



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: May 8, 2014
AGENDA DATE: May 15, 2014
PROJECT ADDRESS: 240 W. Alamar Avenue (MST2013-00022)
 "Alamar Townhomes"
TO: Planning Commission
FROM: Planning Division, (805) 564-5470, extension 4550
 Renee Brooke, AICP, Senior Planner *RLB*
 Daniel Gullett, Project Planner *DPG*

I. PROJECT DESCRIPTION

The project consists of the demolition of a single-family residence and detached garage, and construction of a two- and three-story 7,410 square foot condominium building containing four three-bedroom units that will be price-restricted in order to be affordable to moderate income households. Two parking spaces would be provided per unit; two-car garages will be provided for the three units and a one-car garage and one uncovered parking space for the back unit. The property area is 14,808 square feet and includes a reach of Mission Creek.

II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

- A. A Front Setback Modification to allow the building to encroach into the 20-foot front setback (SBMC §28.45.008 & §28.92.110); and
- B. A Tentative Subdivision Map for a one-lot subdivision to create four residential condominium units (SBMC Chapters 27.07 and 27.13).

APPLICATION DEEMED COMPLETE: May 1, 2014
DATE ACTION REQUIRED PER MAP ACT: June 20, 2014

III. RECOMMENDATION

If approved as proposed, the 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. Although there are benefits to having a larger setback from Mission Creek, considering the habitat restoration required with the project, the existing pattern of development, and the four, three-bedroom price-restricted ownership units provided, staff believes the proposed 35-foot setback from Mission Creek to the building is appropriate for this project. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section X of this report, and subject to the conditions of approval in Exhibit A.



Figure 1: 2012 Aerial Vicinity Photo

IV. BACKGROUND

The property owner for the subject project was also the developer of the East Beach Collection project at 535 E. Montecito Street (formerly called "Las Portales"). The 535 E. Montecito Street project was approved by the Planning Commission in 2008 with 48 condominium units, 40 of which were price-restricted for 90 years with initial sales prices of no more than \$645,000 per unit and \$565,000 as an average for all units (with an allowance of sales price increases of up to 2.5% annually).

Four of the 40 units were sold at prices that did not conform to the recorded 2011 Home Price Restriction Covenant. In 2012, the City entered into an agreement with the owner to cure the breach of the Home Price Restriction Covenant. The agreement requires the owner to construct four two and/or three-bedroom condominium units affordable to moderate-income buyers (households earning 80-120% Area Median Income) for 90 years with no less than 972 square

feet of living space. The agreement also stipulates that the initial sales prices may not exceed \$273,400 per two-bedroom unit and \$334,600 per three-bedroom unit.

With four three-bedroom units ranging between 1,279 square feet and 1,589 square feet and the conditions of affordability, the proposed project would satisfy the City's 2012 agreement with the owner.

V. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Bill McReynolds		
Property Owner:	City Ventures Urban Land LLC		
Site Information			
Parcel Number:	051-283-001	Lot Area:	14,808 square feet
General Plan: Med/High Density Residential (15-27 units per acre)		Zoning:	R-3/SD-2
Existing Use: Single Family Residential		Topography:	~13% average slope
Adjacent Land Uses			
	North – 7 unit apt. bldg. (234 W. Alamar)	East – 6 unit apt. bldg. (2621 Orella)	
	South – 10 unit apt. bldg. (246 W. Alamar)	West – Mission Creek	

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,088 square feet	5,669 square feet
Garage	332 square feet	1,499 square feet
Storage	Not reported	238 square feet
Floor Area to Lot Area Ratio	0.10	0.50

VI. ISSUES

Staff recommends that the Planning Commission focus on the adequacy of the setback from Mission Creek, the adequacy of the setback from Alamar Avenue, and neighborhood compatibility, which are described in detail in this Staff Report. Staff has identified these as important issues based on the staff review, review by the Architectural Board of Review, and public comments.

VII. POLICY AND REGULATION CONSISTENCY ANALYSIS

A. ZONING ORDINANCE CONSISTENCY

The subject property is zoned R-3 (Multiple Family Residential), which provides two residential density options for development depending on the number of units proposed: the Average Unit-size Density Incentive Program (AUD) and base density. This four-unit project is proposed at the maximum R-3 Zone base density of 3,500 square feet of lot area per unit. With a maximum density of 27 units per acre, use of the AUD program would allow up to nine units on this parcel with a maximum average size of 905 square feet. AUD provides incentives such as reduced parking (one space per unit), setbacks, and open space and would allow for a four-story building on this site. For reference, the previous Variable Density Program, which was in effect from 1978-2013, allowed up to nine studio units on this site with no unit size restriction.

