the dripline of any oak tree.

d. **During Construction.**

(1) All trees proposed to remain within 25 feet of proposed construction activity shall be fenced three feet outside the dripline for protection.

(2) A qualified Arborist shall be present during any excavation beneath the dripline(s) of the tree(s) which are required to be protected. All excavation within the dripline(s) of the tree(s) shall be minimized and shall be done with hand tools.

(3) Any roots encountered shall be cleanly cut and sealed with a tree-seal compound.

(4) Any root pruning and trimming shall be done under the direction of a qualified Arborist.

(5) No heavy equipment, storage of materials or parking shall take place under the dripline of any tree(s), or within five (5) feet of the dripline of any oak tree.

(6) Oak seedlings and saplings less than four inches (4") at four feet (4') above the ground that are removed during construction shall be transplanted where feasible. If transplantation is not feasible, replacement trees shall be planted at a minimum one to one (1:1) ratio. Replacement trees shall be a minimum of one (1) gallon size derived from South Coastal Santa Barbara County stock.

3. **Screened Backflow Device.** The backflow devices for fire sprinklers, solar panels, all commercial buildings and irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building, as approved by the ABR.

4. **Project Directory.** A project directory listing all units on-site shall be indicated on the project plans. This directory shall be lit sufficiently for readability for site visitors and placed in a location or locations acceptable to the Fire Department, shall meet current accessibility requirements, and is subject to Design Review Approval.

5. **Trash Enclosure Provision.** A trash enclosure with adequate area for recycling containers (an area that allows for a minimum of 50 percent of the total capacity for recycling containers) shall be provided on the Real Property and screened from view from surrounding properties and the street.

   Dumpsters and containers with a capacity of 1.5 cubic yards or more shall not be placed within five (5) feet of combustible walls, openings, or roofs, unless protected with fire sprinklers.

F. **Requirements Prior to Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.

1. **Public Works Department.**

   a. **Approved Public Improvement Plans.** Public Improvement Plans as identified in conditions F.1.g "Foothill Road Public Improvements" and E.1.g "Cieneguitas Road Public Improvements" shall be submitted to the Public Works Department for review and approval separately from the Building Plans. Upon acceptance of approximately 60% complete (at a minimum) public improvement plans, a Building permit may be issued after the Owner has submitted securities for public improvements and executed the *Agreement to Construct and Install Improvements (Not a Subdivision)*.

   b. **Dedication.** Offer and Dedication of Easements, as shown on the approved site plan and described as follows, subject to approval of the easement scope and location by the Public Works Department and/or the Building and Safety Division:

      (1) Offer a Sidewalk Easement to the City of Santa Barbara along the Foothill Road property frontage in order to establish an additional 4.9-foot wide public sidewalk.

   c. **Water Rights Assignment Agreements.** The Owner of APNs 059-160-017 and -023 and the Owner of APN 059-160-021 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 prepares said agreements for the Owners' signatures.

   d. **Drainage and Water Quality.** The Foothill Centre development project is required to comply with Tier 3 of the Storm Water Management Plan (treatment, rate and volume). The Owner shall submit a hydrology report including worksheets from the Storm Water BMP Guidance Manual for Post Construction Practices, prepared by a registered civil engineer demonstrating that the new development will comply with the City's Storm

Water Management Plan. Project plans for grading, drainage, stormwater facilities and treatment methods, and project development, shall be subject to review and approval by the 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 (including, but not limited to trash, hydrocarbons, fertilizers, bacteria, etc.), or groundwater pollutants would result from the project.

The Owner shall provide an Operations and Maintenance Procedure Plan (describing replacement schedules for pollution absorbing pillows, etc.) for the operation and use of the storm drain surface pollutant interceptors. The Plan shall be reviewed and approved consistent with the Storm Water Management Plan BMP Guidance Manual.

e. **Lot Merger Required.** Following annexation, and prior to issuance of any permits, the Real Property known as APN 059-160-017 and APN 059-160-023 shall be merged into one (1) lot, following the procedure in Santa Barbara Municipal Code Chapter 27.30.

f. **Encroachment Permit.** In addition to City construction permits, an Encroachment Permit shall be obtained from the State of California (Caltrans) by the Owner, for striping the bike lane, any re-striping, and the construction of improvements (*including any required appurtenances*) within their rights of way.

g. **Foothill Road Public Improvements.** The Owner of APNs 059-160-017 and -023 shall submit C-1 public improvement or building plans for construction of improvements along the property frontage on Foothill Road. Public Works C-1 plans shall be submitted to the Public Work counter separately from plans submitted for a Building Permit, and shall be prepared by a licensed civil engineer registered in the State of California. As determined by the Public Works Department, the improvements shall include the following to City standards:

(1) Coordinate with Goleta Water District to abandon and remove the existing water meter and water service line (near abandoned gas station).

(2) Construct (N) eight-foot wide sidewalk, nine (N) tree wells [4-ft x 5-ft] along entire property frontage, and City staff recommends that the applicant supply and install eight (N) street trees (Acrocarpus fraxinifolius, Pink Cedar Tree) per approval of the Parks & Recreation Commission (if applicable) and ABR. Maintenance of these street trees and all public improvements along Foothill Road shall be borne by the applicant.

(3) Remove four (E) driveway aprons and construct (N) curb and gutter where (E) driveway aprons are removed.

(4) Construct (N) MTD shelter on Foothill Road subject to MTD, ABR and Caltrans approval.

(5) Slurry seal to the centerline of Foothill Road along entire subject property frontage, and slurry seal a minimum of 20 feet beyond the limits of all trenching.

(6) Re-stripe existing pavement delineations following slurry seal per Caltrans recommendations.

(7) Replace existing residential fire hydrant located in front of 4120–4134 Foothill Road with a commercial fire hydrant and install Fire Hydrant Guard Post in accordance with City Standards.

(8) Supply and install four commercial height 200 watt City standard Dome Style street lights approximately 200-feet apart. Install one (N) meter pedestal, and coordinate with Public Works Inspector and Edison to energize all (N) street lights.

(9) Preserve and/or reset survey monuments (if any), protect and relocate existing contractor stamps to tree wells (if any), and supply and install directional/regulatory traffic control signs per the CA MUTCD during construction.

(10) Provide adequate positive drainage from site.

(11) Any work in the public right-of-way requires a Public Works Permit.

h. **Cieneguitas Road Public Improvements.** The Owner of APNs 059-160-017 and -023 shall submit C-1 public improvement plans for construction of improvements along the property frontage on Cieneguitas Road. Public Works C-1 plans shall be submitted to the Public Work counter separately from plans submitted for a Building Permit, and shall be prepared by a licensed civil engineer registered in the State of California. As determined by the Public Works Department, the improvements shall include the following to City standards:

(1) Coordinate with Goleta Water District to abandon and remove the existing water meter and water service line. Coordinate with City to install two (N) 2-inch copper water service lines, two 2-inch water meters, two (N) fire lines (size TBD), one (N) irrigation meter, and connect to City water main.

(2) Remove two (E) driveway aprons and construct two (N) commercial driveway aprons modified to meet Title 24 requirements with a maximum width of 20-feet each.

(3) Construct six-foot sidewalk and six-foot parkway along the entire subject property frontage, and supply and install eleven new street trees (Olea europaea 'Swan Hill') per approval of the Parks & Recreation Commission (if applicable) and ABR. Provide five-foot wide minimum sidewalk connection to existing sidewalk fronting APN 059-160-021.

(4) Construct new curb and gutter along entire subject property frontage and transition to match (E) curb and gutter in front of APN 059-160-021.

(5) Extend existing left turn lane to approximately 125' with a 60' bay taper, per ATE recommendations, subject to the approval of the City Transportation Engineer.

(6) Construct new bus top to MTD standards subject to MTD and ABR approval.

(7) Slurry seal to centerline and a minimum of 20 feet beyond the limits of all trenching.

(8) Construct +/-310 L.F. of new eight inch City sewer main, two (N) private sewer laterals, and connect to City sewer main.

(9) Replace (E) residential fire hydrants FH-A03-005 and FH-A03-006 with a commercial fire hydrant and Fire Hydrant Guard Post in accordance with City Standards.

(10) Public drainage improvements shall be consistent with hydrology report for installation of four (N) curb drain outlets and to connect to existing City storm drain.

(11) Supply and install four commercial 200 watt City standard Dome Style street light(s) a minimum of 200 feet apart, install one meter pedestal, coordinate with Public Works Inspector and Edison to energize all street lights, and coordinate with Public Works staff and Edison to retire (E) street light standard from (E) traffic signal at intersection.

(12) Preserve and/or reset survey monuments (if any), protect and relocate existing contractor stamps to parkway (if any), supply and install directional/regulatory traffic control signs per the CA MUTCD during construction.

(13) Provide adequate positive drainage from site.

(14) Any work in the public right-of-way requires a Public Works Permit.

i. **Haul Routes Require Separate Permit.** Apply for a Public Works permit to establish the haul route(s) for all construction-related trucks with a gross

vehicle weight rating of three tons or more entering or exiting the site. The Haul Routes shall be approved by the Transportation Engineer.

j. **Construction-Related Truck Trips.** Construction-related truck trips for trucks with a gross vehicle weight rating of three tons or more 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.) in order to help reduce truck traffic on adjacent streets and roadways.

k. **Agreement to Construct and Install Improvements.** The Owner of APNs 059-160-017 and -023 shall submit an executed *Agreement to Construct and Install Improvements (not a subdivision),* prepared by the Engineering Division. Prior to submitting the executed Agreement, the Owner shall submit an Engineer's Estimate, signed and stamped by a registered civil engineer. After approval of the estimate, and prior to issuance of any permits, the Owner shall submit securities for construction of improvements.

l. **Goleta Water District Abandonment.** Owner shall make arrangements with the Goleta Water District (Matt van der Linden, Engineering Division, 805-879-4625) for permits and payment of any required deposits related to abandonment of District facilities serving the project site. Evidence of payment shall be provided to the City prior to issuance of any building permit.

m. **Goleta Sanitary District Abandonment.** Owner shall make arrangements with the Goleta Sanitary District for permits and payment of any required deposits related to abandonment of District facilities serving the project site. Evidence of payment shall be provided to the City prior to issuance of any building permit.

2. **Community Development Department.**

a. **Recordation of Agreements.** The Owner shall provide evidence of recordation of the written instrument that includes all of the Recorded Conditions identified in conditions C and D "*Recorded Conditions Agreement*" to the Community Development Department prior to issuance of any building permits.

b. **Project Environmental Coordinator Required.** Submit to the Planning Division a contract with a qualified independent consultant to act as the Project Environmental Coordinator (PEC). Both the PEC and the contract are subject to approval by the City's Environmental Analyst. The PEC shall be responsible for assuring full compliance with the provisions of the Mitigation Monitoring and Reporting Program (MMRP) and Conditions of Approval to the City. The contract shall include the following, at a minimum:

(1) The frequency and/or schedule of the monitoring of the mitigation measures.

(2) A method for monitoring the mitigation measures.

(3) A list of reporting procedures, including the responsible party, and frequency.

(4) A list of other monitors to be hired, if applicable, and their qualifications.

(5) Submittal of biweekly reports during demolition, excavation, grading and footing installation and monthly reports on all other construction activity regarding MMRP and condition compliance by the PEC to the Community Development Department/Case Planner.

(6) Submittal of a Final Mitigation Monitoring Report.

(7) The PEC shall have authority over all other monitors/specialists, the contractor, and all construction personnel for those actions that relate to the items listed in the MMRP and conditions of approval, including the authority to stop work, if necessary, to achieve compliance with mitigation measures.

c. **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 draft copy of the notice to the Planning Division for review and approval.

d. **Letter of Commitment for Neighborhood Notification Prior to Construction.** The Owner shall submit to the Planning Division a letter of commitment to provide the written notice specified in condition G.1 "Neighborhood Notification Prior to Construction" below. The language of the notice and the mailing list shall be reviewed and approved by the Planning Division prior to being distributed. An affidavit signed by the person(s) who compiled the mailing list shall be submitted to the Planning Division.

e. **Letter of Commitment for Pre-Construction Conference.** The Owner shall submit to the Planning Division a letter of commitment to hold the Pre-Construction Conference identified in condition G.2 "Pre-Construction Conference" prior to disturbing any part of the project site for any reason.

f. **Evidence of Off-Site Parking Agreement Recordation.** Evidence shall be provided to the Community Development Director that the Off-Site Parking Agreement required in Section C "Recorded Conditions Agreement" has been recorded.

g. **APCD Permits.** APCD permits must be obtained for all equipment that requires an APCD permit. APCD Authority to Construct permits are required for diesel engines rated at 50 bhp and greater (e.g. firewater pumps and emergency generators) and boilers/large water heaters whose combined heat input rating exceeds 2.0 million BTUs per hour.

h. **Small Boilers.** Small boilers and water heating units (rated between 75,000 and 2.0 million Btu/hr) must comply with the emission limits and certification requirements of APCD Rule 360. Combinations of units totaling 2.0 million Btu/hr or greater are required to obtain a District permit prior to installation. See APCD website for more information and a list of certified boilers (note: any units fired on fuel(s) other than natural gas must be certified by the SBCAPCD on a case-by-case basis, even if the unit is certified when fired on natural gas.

i. **Asbestos & Lead-Containing Materials**. Pursuant to APCD Rule 1001, the applicant is required to complete and submit an Asbestos Demolition / Renovation Notification form for each regulated structure to be demolished or renovated. The completed notification shall be provided to the Santa Barbara County APCD with a minimum of 10 working days advance notice prior to disturbing asbestos in a renovation or starting work on a demolition. Any abatement or removal of asbestos and lead-containing materials must be performed in accordance with applicable federal, State, and local regulations. Disposal of material containing asbestos and/or lead shall be in sent to appropriate landfills that are certified to accept this material.

j. **Hazardous Materials Business Plan.** A Hazardous Materials Business Plan shall be required if a business handles or stores any hazardous materials or hazardous waste at any one time during a calendar year in quantities equal to or greater than: 55 gallons, 500 pounds or 20 cubic feet of a compressed gas at standard temperature and pressure. If the development includes facilities that handle chemicals, annual permits for the use and storage of hazardous wastes are required 30 days prior to operation.

k. **Energy Efficiency.** The project shall be designed to exceed Title 24 requirements.

l. **Geotechnical Studies.**

(1) All recommendations contained in the Geotechnical Engineering Report prepared by Fugro West, Inc. (April 2003) shall be implemented. These recommendations include, but are not limited to requirements for grading and site development, foundation design, slabs on grade, pavement sections, corrosion and surface drainage consideration.

(2) A Final Geotechnical Report shall be prepared and submitted to the City's Building Division as part of the City Building and Safety Division review and approval of the construction plans.

(3) Grading and foundation plans shall be reviewed by a Geotechnical Engineer and Engineering Geologist to ensure compliance with the recommendations in the Final Report. Compliance shall be

demonstrated on plans submitted for grading and building permits and subject to City Building and Safety Division review and approval. ***(G-1)***

m. **Monitoring Wells**. Any monitoring well that is in conflict with a building or the detention basin shall be properly abandoned and replaced as required by the Santa Barbara County Fire Department Fire Prevention Division, prior to construction. A well abandonment workplan shall be submitted to the Fire Prevention Division, and must be approved prior to issuance of a building permit for construction. All site wells that are not to be abandoned shall be protected during construction activities. This may involve cutting the wells down and capping them during site grading activities and then extending them back up to an appropriate monitoring well cover at the completion of the paving or landscaping activities. ***(H-1)***

n. **Soils Management Plan**. A soils management plan shall be submitted to the County Fire Prevention Division for review and approval prior to issuance of a building permit. The soils management plan shall describe the procedures to properly handle and dispose of hydrocarbon impacted soils that may be encountered during site grading activities. ***(H-2)***

o. **Interceptor Trenches**. Prior to the start of construction, both interceptor trenches shall be properly abandoned. ***(H-3)***

p. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the appropriate design review board and as outlined in Section E "Design Review," and all elements/specifications shall be implemented on-site.

q. **Mitigation Monitoring and Reporting Requirement.** Note on the plans that the Owner shall implement the Mitigation Monitoring and Reporting Program (MMRP) for the project's mitigation measures, as outlined in the Mitigated Negative Declaration for the project.

r. **Conditions on Plans/Signatures.** The final 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 sheet as follows: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owner		Date
Contractor	Date	License No.
Architect	Date	License No.
Engineer	Date	License No.

G. **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, including demolition and grading.

1. **Neighborhood Notification Prior to Construction.** At least twenty (20) days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses, and residents within 300 feet of the project area. The notice shall contain a description of the project, the construction schedule, including days and hours of construction, the name and phone number of the Project Environmental Coordinator (PEC) and Contractor(s), site rules and Conditions of Approval pertaining to construction activities, and any additional information that will assist Building Inspectors, Police Officers and the public in addressing problems that may arise during construction. *(N-1)*

2. **Pre-Construction Conference.** Not less than 10 days or more than 20 days prior to commencement of construction, a conference to review site conditions, construction schedule, construction conditions, and environmental monitoring requirements, shall be held by the General Contractor. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, Community Development Department Building and Planning Divisions, the Property Owner, Architect, Arborist, Project Engineer, Project Environmental Coordinator, Mitigation Monitors, Contractor and each Subcontractor.

3. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) and Project Environmental Coordinator's (PEC) name, contractor(s) and PEC's telephone number(s), construction work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed 24 square feet if in a multi-family or commercial zone.

4. **Construction Hours.** Construction (including preparation for construction work) shall only be permitted Monday through Friday between the hours of 7:00 a.m. and 5:00 p.m., excluding the following holidays:

New Year's Day	January 1st*
Martin Luther King, Jr. Day	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 City 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 said 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. ***(N-2)***

5. **Construction Equipment Sound Control.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices. ***(N-3)***

6. **Construction Storage/Staging.** Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Transportation Manager with a Public Works permit.

7. **Construction Parking.** During construction, free parking spaces for construction workers shall be provided on-site or off-site in a location subject to the approval of the Transportation Manager.

8. **Bird Nesting.** Removal of vegetation shall be avoided during the bird nesting season (February 15 to September 15) where feasible. If avoidance is not feasible, a qualified biologist shall conduct a nesting bird survey no more than seven (7) days prior to removal of any trees or vegetation scheduled to occur from February 15 through September 15. If nesting is found, the trees/vegetation shall not be removed until after the young have fledged and the biologist should establish a protective buffer around the nest as needed. ***(BIO-1)***

9. **HMU Contact.** Stop work immediately and contact the County Fire Department, Hazardous Materials Unit (HMU) if visual contamination or chemical odors are

detected while implementing the approved work at the site. Resumption of work requires approval of the HMU, 805-686-8170.

10. **Air Quality.** The following measures shall be shown on grading and building plans and shall be adhered to throughout grading, hauling, and construction activities:

    a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.

    b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.

    c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.

    d. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.

    e. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.

    f. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.

    g. All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.

    h. Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles.

For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.

i. All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

j. Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.

k. Diesel powered equipment should be replaced by electric equipment whenever feasible.

l. If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.

m. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.

n. All construction equipment shall be maintained in tune per the manufacturer's specifications.

o. The engine size of construction equipment shall be the minimum practical size.

p. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time. Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

q. If contaminated soils are found at the project site, the APCD must be contacted to determine if Authority to Construct and/or Permit to Operate permits will be required.

r. Petroleum storage tank degassing activities shall comply with APCD Rule 343, *Petroleum Storage Tank Degassing.*

s. At all times, idling of heavy-duty diesel trucks must be limited to a maximum of five minutes; auxiliary power units should be used whenever possible. State law requires that drivers of diesel-fueled commercial vehicles: shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location and shall not idle a diesel-fueled auxiliary power system (APS) for more than five minutes to power a heater, air conditioner, or any ancillary equipment of the vehicle.

t. Asphalt paving activities shall comply with APCD Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

11. **Unanticipated Archaeological Resources Contractor Notification.** Standard discovery measures shall be implemented per the City master Environmental Assessment throughout grading and construction: 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. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner 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.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project.

12. **Mitigation Monitoring Compliance Reports.** The PEC shall submit biweekly reports during demolition, excavation, grading and footing installation and monthly reports on all other construction activity regarding MMRP compliance to the Community Development Department Planning Division.

H. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction 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.

2. **Complete Public Improvements.** Public improvements, as shown on the public improvement plans, shall be completed.

3. **New Construction Photographs.** Photographs of the new construction, taken from the same locations as those taken of the story poles prior to project approval, shall be taken, attached to 8 ½ x 11" board and submitted to the Planning Division.

4. **Mitigation Monitoring Report.** Submit a final construction report for mitigation monitoring.

I. **General Conditions.**

1. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.

2. **Approval Limitations.**

   a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.

   b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Planning Commission / Staff Hearing Officer.

   c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

3. **California Department of Fish and Game Fees Required.** Pursuant to Section 21089(b) of the California Public Resources Code and Section 711.4 et. seq. of the California Fish and Game Code, the approval of this permit/project shall not be considered final unless the specified Department of Fish and Game fees are paid and filed with the California Department of Fish and Game within five days of the project approval. The fees required are $2,919.00for projects with Environmental Impact Reports and $2,101.50 for projects with Negative Declarations. Without the appropriate fee, the Notice of Determination cannot be filed and the project approval is not operative, vested, or final. The fee shall be delivered to the Planning Division immediately upon project approval by the City Council in the form of a check payable to the California Department of Fish and Game. Please

note that a filing fee of $50.00 is also required to be submitted with the Fish and game fee in the form of a separate check payable to the County of Santa Barbara.

4. **Land Development Team Recovery Fee Required.** The land development team recovery fee (30% of all planning fees, as calculated by staff) shall be paid at time of the first City permit application.

5. **Site Maintenance**. The existing site shall be maintained and secured. Any landscaping shall be watered and maintained until construction begins.

6. **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 being notified of a lawsuit regarding 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 DEVELOPMENT PLAN TIME LIMITS:

The development plan approved, per Santa Barbara Municipal Code §28.87.350, shall expire four (4) years from the date of approval, subject to the timing commencement provisions in Santa Barbara Municipal Code §28.87.370.D, unless:

1. A building or grading permit for the work authorized by the development plan is issued prior to the expiration date of the approval.

2. The Community Development Director grants an extension of the development plan approval upon finding that the applicant has demonstrated due diligence in implementing and completing the proposed project. The Community Development Director may grant one (1) one-year extension of the development plan approval.

EXHIBIT B

City Form Statistics

(from City Form revised 2/28/07)

APN: 059-100-017 & 059-100-021 — Address: 4511 Foothill Road — Zone: C-1 ADD-2

B. Commercial Development Statistics

EXISTING

Bldg. #	Attached or Detached	Bldg Name & Use	Net	Gross
1	Existing	Casa Adobe	1,750 SF	1,826 SF

PROPOSED FOR DEMOLITION

Bldg. #	Attached or Detached	Bldg Name & Use	Net	Gross
1	Existing	Central Hall	1,750 SF	1,826 SF

PROPOSED NEW CONSTRUCTION

Bldg. #	Addition or New Structure	Bldg Name & Proposed Use	Net	Height / Stories	Gross
	New	Building A Lobby/Medical Center	23,144 SF	2@9.5' / 3*	46,288 SF
2	New	Building A Office	23,396 SF	2@9.5'	23,972 SF
1	New	Building B Office	6,761 SF	9.5'	7,317 SF
2	New	Building B Office	4,761 SF	4.5'	4,876 SF
		Proposed New Total:	61,122 SF		81,748 SF

Note: Gross, if new structural areas, is the area to the outside face of the structural shell not inclusive of furring.

CONVERTED, TOTAL: 59,622 SF* — 61,748 SF

*Does not include vertical penetrations at second floor

PREVIOUSLY APPROVED NEW BUILDINGS: 0 SF

C. General Project Statistics

FLOOR AREA RATIO (FAR)

1st Floor	177,722 SF	Existing FAR	.10
Public R.O.W. areas	0 SF	Proposed FAR	.34
Net Lot Area	177,722 SF		

LANDSCAPING

Percentage Water wise landscape area	100%
Water wise landscape area	56,891 SF
High water landscape area	0 SF
Total Landscape Area	56,891 SF

PARKING

Code Required Spaces for Existing Development = NA

Existing spaces = 0

Code Required Spaces for Proposed Project

Per Ordinance

Per 1st Square Feet

61,122 (CBS) ÷ 241 spaces

Restaurant for Bldgs = 60,000 SF

(2 K x 30%) × 100 spaces

Total Proposed Project Spaces

On site: 241 spaces*

On adjacent site per easement: 6 spaces

Total: = 226 spaces

*Does not include 1 loading space

MAXIMUM HEIGHT OF NEW CONSTRUCTION

If not at top of building edge, from natural or finish grade, whichever is lower: 39'-0" (T.O. Parapet)

GRADING & SLOPE

See Civil Drawings

PATIOS

Uncovered at grade: 1,450 SF

PROPOSED RESULTING PROJECT SUMMARY

		Net	Gross
Proposed Residential	+	0	0
Proposed Commercial	+	59,622 SF	61,748 SF
Proposed Garage/Carport	+	0	0

Statistics Form Prepared Contact:
Richard Orr, LMA Architects, Project Architect (805) 965-3317 x 102

E. Site Coverage Percentages

PROPOSED

Building Footprint	20,939 SF	12%
Landscaped Area	56,891 SF	32%
Hardscape	92,643 SF	52%
Patios	1,450 SF	01%
Paving	73,824 SF	42%
Total Site	177,722 SF	100%

Other Relevant Statistics

Building Area per Floor

	Gross	Net
First Floor	17,349 s.f.	16,976 s.f.
Second Floor	14,457 s.f.	13,147 s.f.
Total	61,745 s.f.	60,122 s.f.

Building Area per Building

	Gross	Net
Building A	47,793 s.f.	47,077 s.f.
Building B	13,952 s.f.	13,222 s.f.
Total	61,745 s.f.	60,122 s.f.

Accessible Parking Required

Outpatient 7 per Bay (1482)

% ACC of to total of

(53)% of 482, 122 of = 29%

Total spaces req'd x ACC % of project

179 spaces x 29% = 51.7 (52) spaces

ACC Accessible spaces req'd

44 spaces x 5% ICBC Sec. 1130B.2.5 = 4.4 spaces

Balance of Project

% I-on-ACC of to total of

44 PoP of on 61, 122 of = 7.0%

Total spaces req'd x Non-ADC % of project

179 spaces x 71% = 124.3 (125) spaces

Non-ACC Accessible spaces req'd

From CBC Table 11B-6: = 5 spaces

Total accessible spaces req'd: 9 + 1 = 10 spaces

Accessible Parking Provided: 10 spaces - 2 being van accessible

Compact Spaces Allowed: 40% 179 = 60 spaces

Compact Spaces Provided: 70 spaces

Bike Parking Required: 100 ST = 2 spaces

Bike Parking Provided: 24 spaces

Sheet Index

P1	Site Plan
1 of 1	Topographic Map
2 of 2	Existing Conditions
3 of 3	Utility Plan
4 of 4	Grading and Drainage Plan
5 of 5	Soil Maps
P2	First Floor Plans
P3	Second Floor Plans
P4	Roof Plans
P5	East Elevations
P6	North Elevations
P7	West Elevations
P8	South Elevations
P9	Typical Cross Section
P10	Site Photos
L1.1	Preliminary Landscape Plan

Project Description

Project involves the demolition of an existing 1,750 sf vet store/mini gas station and the construction of two (2) new two-story office buildings on the southwest corner of Cunnegatas Road and Foothill Road in a campus like setting. A portion of the site was previously occupied by a full-service gas station, and ground water remediation was, and will continue to be, required. The site is zoned C-1/ADD-2, and will be designated General Commerce under the General Plan.

The proposed project will provide new facilities for various sectors of medical services provided by Sansum Medical Clinic, including an Outpatient Surgical Center, Medical Clinics and Administrative Offices. In addition, the facility will include a small food service area to serve patients and employees using and working in the facility.

The larger of the two buildings will parallel Foothill Road, while the smaller structure will face Cunnegatas Road. The project building placement and landscaping will create a campus and residential type atmosphere. The site drainage will incorporate low-swales and retention basins. Parking to the greatest extent possible is hidden behind the buildings and less visible from the streets and surrounding neighborhood.

Automatic fire sprinklers and fire alarms will be provided under separate permit.