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	20 feet	29 feet	10 feet*
-Interior	6 feet	12 feet	6 feet
-Rear	6 feet	132 feet	113 feet
Building Height	3 stories (base density) 4 stories (AUD)/ 45 feet	Not reported	3 stories/31 feet
Parking	8 uncovered	1 covered	7 covered, 1 uncovered
Number of Units	4 (base density) 9 (AUD)	1	4 (11.8 units/acre)
Common Outdoor Living Space	15% of lot area	~77% of lot area	~55% of lot area
Lot Coverage			
-Building	N/A	1,420 sq ft 9.6%	3,282 sq ft 22.2%
-Paving/Driveway	N/A	1,019 sq ft 6.9%	3,103 sq ft 21.0%
-Landscaping	N/A	12,369 sq ft 83.5%	8,423 sq ft 56.8%

*Modification requested

The subject property is also included in the SD-2 Zone overlay, which includes the entire area bounded by Alamar Avenue, Foothill Road, Highway 154, and Highway 101. Alamar Avenue represents the eastern extent of the SD-2 overlay, so SD-2 regulations do not apply to the parcels across the street from the subject property. The SD-2 Zone was originally adopted in 1979 with a stated intent to reduce traffic impacts, including associated air quality impacts. SD-2 Zone includes a limitation on floor area of three story buildings and increased front setbacks beyond the base zone district.

With the approval of the Front Setback Modification described below, the project would meet the requirements of the Zoning Ordinance.

Front Setback Modification

The SD-2 Zone provides a required front setback of 20 feet for buildings over 15 feet tall. The proposed project has a first and second story setback of ten feet and a third story setback of 47.5 feet. The project meets the base R-3 Zone front setback of ten feet for the first and second stories, and 20 feet for the third story.

The two-story apartment buildings fronting Alamar Avenue on either side of the proposed development are sited between eight and ten feet from the front lot line with identical zoning, but were constructed in 1960 and 1965, prior to establishment of the SD-2 Zone.

The findings for approval for a Front Setback Modification include consideration for setback relief to provide an affordable housing development. Since this project is being pursued by the applicant to fulfill an agreement with the City to replace price-restricted units that were sold at market rates, staff believes it would be inappropriate to justify approval of the Modification solely on that basis. Staff supports the requested modification to the SD-2 Zone 20-foot front setback because it would provide a setback that is uniform to the buildings on either side of the project site and is also consistent with the front setback regulation across the street (outside the SD-2 overlay). The requested front setback relief also provides for an appropriate improvement on the lot with a 35-foot creek buffer and four affordable three-bedroom condominiums of reasonable size.

B. SUBDIVISION ORDINANCE CONSISTENCY

The Subdivision Ordinance provides physical development standards required for new condominium projects (SBMC Chapter 27.13). The standards include parking, private storage space, utility metering, laundry facilities, unit size and outdoor living space. The project is designed to meet all applicable standards and the conditions of approval include proper allocation of parking spaces, a prohibition on storage of recreational vehicles, and a waiver of a right to protest the formation of public improvement districts as required by the condominium ordinance.

The Subdivision Ordinance also provides requirements for approval of a Tentative Subdivision Map in the findings below.

C. GENERAL PLAN CONSISTENCY

Exhibit D includes a list of relevant, applicable General Plan policies and Exhibit E provides the General Plan Oak Park neighborhood description. The pertinent policies are summarized below.

Land Use Element

The Land Use Element includes a policy to prioritize the use of available resource capacities for affordable housing for extremely low, very low, low, moderate, and middle income households over all other new development. Although the purpose of this project is to replace the four below-market condominium units that were sold at market rates on another site, it would replace those units with price-restricted units, affordable to moderate-income households, consistent with this policy of the General Plan.

The Land Use Element also calls for enhancement of community character and includes a possible implementation action to ensure that proposed buildings are compatible with the surrounding built environment by considering the context of the proposed structure in relation to surrounding uses and parcels along the entire block and ensuring the proposed development will not eliminate preservation of key visual assets of the block, including important views of specimen trees and other important visual resources.

The 200 block of W. Alamar Avenue has multiple large and bulky apartment buildings including the buildings on either side of the subject property. The bulky existing buildings on Alamar would not likely be found to conform to the city's current architectural standards. The proposed building was designed to both be compatible with the adjacent buildings as its contextual neighborhood and provide design elements and detailing consistent with the City's design guidelines. The subject building would also be the first in the vicinity with a third story. Since the third story is set back approximately 47.5 feet from Alamar Avenue, the impact of the third story on the streetscape is lessened. The Architectural Board of Review (ABR) unanimously supported the third story, but were divided on the architectural style; mass, bulk and scale; and the second and third story cantilevers over the driveway. The large canopy trees on the creek side of the property would continue to be visible from Alamar Avenue.

Environmental Resources Element

The Environmental Resources Element provides policies for protection and restoration of creeks and their riparian corridors to improve biological values, water quality, open space and flood control in conjunction with climate change adaptation. It includes implementation actions that call for setbacks of greater than 25 feet from top of bank for new structures adjacent to creeks and consideration of the Santa Barbara County Flood Control District's general recommendation of setbacks for new development of 50 feet from the top of natural creek banks. For new development closer than 50 feet to the top of bank, it calls for creek bank stabilization through planting of native trees and shrubs on and above creek banks. It also calls for siting new development outside riparian woodlands and conditions of approval for habitat restoration of native oak woodlands.

Staff generally discourages reducing existing building setbacks along creeks where reasonable. The existing single family house is set back approximately 100 feet and the existing garage is set back approximately 60 feet from top of bank, and the existing creek setback area is landscaped primarily with non-native vegetation. Buildings along Mission Creek in the vicinity (along Alamar Avenue between De la Vina and Vernon Road) have varying setbacks with some greater than 35 feet, most less than 35 feet, and some at the creek top of bank.



Figure 2: Perspective of the Vicinity

The project site is approximately 247 feet long and encompasses both banks of Mission Creek. The initial 2013 application submittal included a 25-foot building setback from creek top of bank. Given the setback for the existing structures, the narrow creek channel and high flooding risk in the area, the intensification of use, and the sensitive biological resources in Mission Creek, the Creeks Division recommended a minimum 50-foot creek setback, with the first 25 feet from the top of bank free of structures and planted within native vegetation. The project was revised to provide a 35-foot setback from top of bank to the building and a 30-foot setback from the top of bank to the uncovered parking space. The creek, creek banks and proposed 35-foot setback cover approximately 45% of the lot area, leaving the remainder of the site available for development and standard zoning setbacks.

Staff supports the requested Modification to allow the proposed building to encroach ten feet into the 20-foot front setback in order to provide additional relief to the creek environment. The applicant provided a biological report concluding that the project, as

proposed, would not result in any significant, adverse impact to biological resources. The proposal conditions of approval include removal of non-native species and restoration with native plantings within the riparian corridor west of the building and parking area, which would enhance the quality of the riparian habitat.

Throughout the application review, staff encouraged the applicant to further reduce unit sizes to provide additional creek setback area. Four major factors determine the design and length of the proposed building sited between Alamar Avenue and Mission Creek: the seven garage parking spaces, separate entry stairs for units two and three, first floor plans, and the proposal to limit the third story to units two and three only. Although a project with four, smaller two-bedroom units would fulfill the applicant's obligation to the City, the same design constraints and the same parking requirement would apply. If the Planning Commission requires a larger creek setback in order to make the project findings, some gains in additional creek setback area could be provided with reduced first floor living space, carports rather than garages, a shared first floor entry, and possibly additional third story floor area.

In balancing the General Plan policies for creek protection and enhancement with providing additional affordable ownership housing with modest amenities (garages, separate entries), two parking spaces per unit, and a limited third story, staff supports the project with the proposed creek setback with the recommended conditions that include habitat restoration. A 35-foot creek setback to the building and 30-foot setback to the uncovered parking space are also within the range of creek setbacks required by the Planning Commission for recent full site redevelopment projects.

Housing Element

The Housing Element states that the production of affordable units shall be the highest priority housing type and the City will encourage all opportunities to construct new housing units that are affordable to extremely low, very low, low, moderate and middle income owners and renters. It also identifies the need for affordable units with three or more bedrooms. As proposed, the project is consistent with the Housing Element policies.