Zoning

Arrow to ☐ from County Zone

General Plan Designation

☐ ground ☐ 1 for use allowed

Building Height: 3 story, & As max

Front yard: 10' one story 20' two and three story

Interior yard: None

Commercial/Medium High Residential

Development Plan Square Footage Summary

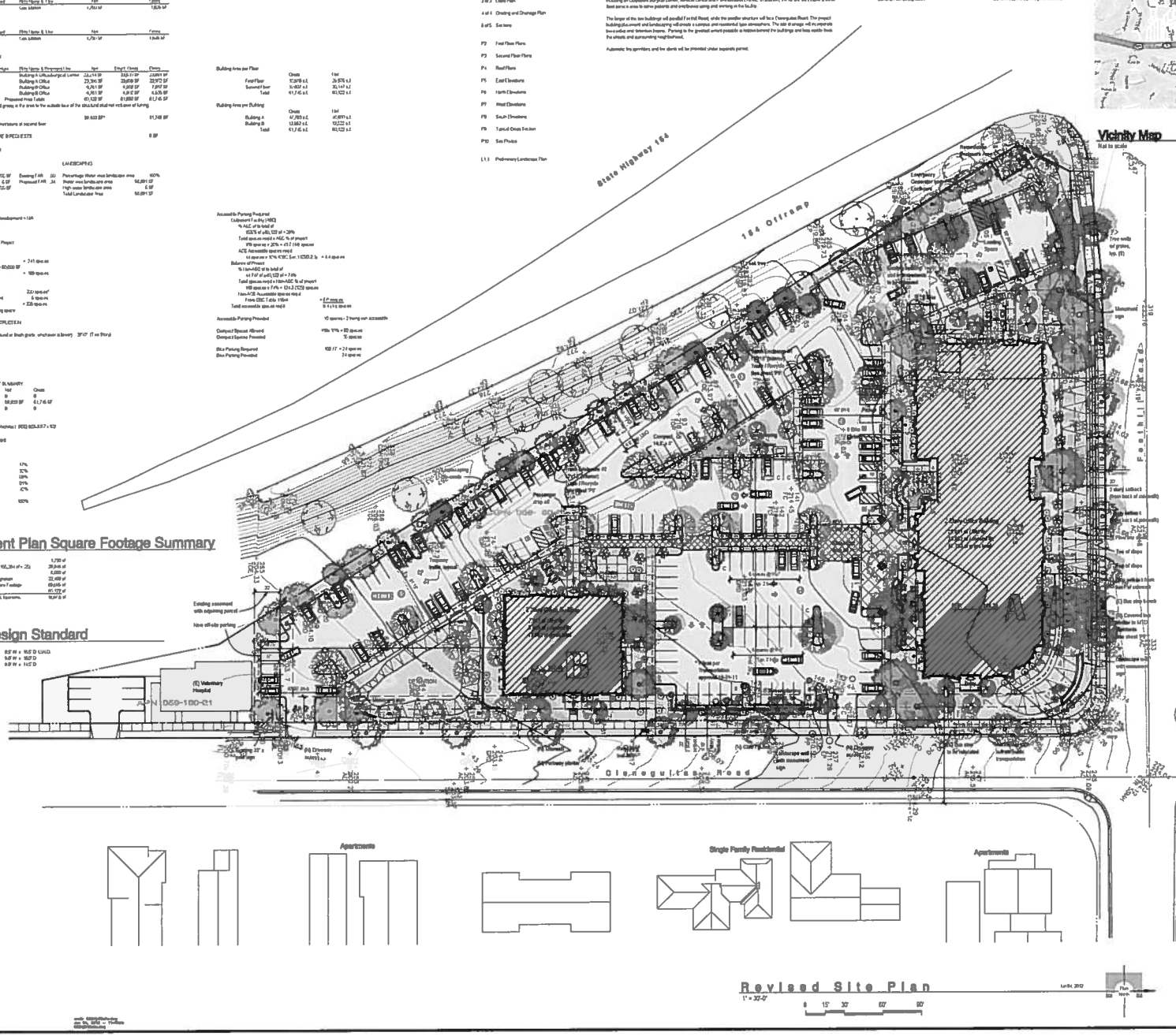
Existing Floor Area	1,750 sf
Vacant Land (APN 059-100-021 only: 166,384 sf x .25)	39,846 sf
Minor and small additions	6,000 sf
Private Easements, Commitment Designation	22,469 sf
Total Eligible Development Plan Square Footage allotted	69,065 sf
Proposed Square Footage	61,122 sf
Unused (equals Footage from Phase, Easements, Development Designation	19,847 SF

Parking Design Standard

Standard Parking Space	8.5' W x 18.5' D U.N.O.
Handicap Parking Space	9.0' W x 18.5' D
Compact Parking Space	8.0' W x 14.5' D

Vicinity Map

Not to scale



Revised Site Plan

1" = 30'-0"

0 15' 30' 60' 90'

LMA ARCHITECTS

315 West Haley Street
Santa Barbara, CA 93101
(805) 965-3317 Fax (805) 965-3795
A California Corporation

Consultant

Revisions

Date	#	Description

Client

The Towbes Group, Inc.
21 East Victoria Street
Santa Barbara, CA 93101

Sansum at Foothill Centre

4151 Foothill Road
Santa Barbara, CA
93110

Development Plan

Revised Site Plan

RECEIVED
JUN 06 2012
CITY OF SANTA BARBARA
PLANNING DIVISION

Date: 6/4/2012	Job Number: 0804
Drawn By:	Checked by: RBO
Sheet:	of Sheets

P1

S U Z A N N E E L L E D G E
P L A N N I N G & P E R M I T T I N G S E R V I C E S, I N C.

PRINCIPAL PLANNERS
SUZANNE ELLEDGE • LAUREL F. PEREZ

RECEIVED
JUN 06 2012
CITY OF SANTA BARBARA
PLANNING DIVISION

6 June 2012

Allison DeBusk
Project Planner
City of Santa Barbara Planning Division
630 Garden Street
Santa Barbara, CA 93101

Subject: **The Foothill Centre**
4151 Foothill Road, MST #2008-00496, APN 509-160-017 & 023
Applicant Letter Update

Dear Allison:

I am writing to provide a brief project update for the Foothill Centre project which is scheduled for the June 21, 2012 agenda of the City Planning Commission.

As we have discussed, the project plans have been revised to propose a maximum height of 37 feet for Building A and a maximum height of 36 feet for Building B. Previously, Building A was proposed at a height of 35 feet and Building B at 34 feet. It has become apparent that the additional 24 inches in height at each building is necessary to accommodate required mechanical equipment, structural elements, and sprinklers. Please note that the change in height does not change the proposed square footage of either building, nor are there any changes to the proposed site plan, grading plans, or landscape plan. On June 4, 2012 plans were delivered to you that reflect the change in proposed height on the architectural plans. Those plans, dated June 1, 2012, also included civil and landscape plans in order to provide you with a complete set of plans with matching dates. The story pole installation will reflect the revised proposed maximum heights of 37 and 36 feet.

We would also like to point out that, as we have discussed, the applicant is preparing to process a Demolition Permit with the County of Santa Barbara. This will permit the applicant to demolish the existing abandoned gas station and its related accessory structures. We anticipate submitting an application for a Demolition Permit to the County within approximately one week of the date of this letter.

■■■

1029 SANTA BARBARA STREET, SANTA BARBARA, CALIFORNIA 93101
TEL 805 966-2758 • FAX 805 966-2759 • E-MAIL info@sepps.com

EXHIBIT C

Should you have any questions or require additional information, please do not hesitate to contact me at 805-966-2758 x21.

We look forward to presenting the project to the City Planning Commission on June 21st.

Sincerely,
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.

Steven M. Fort, AICP
Senior Planner

cc: Mr. Michael Towbes, The Towbes Group, Inc.
Mr. Bradley Hess, Sansum Clinic
Mr. Richard Six, Lenvik & Minor Architects
Mr. Bob Cunningham, Arcadia Studio Landscape Architects
Mr. Dave Rundle, Penfield & Smith
Mr. Peter Brown, Brownstein Hyatt Farber Schreck

EXHIBIT D

Comparison of Potential Zone Designations for Foothill Triangle

	C-2 Commercial	C-1 Limited Commercial	C-P Restricted Commercial	C-O Medical Office	R-O Restricted Office
Uses Permitted	Uses permitted in C-P Zone Retail, wholesale or service store (no manufacturing, etc.) Advertising sign board or structure. Automobile super service station Bakery (up to 20 employees) Bath, Turkish and the like. Billiard/pool hall Blueprinting shop. Church. Cleaning and pressing establishment Conservatory of music. Contractor - no outside storage Department store. Educational facility. Electric distributing substation. Funeral parlor. Furniture warehouse Health club, spa, gymnasium. Hospital, clinic or skilled nursing facility. Interior decorating shop. Medical laboratory. Parking garage, public. Pest control. Plumbing shop. Printing, lithographing or publishing est. Public parking area. Refrigerated locker. Skating rink. Storage garage, incl repairing and servicing. Studio. Taxidermist. Telephone exchange. Theater or auditorium Trade school Trailer and equipment sales and rental - non-industrial use. Upholstery shop. Used car sales area Wedding chapel.	Uses permitted in R-4, R-O and C-O Zone Antique shop Automobile Service Station Bakery (up to 10 employees) Bank Barber Shop, Beauty Shop Billiard Parlor Bookstore Caterer Child care center Clothing store Club or lodge Confectionary store Dressmaking or millinery shop Drugstore Dry cleaning Dry goods Florist Garden nursery Gift shop Grocery store Hardware store Hotel Household appliance store / repair Household haz. waste collection facility Ice storage house Interior Decorator Jewelry store Liquor store Meat market/deli Offices Pet store Photographer Photographic Store Research and development Restaurant, bar, tearoom or café Self service laundry Shoe store or repair Stationary store Tailor TV, radio store and repair Veterinary hospital for small animals Wig shop	Uses permitted in R-4, R-O and C-O Zone Art /Dancing/Music/Vocal School Automobile parking Automobile rental Automobile Service Station (6 pumps max.) Bakery (up to 10 employees) Bank Barber Shop, Beauty Shop Billiard Parlor, Bowling Alley Bookstore Caterer Child care center Confectionary store Dressmaking or millinery shop Drugstore Dry cleaning Dry goods Florist shop Garden nursery Gift shop Grocery store Hardware store Household appliance store / repair Household hazardous waste collection facility Ice storage house Jewelry store Liquor store Meat market/deli Pet shop Photographic shop Restaurant, bar, tearoom or café Self service laundry Shoe store or repair Stationary store Tailor, clothing or wearing apparel shop TV, radio store and repair Veterinary hospital for small animals Wig shop	Uses permitted in the R-3 Zone Professional medical offices Hospitals, etc. (with CUP) Medical equipment/supply store Medical labs, pharmacies Banks (1,000 s.f.) Community care facilities Large Family Day Care Homes Birth Centers	Uses permitted in the R-3 Zone Office uses for accountant, architect, attorney, branch bank, dentist, engineer, insurance broker, physician, real estate broker, stock broker Research and development establishments and related administrative operations, subject to conditions Community care facilities, residential care facilities for the elderly and hospices serving 7 to 12 individuals Large Family Day Care Homes
Building Height	4 stories and 60 ft	3 stories and 45 ft	3 stories and 45 ft	3 stories and 45 ft	3 stories and 45 ft
Setbacks – Front Interior	 0 feet 0 feet	 10 feet 0 feet	 10 feet 0 feet	 10-20 feet 6-10 feet	 10-20 feet 6-10 feet

During the discussion, the Commissioners either individually or collectively:

1. Suggested including a picture of the watershed area for the project hearing.
2. Requested that replacement of dead or unhealthy plants be done with native species.
3. Suggested including in the final document a pictorial representation of a 25-year storm event as compared to 20-year or 30-year storm events, and the rationale and justification for choosing the 25-year event.
4. Suggested that the terminology of providing a functional bioswale should be included in the final document, as well as maps showing the total drainage area being considered.
5. Thought that the Firestone Channel area may be an area that people will want to enjoy during breaks from work, and if so, a public viewing area at the confluence of the two creeks may be desirable to soften the industrialized atmosphere.
6. Requested an additional site visit.

Mr. Reynolds clarified that the proposed Miravent project, which will have a significant amount of paving and will add to the amount of drain water, was approved with two, on-site retention basins designed to retain the water in a manner that it will not drain greater than a 25-year regional storm event. He clarified that all infrastructure for the Specific Plan area north of Hollister Avenue was designed for a 25-year storm event, and that this capacity was chosen because localized storms often occur at the airport on the 25-year magnitude.

Ms. Hubbell stated that Staff would take the Planning Commission on another site visit on May 13, 2003.

To avoid the appearance of a conflict of interest, Commissioner Ehlen stepped down at 2:14 p.m. prior to the next item being heard.

Recessed from 2:14 p.m. to 2:22 p.m.

VI. CONCEPT REVIEW:

ACTUAL TIME: 2:22 P.M.

APPLICATION OF TIFFANY CAMPBELL, AGENT FOR WEBSTER PROPERTIES L.P., PROPERTY OWNER, 4151 FOOTHILL ROAD, APNS 059-160-017 & 059-160-023, COUNTY ZONING: SC, SHOPPING CENTER, COUNTY COMPREHENSIVE DESIGNATION: NEIGHBORHOOD COMMERCIAL (MST2001-00840)

The proposed project involves annexation of a 4.13-acre site that is located within the City's Sphere of Influence at the corner of Foothill and Cieneguitas Roads. The site has an existing County zoning of SC, Shopping Center, and an existing County Comprehensive Plan Designation of Neighborhood Commercial. The existing development on the site includes a 1,750 square foot abandoned gas station and garage. The proposed project involves the construction of a 2,400 square foot neighborhood market and a two-story, 66,906 square foot office building, which would be

leased by the Fielding Institute. The primary use of the proposed office building would be for administrative offices and meeting facilities. The building would also occasionally be used for seminars for local non-profit agencies and as a reception site to showcase artwork from various local artists. The proposed 2,400 square foot neighborhood market is envisioned to be used by the nearby residents and employees from the Fielding Institute. The existing gas station and garage would be demolished.

On March 18, 2003, City Council initiated annexation of 4151 Foothill Road with a preliminary Zoning Designation of C-1/S-D-2, Limited Commercial/Outer State Street Area Overlay Zone, and a General Plan Designation of General Commerce. The project also received a preliminary designation of 22,499 square feet from the Economic Development category under Measure E. Located adjacent to the subject site to the south is 675 Cieneguitas Road (APN 059-160-021), where there is an existing veterinary clinic. LAFCO recommended that Staff include this property in the annexation initiation request with 4151 Foothill Road. The owner consented to annexation when the site was connected to City sewer. On March 18, 2003, City Council also initiated this property with a General Plan Designation of General Commerce and a Zoning Designation of C-1/S-D-2, Limited Commercial/Outer State Street Area.

The purpose of the concept review is to allow the Planning Commission an opportunity to review the proposed project 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. An Annexation of the subject properties within the unincorporated area of Santa Barbara County to the City of Santa Barbara;
2. A General Plan Amendment to add the subject property to the City's General Plan Map with a designation of General Commerce for APNS 059-160-023, 059-160-017 and 059-160-021;
3. A Zoning Map Amendment upon annexation of the property to the C-1/S-D-2, Limited Commercial/Upper State Street Overlay zoning designation;
4. A Development Plan to allow 67,556 square feet of new, non-residential development utilizing floor area from the Vacant Property, Small Addition, and potentially the Economic Development General Plan categories (SBMC §28.87.300);
5. A Lot Line Adjustment between parcels APN 059-160-023 and APN 059-160-017;
6. Design Review by the Architectural Board of Review (ABR) (SBMC §22.68.040);
7. A Final Economic Development Designation by the City Council for 22,499 square feet from the Economic Development Category for a new administrative office building for an educational institution; and
8. An Annexation Map, to be coordinated with LAFCO.

Jessica Grant, Assistant Planner, gave a presentation of the project.

Susan McLaughlin, Assistant Transportation Planner, briefly reviewed the traffic concerns of the Transportation Planning Division.

Commissioners' questions and comments:

1. Asked about the deed restriction prohibiting housing placed on the property by the previous owner.
2. Asked for clarification of the request by Caltrans to delay the installation of the traffic signal by six months after project completion.
3. Asked if the Fielding Graduate Institute (Fielding) owns their two current campus sites, which are located in the City.
4. Asked for zoning clarification of Fielding's two campuses.
5. Asked if the Planning Commission has the authority to restrict the sale of alcohol in a neighborhood market.
6. Asked for clarification of the proposed lot line adjustments.
7. Asked for the basis for recommending economic priority square footage.

Steve Wiley, Assistant City Attorney, stated that a deed restriction placed on the property by the previous owner could only be enforced by an owner who has retained an ownership interest, which the previous owner, Mobil Corporation, has not done. Possibly, the covenant is not enforceable. Additionally, it would not be in the City's best interest to require a hold harmless agreement. He stated that the City cannot impose a restriction on the sale of alcohol because that is under the purview of the State; however, the Planning Commission can restrict the market's hours of operation.

Ms. McLaughlin responded that Caltrans has requested a six-month delay in installing the traffic signal in order to study the intersection after the building is occupied.

Michael Towbes, Agent, provided details of the proposed project.

Brian Cearnal, Architect, provided additional details of the proposed project.

John Nelson, Fielding Graduate Institute, described their goals to relocate to a new location, and stated that the Fielding Institute's current sites would be sold if they relocated to this Foothill Road site.

Ms. Hubbell stated that Fielding's Santa Barbara Street location is zoned R-1 and has an existing Conditional Use Permit (CUP). The other site is commercially zoned. She stated that the Planning Commission would make a recommendation to the City Council regarding economic priority square footage and that the life cycle of the building must be considered.

Mrs. Grant clarified the proposed lot line adjustments.

The public comment was opened at 3:22 p.m.

The following people expressed concerns about the project:
Dr. R. A. Buelow, 5180 Kara
Carrie Brown, 1000 Cieneguitas Road

The public hearing was closed at 3:26 p.m.

During the discussion, the Commissioners either individually or collectively:

Comments on Land Use and Site Design:

1. Felt the proposed C-1 zoning appropriate and supported the economic development designation for the Fielding, but thought there may be additional mitigations for housing and traffic. Would prefer to see Fielding coming in as a partner, rather than a lessee.

2. Agreed with Staff that massing should be broken up and thought that a campus should not be designed in one building, but in perhaps three or four separate buildings connected with arcades and pergolas, such as those at Riviera Park. Supported the idea of a multipurpose facility with adaptive use for the future. Stated that the site design is a key issue and felt it is overwhelming in its current configuration. Was concerned that the land will not be used efficiently enough. Was concerned about the amount of grading and suggested more creativity in the building design. Suggested the creation of a quadrangle if Fielding relocates to this site. Disagreed with the Applicant that the neighborhood is rural, and thought it very dense surrounding the site. Felt this special site will define the neighborhood's future and that the design needs more "magic." Did not believe the Planning Commission should decide who the right tenant would be, and cited the El Mercado complex as a good example of an office building lending itself to commercial, office, and other types of uses.

3. Thought the proposed parking would be appropriate in an industrial park environment, but not here. Suggested adding a parking garage to the proposal, perhaps on-grade parking with the building above the parking, which would result in more open space, and thought 200 parking spaces on this 1.5-acre site are too many.

4. Supported neighborhood markets (with limited hours of operation) and thought the concept of a local market should be enlarged upon to include a coffee shop, deli, or laundromat and/or other neighborhood convenience use to reduce traffic trips. Three Commissioners indicated that the appropriate location for the market would be at the corner, and two indicated the market could be any place.

5. Agreed with Architectural Board of Review (ABR) that the roof should be extremely attractive as it is quite visible from Highway 154.

6. Agreed with the Architect that heavy landscaping is important, but it would need to be balanced, as it is not entirely consistent with the Urban Design Guidelines. Suggested pursuing a landscaping easement over the Caltrans right-of-way for visual mitigation and

thought it inappropriate for Caltrans to wait six months after the proposed building is occupied before installing the traffic signal, and supported the idea of the Applicant paying the costs for the signal. Was concerned that the Caltrans right-of-way will not be annexed, as this is the only area that will help to mitigate the views of the building and parking when coming down the Highway 154 offramp, and suggested a larger buffer on the property.

7. Was appalled by the deed restriction on the property and frustrated that the City's and Applicant's efforts to do "smart growth" are being compromised in a car-related pattern from another era.

8. Complimented the proposed sustainability component of the project.

9. Was concerned with the location of the remediation building and agreed that this area is the corner of a gateway.

10. Felt a Conditional Use Permit (CUP) appropriate in that Fielding has special events, or a detailed project description should be written, containing specific performances and restrictions.

11. Stated that the proposed zoning change will provide a noise buffer for the residents in the area.

12. Did not believe Planning Commission should consider who the right tenant should be, and thought this commercial building, as an office space, is neither the right shape nor configuration. Cited the El Mercado complex as a good example of an office building lending itself to commercial, office, and other types of uses.

Comment on Street Improvements:

Believed the location appropriate for future traffic roundabouts and supported the use of bicycle and parking lanes to narrow the street, and a median. Would like the pedestrian and bicycle facilities integrated with those in the County's jurisdiction.

Comments on Traffic Impacts and Other Environmental Issues:

1. Suggested that the tenants be required to be proactive with the management of their staff and cars regarding carpooling, bus passes, and flex schedules.

2. Stated that upcoming housing mitigations may be in effect when this project is built.

Comment on Site Contamination:

Suggested the City work with the developer to overcome any contamination problems on site.

Comments on Other Potential Annexation Issues:

1. Suggested that, in order to make the findings for economic development status, the Applicant consider annexing those few properties on La Barbara Lane that are not now connected to the City sewer, and make the required water and sewer improvements.

2. Requested historical information regarding the veterinarian's pole sign, an up-to-date traffic study, a contamination report, and a larger map showing surrounding houses and buildings when the project comes back before the Planning Commission.

3. Suggested that the veterinarian poll his patients as to whether they are coming to him because of the pole sign, or from a referral.

Mr. Wiley stated that the City's sign ordinance has a process for exemption from the requirement that the pole sign be removed. He recommended that the veterinarian go through the Sign Committee process even before the property is annexed to the City. He commented that more information is needed about how Fielding operates before requiring a CUP, because the proposal is for an office use as opposed to a traditional educational use. He stated that regular conditions of approval could set the hours of operation for a market.

Ms. Hubbell stated that the Public Works Department is interested in turning La Barbara Lane into a public street which involves other improvements, as well as water and sewer hookups. She stated that, since it will be an office building, it should not require a CUP. She concluded by saying that the Applicant is willing to include either off-site or on-site housing in his proposed project.

Mr. Towbes made the following comments: the remediation area is an enclosure; he will pay 100% of cost for a traffic signal at Cieneguitas and Foothill Roads, and would contribute to the cost of the eventual signals at the ramps at Highway 154; the bike lanes will be coordinated with Caltrans and Associated Transportation Engineering; Caltrans has agreed to allow the Applicant to landscape their right-of-way; Fielding wishes to have a campus, not an office building, but breaking up the buildings will make the project less efficient because of the need for bathrooms, elevators, and landscaping in between; underground or ground level parking would require more building area and would push the buildings up another ten feet in height.

Mr. Cearnal would prefer not to annex La Barbara Lane if the residents do not wish it.

ACTUAL TIME: 4:57 P.M.

VII. DISCUSSION ITEM:

535 E. Montecito Street – Discussion of possible housing project on property zoned M-1 (Light Manufacturing).

Bettie Hennon, City Planner, described the proposed zone change.

Rob Pearson, Executive Director, Housing Authority of the City of Santa Barbara, Dave Tabor, Chair, Housing Action Task force, and Helene Schneider, Member, Housing Authority Commission, each spoke briefly about the proposal to develop the site with affordable housing under new zoning for the property.

MOTION: Ehlen/House **Assigned Resolution No. 025-03**
To approve the project as submitted, making the findings for the Development Plan and the parking Modification pursuant to the Staff Report, and subject to revised Conditions of Approval.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

Chair Mahan announced the ten calendar day appeal period.

To avoid the appearance of a conflict of interest, Commissioner Ehlen stepped down at 1:54 p.m. prior to the next items being heard.

IV. CONCEPT REVIEW:

ACTUAL TIME: 1:54 P.M.

APPLICATION OF TIFFANY CAMPBELL, AGENT FOR WEBSTER PROPERTIES L.P., PROPERTY OWNER, 4151 FOOTHILL ROAD, APNS 059-160-017 & 059-160-023, COUNTY ZONING: SC, SHOPPING CENTER, COUNTY COMPREHENSIVE DESIGNATION: NEIGHBORHOOD COMMERCIAL (MST2001-00840)

The proposed project involves annexation of a 4.13-acre site that is located within the City's Sphere of Influence at the corner of Foothill and Cieneguitas Roads. The site has an existing County zoning of SC, Shopping Center, and an existing County Comprehensive Plan Designation of Neighborhood Commercial. The existing development on the site includes a 1,750 square foot abandoned gas station and garage. The proposed project involves the construction of a 2,400 square foot neighborhood market and a two-story, 66,906 square foot office building, which would be leased by the Fielding Institute. The primary use of the proposed office building would be for administrative offices and meeting facilities. The building would also occasionally be used for seminars for local non-profit agencies and as a reception site to showcase artwork from various local artists. The proposed 2,400 square foot neighborhood market is envisioned to be used by the nearby residents and employees from the Fielding Institute. The existing gas station and garage would be demolished.

On April 10, 2003, the Planning Commission held a public hearing and provided comments on the proposed project.

The applicant has requested an opportunity to present a site plan to the Commission that has been revised to respond to the Commission's comments. The purpose of the concept review is to allow the Planning Commission an opportunity to review the proposed project site plan at a conceptual level and provide the Applicant and Staff with feedback and direction regarding the site plan. 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 the subject properties within the unincorporated area of Santa Barbara County to the City of Santa Barbara;
2. General Plan Amendment to add the subject property to the City's General Plan Map with a designation of General Commerce for APNS 059-160-023, 059-160-017 and 059-160-021;
3. Zoning Map Amendment upon annexation of the property to the C-1/S-D-2, Limited Commercial/Upper State Street Overlay zoning designation;
4. Development Plan to allow 67,556 square feet of new, non-residential development utilizing floor area from the Vacant Property, Small Addition, and potentially the Economic Development General Plan categories (SBMC §28.87.300);
5. Lot Line Adjustment between parcels APN 059-160-023 and APN 059-160-017;
6. Design Review by the Architectural Board of Review (ABR) (SBMC §22.68.040);
7. Final Economic Development Designation by the City Council for 22,499 square feet from the Economic Development Category for a new administrative office building for an educational institution; and
8. Annexation Map, to be coordinated with LAFCO.

Jessica Grant, Assistant Planner, gave a presentation of the project.

Brian Cearnal, Architect, briefly reviewed revisions to the project.

Michael Towbes, Applicant, addressed concerns about opposition to a neighborhood market.

The public comment was opened at 2:10 p.m., and with no one wishing to speak, it was closed.

Commissioners' questions and comments:

1. Asked for clarification of County zoning.
2. Asked for an explanation of the traffic engineering that led to the entrance location on Foothill Road which would allow a left hand turn across that busy street.

Jan Hubbell, Senior Planner, clarified County zoning and deed restriction.

Mr. Cearnal clarified that the Foothill Road entrance curb cut is set back far enough from the intersection to allow for a left hand turn by westbound traffic on Foothill Road, past what is currently the left hand turn onto Cieneguitas Road.

During the discussion, the Commissioners either individually or collectively:

1. Stated that a market would be a welcome amenity for the surrounding neighborhood and disagreed with those in the community not in favor of it. Stated that the market is integral in approving the project and that it is the one token effort at providing a neighborhood benefit. Made it clear that, while the City cannot regulate alcoholic

beverage sales, the intent is for the market to be similar to other small, locally owned neighborhood markets in the City, rather than a "mini-mart." Felt that zoning should not be changed and that annexation should not occur if the market is not included. Suggested a third building would be essential to the project if the market is not included. The consensus of the Commission is that a market should be included in the project, but not located on the corner of the property.

2. Thought the proposed revisions of breaking up the project into several buildings, underground parking, and sensitive landscaping were responsive to the Planning Commission's prior concerns; however the campus-like feel is still missing and the buildings do not necessarily need to be rectangular in shape.

3. Stated support of additional square footage in return for an improved site design. Thought the small "finger" of parking along Foothill Road would be better located under the second building and questioned the need for the amount of parking being proposed. Suggested taking advantage of the grade by putting all of the parking under the buildings.

4. Thought the sidewalk should be pedestrian-oriented, with a parkway buffer, for a more residential feel.

5. Cited the Urban Design Guidelines and believed the buildings should address the street more adequately.

6. Thought the site may have a calmer feel to it after the signalized intersection is in place.

7. Suggested the proposed project include a placita or pocket park that may be enjoyed by the neighborhood.

8. Felt that traffic should enter and exit the property on Cieneguitas Road to discourage cross traffic turns.

9. Felt the southerly building should be pivoted and oriented to Cieneguitas Road, both in site design and architecture. Felt the other building's orientation to Foothill Road appropriate.

Mr. Cearnal agreed with the Planning Commission that the market would be desirable, but stated reservations because of neighborhood concerns. He disagreed with the Commission regarding the orientation of the buildings and felt the proposed site design is appropriate. He stated that the proposed entrance to the property is located on Foothill Road to balance the flow of traffic coming to the property and to avoid too much traffic on Cieneguitas Road, which is a residential street.

To avoid the appearance of a conflict of interest, Commissioner White stepped down at 3:06 p.m. prior to the next item being heard.

Recessed from 2:45 p.m. to 3:06 p.m.

3. Comments from members of the public pertaining to items not on this agenda.

Chair Myers opened the public hearing at 1:08 P.M. and, with no one wishing to speak, closed the hearing.

II. CONCEPT REVIEW:

ACTUAL TIME: 1:08 P.M.

RECUSALS:
To avoid any actual or perceived conflict of interest, Commissioner Jacobs recused herself from hearing this item due to her husband working for the same law firm representing the applicant.

APPLICATION OF STEVE FORT, AGENT FOR WEBSTER PROPERTIES L.P, 4151 FOOTHILL ROAD AND 675 CIENEGUITAS ROAD (OWNER: BRITSCGII, LLC), APNS 059-160-017, -021 AND -023, COUNTY ZONING: SC, COUNTY GENERAL PLAN DESIGNATION: NEIGHBORHOOD COMMERCIAL (MST2008-00496)

The proposed project includes annexation of a 4.13 acre site located within the City's Sphere of influence at the southwest corner of Foothill Road and Cieneguitas Road. The existing development on the site includes a 1,750 square foot abandoned gas station and garage. The proposed project includes construction of a new two and three story 71,009 square foot office building to be used as an educational institution. Both Fielding Graduate Institute and Antioch University are interested in leasing portions of the proposed building for use as approximately 30% office space and 70% classroom space. 199 parking spaces are proposed, including seven parking spaces on the 0.23 acre Foothill Pet Hospital lot (APN 059-160-021). The Foothill Pet Hospital lot would also be annexed as part of the project.

Annexation of the subject lots was initiated by City Council on March 18, 2003 with a pre-General Plan designation of General Commerce and pre-zoning designations of C-1 (Limited Commercial) and SD-2 (Upper State Street Area Overlay). At that time, the Council also granted the project a preliminary designation as an Economic Development project.

The purpose of the concept review is to allow the Planning Commission an opportunity to review the proposed project 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 the environmental review of the project.

As proposed, the development proposal will require the following discretionary applications:

1. Annexation of the subject properties (APNs 059-160-023, 059-160-017 and 059-160-021) to the City of Santa Barbara and detachment of the properties from Goleta Water District, Goleta Sanitary District, and County Fire Protection District (SBMC Chapter 28.96);
2. General Plan Amendment to add the subject properties to the City's General Plan Map with a General Commerce designation and text amendments as appropriate;
3. Zoning Map Amendment to include the subject properties with C-1 (Limited Commercial) and S-D-2 (Upper State Street Area Overlay) designations;
4. Development Plan to allow 71,009 sf of new non-residential development utilizing floor area from the Vacant Property, Small Addition and, Economic Development categories (SBMC §28.87.300);
5. Conditional Use Permit for an Educational Institution in the C-1 Zone (SBMC §28.94.030.C);
6. Design Review by the Architectural Board of Review (SBMC §22.68.040);
7. Final Economic Development Designation by the City Council for 26,202 sf from the Economic Development Category for an educational institution; and
8. Annexation Map, to be coordinated with LAFCO.

Case Planner: Dan Gullett, Associate Planner
Email: DGullett@SantaBarbaraCA.gov

Dan Gullett, Associate Planner, gave the Staff presentation.

Staff clarified for the Planning Commission the reasoning for the pre-zoning designation of C-1.

Michael Towbes, Webster Properties, LLC, gave the applicant presentation, joined by, Ed Lenvik, Lenvik & Minor Architects.

In response to the Commission's questions, Mr. Towbes indicated that the market studies were received the week of the hearing, and the last communication with Exxon where Exxon expressed unwillingness to modify the property restrictions was in July 2008. He also discussed other retail uses that were considered for the C-1 Zone, and indicated that he does not believe this to be a great location for a retail center. He believes that the demand is for larger office spaces. Mr. Towbes stated that LAFCO would like the property annexed to the City so that Highway 154 would become the City boundary. He clarified that Mobil's deed restrictions include well water, and prohibitions on non-vocational schools, which do not apply to universities. Currently water is provided by the Goleta Water district. Mr. Towbes clarified that the Mobil station building was subsequently occupied by a small health food store, for a short time, and is currently vacant.

Mr. Lenvik responded to the Planning Commission's inquiry about the deed restrictions on basements and underground parking.

Chair Myers opened the public hearing at 1:49 P.M.

William La.Voie, Santa Barbara County Resident, stated site setbacks were important to making a project fit in with the neighborhood and a new traffic study is needed. He expressed concerns about parking and circulation on Foothill Road associated with La Colina Junior High School. He also stated concerns regarding traffic generation and parking demand of a classroom use on the site. Cited concerns with size, bulk, and scale, accidents in the area, and recommended no driveway exit on Foothill Road. Agreed with Architectural Board of Review's findings that Hispanic architecture is not appropriate on this site.

With no one else wishing to speak, the public hearing was closed at 1:55 P.M.

The Commissioners made the following comments:

1. One Commissioner opined that an office building of some type is the only viable option for the property considering the deed restrictions and understood why a neighborhood market would not be viable due to the lack of density in the area. Another Commissioner was disappointed that residential use could not have been considered. Supports more integration of the commercial with the residential use of the neighborhood.
2. Three Commissioners felt that the traffic impacts would be significant and one recommended against any driveway access in or out of Foothill Road. Recommended driveway access of Cieneguitas Road only. One Commissioner recommended a new traffic study.
3. Scenic views from Highway 154 should be taken into consideration in the project design.
4. Recommended consideration for the on-site retention of storm water runoff and drainage. Agreed with staff-recommended public improvements
5. One Commissioner would like to see more green space and was concerned with the third story space and bulk; preferred a two story configuration and less parking.
6. The consensus of the Commission was that neighborhood compatibility is important. The Commission suggested more, smaller buildings, perhaps clustered, more fenestration, lower height, and breaking up the massing.

7. One Commissioner was concerned with the amount of parking and the parking design; would like to see less parking rather than more. Would like to see more usable open space to help fit in with the neighborhood created particularly for the property users. Identified the corner on Cieneguitas Road and Foothill Road as a good start in providing open space and suggested that it be made more functional. Another Commissioner suggested providing parking under the building to allow for usable park-like open space.

8. One Commissioner felt that this proposal reflected thinking from the last decade and identified the site as a gateway to Santa Barbara; was disappointed that the proposal does not feel like you are entering Santa Barbara. Did not see that this was the correct site for what was being proposed. Recommended performing a LEED site analysis and incorporating more sustainable design.

9. Two Commissioners felt that this project deviated from the direction that Plan Santa Barbara was moving toward. This project would not add new business to Santa Barbara, but only relocate two existing businesses from the downtown area to the suburbs. Acknowledged that there would not be control over what tenants would occupy the buildings. Recommended a more campus-like setting with consideration of usable open space. Agreed with the prior concept review minutes and recommended that the prior comments be addressed.

10. One Commissioner appreciated the use of solar panels.

11. One Commissioner was not convinced that a neighborhood market was not a viable option considering the recent growth in the area and the proposed use, and suggested reconsideration of a neighborhood market.

12. Two Commissioners suggested taking the most intense part of the development and moving it close to Foothill and Highway 154 to distance it from existing residential development and open up the site. Also, suggested orienting the buildings to take full advantage of the southern exposure in the northwest corner of the site. Still would like to see smaller buildings and perhaps more buildings. Suggested working with elevation change to provide tuck-under parking and consider double stack parking or parking under the buildings.

Chelsey Swanson, Associate Transportation Planner, responded to the Commission's questions regarding the 2002 traffic study and cumulative traffic impacts on the two County intersections and the intersection of Cieneguitas and Foothill Roads. Intersections identified in the 2002 study and additional intersections could be impacted by the project, but impacts would not be known until a new study is conducted.

Mr. Towbes acknowledged that the new traffic signal being put on the corner of Cieneguitas Road and Foothill Road will make a significant difference in improving circulation. Stated that a new Traffic Study will be conducted. Stated that underground parking could not be justified economically and expressed concern with seeking permission from Exxon to provide underground parking. Stated challenges with providing smaller buildings including additional requirements for elevators and bathrooms.

Mr. Towbes thanked the Commission for the dialogue and comments shared.

Mr. Kato asked the Commission to clarify what would be needed for more neighborhood compatibility. Two Commissioners stated that a lower massing and sublevel parking would help make the project more compatible.

Chair Myers called for a recess at 2:33 P.M. and reconvened at 2:42 P.M.

III. ADMINISTRATIVE AGENDA

ACTUAL TIME: 2:42 P.M.

1. Committee and Liaison Reports.

   None were given.

2. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.026.

   Commissioner White reported on the Staff Hearing Officer meeting held on December 4, 2008. Four items were heard with one being continued.

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

   a. Draft Minutes of November 6, 2008

   b. Draft Minutes of November 13, 2008

   c. Resolution 039-08
   Recommendations to City Council on *General Plan Framework: Revised Draft Policy Preferences Report*

   d. Draft Minutes of November 20, 2008

   e. Resolution 040-08
   1242 Shoreline Drive

MOTION: Jostes/Thompson Approve the minutes and resolutions as edited.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: As noted. Absent: 2 (Jacobs, Larson)

Commissioner Myers abstained from the minutes of November 13, 2008.

Commissioner Jostes abstained from the minutes of November 20, 2008.

22.70.070 Exceptions.

A. APPLICATION. When a person desires to erect a sign which does not comply with the provisions of this Chapter, he shall file an application for an exception. An application for an exception shall be filed with a sign permit application, shall be accompanied by a fee established by the City Council by resolution, shall state the specific section or sections of this Chapter which the applicant desires to have waived, and shall state the grounds for the exception.

B. GROUNDS. Before an exception may be granted, the following shall be shown:

1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to other properties in the vicinity.

2. The granting of the exception will not be materially detrimental to the public welfare or injurious to the properties or improvements in the vicinity.

3. The proposed sign is in conformance with the stated purpose and intent of the Sign Ordinance.

C. HEARING. A hearing on the exception application shall be held by the Sign Committee prior to considering the sign permit application. The time limits for the Sign Committee's action shall be the same as those set forth in Section 22.70.050.F of this Chapter.

D. APPEAL. The provisions for the appeal of the decision of the Sign Committee concerning an exception application shall be the same as those set forth in Section 22.70.050.I. (Ord. 4484, 1987; Ord. 4259, 1984; Ord. 4101, 1981.)

22.70.080 Nonconforming Signs.

A. DEFINITION. Every sign legally in existence on the effective date of (i) the ordinance adopting this Chapter, or (ii) any ordinance amending this Chapter, which violates or does not conform to the provisions of such ordinance or any such amendment, shall be a "nonconforming sign."

B. GENERAL PROVISIONS. A nonconforming sign may not be:

1. Changed to another nonconforming sign.
2. Structurally altered so as to extend its useful life.
3. Expanded.
4. Relocated.

C. REMOVAL.

1. A sign which does not conform to the provisions of this Chapter, but which legally existed and was maintained on January 1, 1976, and which did not conform to provisions of the Sign Ordinance in effect at that time shall be removed or made to conform within one-hundred eighty (180) days after written notice from the Community Development Department. Said one-hundred eighty (180) day period shall be extended in the following circumstances:

a. The owner of a nonconforming sign submits to the Community Development Department a declaration signed under penalty of perjury, on a form provided by the Community Development Department, stating that he intends to terminate the business identified by said sign within twelve (12) months of the date of the notice from the Community Development Department.

b. The owner agrees in writing, on a form provided by the Community Development Department, to voluntarily remove said sign upon the expiration of the twelve-month period described in Subsection C.1.a. above or the date he terminates his business, whichever occurs first, and further agrees as consideration for this further extension of time to remove said sign(s) to waive any and all rights he may have to challenge the validity of the provisions of this Section.

2. A sign which becomes nonconforming upon the effective date of (i) the ordinance by which this Chapter is adopted, or (ii) an ordinance amending this Chapter shall be removed or made to conform within sixty (60) days after written notice by the Community Development Department upon change of use of the premises.

3. Exceptions to the provisions of this Section shall be granted by the Sign Committee upon the application of any owner of an on-site sign who presents substantial evidence showing the following:

a. There are exceptional circumstances applicable to the property on which the nonconforming sign is located, including size, shape, topography, location, or surroundings which make it practically impossible to effectively identify the property to the public if strict application of all the provisions of this Chapter is required; or

b. The original cost of the sign has not been fully amortized for tax purposes under Section 167 of the Internal Revenue Code by the sign's original owner. Such exception shall only be granted until completion of amortization pursuant to Section 167. Request for such extension shall be supported by legal documents, sworn statements, affidavits or other documents clearly establishing the need for additional time to amortize the original cost of the sign; or

c. The sign possesses unique features which make it a significant part of the historical heritage of the area in which it is located.

4. Denial of a request for an exception may be appealed pursuant to the provisions of Section 22.70.050.I. (Ord. 4484, 1987; Ord. 4259, 1984; Ord. 4101, 1981.)

PROJECTS WITH PRELIMINARY OR FINAL ECONOMIC DEVELOPMENT DESIGNATIONS

PROJECT/ADDRESS	PRELIM. DESIG. (SQ. FT.)	FINAL DESIG. (SQ. FT.)	STATUS/ COMMENT
Gateway Project (Miravant) 6100 Hollister Avenue MST97-00715		80,320	Approved 5/28/2000 Expired/Pending
Architectural Millworks 815 Quinientos Street MST97-00320		15,000	C of O 1/20/2004
Penfield and Smith 111 E Victoria St MST2002-00243		7,905	BP 2/11/2005
Software.com 630-634 Anacapa Street MST97-00520	~~26,493~~		Withdrawn
Alliance Manufacturing Software 1035 Chapala Street MST98-00051	~~30,257~~		Withdrawn
~~Fielding Institute~~ Sansum Clinic 4151 Foothill Road ~~MST2001-00840~~ MST2008-00496	~~22,499~~ 22,499 1,703		Prelim with MST2001-00840 Still Active
Santa Barbara Auto Gallery 352 Hitchcock Way MST2009-00015	~~7,925~~		Withdrawn
Airport Mobile Structure 500 Fowler Rd MST2002-00265		720	Approved 6/20/02
Cottage Hospital 320 W Pueblo St MST2003-00152		182,541 + 10,600 193,141	Under Construction Add'l s.f. approved 10/19/10
Granada Theatre 1216 State St MST2004-00005		13,360	C of O
101 E Victoria MST2006-00758		2,703	Approved 12/23/2008
34 W. Victoria MST2009-00266		3,413	Approved 4/26/11
SUBTOTALS	24,202*	316,562	SUBTOTALS
ALLOCATED TO DATE: 340,764 SQFT* **REMAINING UNALLOCATED: 538,034 SQFT**			

*Does not include SF from Software.Com, SB Autogroup or Alliance, which have been withdrawn

EXHIBIT G

ASSOCIATED TRANSPORTATION ENGINEERS
100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805) 687-4418 • FAX (805) 682-8509

Since 1978

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February 2, 2012 08121L04.WP

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Santa Barbara, CA 93101

PARKING ANALYSIS ADDENDUM FOR THE SANSUM AT FOOTHILL CENTRE PROJECT - CITY OF SANTA BARBARA

Associated Transportation Engineers (ATE) has prepared the following parking analysis addendum for the Sansum at Foothill Centre Project, located in the City of Santa Barbara. The addendum updates the parking demand analysis that was presented in the traffic and parking study prepared by ATE for the project (dated November 14, 2011) to reflect the minor increase in building square footage (+176 gross SF). The addendum also reviews the expanded TDM plan that is now included in the project description.

PARKING ANALYSIS

Proposed Parking Supply

The project is proposing to provide 225 parking spaces in surface lots located on the project site. An additional "loading-only" parking space would also be provided on-site.

Zoning Ordinance Parking Requirements

The City of Santa Barbara's Zoning Ordinance requires 1 space per 250 feet of net floor area. The ordinance allows for a 30% reduction for buildings greater than 50,000 net square feet. Table 1 presents the Zoning Ordinance parking requirement for the project.

EXHIBIT H

Table 1
Zoning Ordinance Parking Requirement

Land Use	Size	Parking Rate	Spaces Required
Office	60,122 SF(a)	1 Space/250 SF	240 Spaces
30% Reduction for office buildings greater that 50,000 SF			*-72 Spaces*
Required Spaces			**168 Spaces**

(a) Parking requirement based on net square feet pursuant to Zoning Ordinance.

As shown in Table 1, the Zoning Ordinance parking requirement is 168 spaces. The proposed parking supply of 225 spaces would meet the City of Santa Barbara Zoning Ordinance parking requirement.

Peak Parking Demand Forecasts

Parking demand forecasts were developed for the project to evaluate the adequacy of the proposed parking supply. The peak parking demand for the surgery suites and the office uses were calculated using the data presented in the ITE Parking Generation[1] report for Surgery Centers and General Offices. Parking demands for the medical clinic were calculated using data collected at the existing Sansum Clinic located on Pesetas Lane. The ITE rate was not used for this component of the project as it is based on studies of small medical clinics that are not representative of the proposed project.

Transportation Demand Management Plan

The project proposes to implement a Transportation Demand Management (TDM) Plan to reduce traffic and parking demands at the site. The plan would include incentives to encourage employees to use alternative modes of transportation. These incentive programs would include bus fare subsidies, ride sharing/car pooling programs, bicycle facilities, and guaranteed ride home program. A detailed outline of the proposed TDM plan is attached for reference.

Data contained in the On-Line TDM Encyclopedia and the City of Boulder, CO website show that TDM plans are very effective in reducing parking demands. In order to evaluate the potential traffic and parking reductions ATE researched several publications that present TDM effectiveness. The results are summarized below:

[1] Parking Generation, Institute of Transportation Engineers, 4th Edition.

• VTPI On-Line TDM Encyclopedia	20% - 30%	Reduction
• City of Boulder, CO TDM Plan	11% - 27%	Reduction
• Spack Consulting TDM Study	11% - 21%	Reduction
• Maine Medical Center TDM Plan	17%	Reduction
Average:	15% - 24%	Reduction

The data above shows a minimum average of 15% and a maximum average of 24% in reductions from TDM plans. For the purpose of this analysis it is assumed that the TDM will reduce the overall parking demands of Sansum employees by the minimum average of 15%. Assuming the peak workforce of 138 employees (based on data provided by Sansum), the TDM would reduce the forecast parking demands by 21 spaces. Table 2 shows the peak parking demand forecasts for the proposed project.

Table 2
Foothill Centre Sansum Medical Complex
Peak Parking Demand Forecasts With TDM Plan

Land Use	Size	Peak Demand Rate	Peak Parking Demand	Parking Supply
Medical Clinic	41,950 SF	4.83 Spaces/1,000 SF	203 Spaces	--
Surgical Center	4 Rooms	5.67 Spaces/Room	23 Spaces	--
Office	4,420 SF	2.84 Spaces/1,000 SF	13 Spaces	--
15% TDM Plan Reduction			*-21 Spaces*	-
Peak Parking Demands			**218 Spaces**	**225 Spaces**

(a) Parking demands based on gross square feet.

The data presented in Table 2 indicate that the peak parking demand for the project assuming the TDM reductions is 218 spaces. The 225 spaces provided for the project would satisfy the peak parking demands forecast for the project.

Associated Transportation Engineers

Scott A. Schell, AICP, PTP
Principal Transportation Planner

SAS/MMF

Sansum Clinic - Foothill Road Project
TDM Program
February 1, 2012

Sansum Clinic will implement a transportation demand management (TDM) program to ensure that parking demands are satisfied for the Foothill Road Project. The components of the TDM program are outlined below.

Transportation Demand Management (TDM) Program

Sansum will incentivize its employees to use alternative forms of transportation in order to reduce traffic and parking demands at Foothill. Sansum's TDM program will consist of a combination of the following, depending on coordination with employees and which programs prove to be most effective. Sansum will continue to seek the optimum way in which to implement these programs.

- ***TDM Administrator:*** Sansum will appoint a TDM Administrator and will coordinate with Traffic Solutions in order to maximize the effectiveness of the programs offered. The TDM Administrator will also be in charge of parking monitoring and will be the designated contact person for the public to reach concerning any parking/circulation issues in the adjacent neighborhoods.

- ***Commuter Bus & MTD Subsidies:*** Sansum proposes to pay for a portion (50%) of the costs for employees who use the Clean Air Express and Coastal Express commuter bus programs and local MTD bus routes. The existing bus stop on Pesetas Lane currently serves the Clean Air and Coastal Express commuter lines and MTD Line 8. A proposed shuttle system will be tied in to this program in order to transport employees from the existing bus stop at the Pesetas Lane site to and from the Foothill site. MTD Line 10 would directly serve the Foothill site

- ***Ridesharing/Carpooling Matching Services:*** Sansum employees will be registered with the Traffic Solutions ride matching program to encourage ridesharing & carpooling. Preferential parking spaces will be provided for those who carpool and are eligible.

- ***Bicycle Use:*** Sansum will creatively offer incentives to support those who bike and encourage those who might, by offering secure bicycle parking on site, including new bike lockers.

- ***Shower and Locker Facilities:*** Sansum will have both male and female shower and locker facilities for staff.

- ***Employee Lunch Room:*** Sansum is planning to have employee break areas, in addition to having a café that will offer hot and cold drinks and cold foods.

- ***TDM Incentives Posted:*** Sansum will post the incentives offered, bus routes & schedules, and any other applicable and pertinent information.

- ***Guaranteed Ride Home:*** Sansum will continue its policy of making sure every employee utilizing alternative transportation modes has an emergency ride home.

Effectiveness of the TDM Program

Upon implementation, it is anticipated that the TDM plan will reduce the Project's overall traffic and parking demands from those forecast in the traffic and parking study. The TDM plan is expected to reduce the traffic and parking demands generated by the Sansum employees by a minimum of 15% over those forecast in the traffic and parking study. This will result in a potential parking demand reduction of 21 parking spaces at the Foothill site (assuming a peak workforce of 138 employees). The effectiveness of the TDM program will be reviewed annually and adjustments may be made based on the success of the individual plan components.

Final Mitigated Negative Declaration

Foothill Triangle Project
4151 Foothill Rd. and 675 and 681 Cieneguitas Rd.
(MST2008-00496)

Distributed Under Separate Cover
Available for Review at 631 Garden Street and On-line at:

http://www.santabarbaraca.gov/Resident/Environmental_Documents/4151_Foothill_Road/

EXHIBIT I