VIII. ENVIRONMENTAL REVIEW

This four unit project is within the scope of buildout of the 2011 General Plan and the associated Program EIR. The project is consistent with the residential density designated and analyzed in the Program EIR, and potential adverse, significant project-specific environmental effects are addressed with existing development standards and regulations.

The applicant provided a Tree Inventory, Removal, and Protection Plan prepared for the project by Bill Spiewak. This plan includes recommendations and tree protection measures that are incorporated into the project and duplicated on the Landscape Plan. The recommendations include replacement of the coast live oak tree near the front of the property proposed for removal with ten one-gallon oak trees on the property west of Mission Creek.

A Biological Assessment prepared for the project by Bruce Reitherman concluded that the project would not result in the potential for significant adverse impacts to biological resources. The biological report included recommended mitigation measures to further reduce the less than significant biological impacts. The recommended mitigation measures are incorporated

into the conditions of approval and address resource protection during construction and landscaping installation, and require monitoring and maintenance of the creek restoration area for three years. Consistent with General Plan Policies, the conditions of approval go further to require a Riparian Buffer Restoration and Enhancement Plan that would result in removal of non-native species within the riparian corridor west of the building and restoration with native plantings, which further reduce less than significant impacts.

A Phase I Archaeological Resources Report prepared by Dudek, was accepted by the Historic Landmarks Commission on April 10, 2013. The report concluded it was unlikely that intact prehistoric archeological resources would be encountered during grading activities. The recommended conditions of approval include the standard cultural resource discovery condition.

A Drainage and Storm Water Quality Report was submitted that demonstrates that the project meets the City's Storm Water Management Program requirements for Tier 3 projects and will maintain peak storm water runoff from the developed site at or below pre-development levels.

The City's Urban Historian reviewed the existing Craftsman-style single family house and determined that, while the building retains its historic elements and features, it is a common example of the style and would not qualify as a Structure of Merit. The Historian also indicated that there is no remaining context in the surrounding setting since the property is surrounded by large 1960s-era apartment buildings, so the house would not qualify as a contributing historic resource to a potential historic district.

Based on City staff analysis, no further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183- Projects Consistent with the General Plan) and the CEQA Certificate of Determination (Exhibit F). The City Council environmental findings adopted for the 2011 General Plan apply to this project. A Planning Commission finding that the project qualifies for the §15183 CEQA determination is required.

IX. DESIGN REVIEW

The ABR Guidelines, Urban Design Guidelines, Landscape Design Standards for Water Conservation, and Outdoor Lighting Design Guidelines provide a framework for the design review of the project. The Urban Design Guidelines call for new developments to complement and enhance the character of Santa Barbara, the surrounding neighborhood, and existing adjacent developments while allowing each development to retain a distinct visual identity. With some exceptions, the Urban Design Guidelines encourage an architectural style similar to surrounding structures with comparable size, bulk, and scale and careful consideration of the character of surrounding structures. For site organization, the Urban Design Guidelines encourage using setbacks and building orientations compatible with surrounding developments.

This project was reviewed by the Architectural Board of Review (ABR) four times (meeting minutes are attached as Exhibit H). At those hearings and in written comments to the ABR, members of the public expressed concerns with neighborhood compatibility; the third story; mass, bulk, scale; adequacy of parking; view blockage; and adequacy of the creek setback. Public comment letters submitted to ABR are attached as Exhibit G. The ABR was divided on architectural style; size, bulk, mass, and scale; and, particularly, the cantilevered elements over

the driveway. The ABR unanimously supported the third story. The majority of the ABR found that the Front Setback Modification was acceptable with no negative aesthetic impact to the neighborhood. The ABR completed the compatibility analysis and forwarded the project to Planning Commission for consideration of the subject land use applications.

X. FINDINGS

The Planning Commission finds the following:

A. ENVIRONMENTAL REVIEW

The project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and the CEQA Certificate of Determination on file for this project.

B. FRONT SETBACK MODIFICATION (SBMC §28.92.110)

The Front Setback Modification for the building to encroach into the W. Alamar Avenue 20-foot front setback is consistent with the purposes and intent of the Zoning Ordinance and promotes uniformity of improvement along the street. The development is consistent with the legislative intent of the SD-2 Zone Setback, the Urban Design Guidelines, and the pattern of development in the vicinity of the project. The reduced front setback also provides for four three-bedroom affordable condominium units with a 35-foot building setback from Mission Creek, where the applicant is only required to provide four two-bedroom units.

C. TENTATIVE SUBDIVISION MAP (SBMC §27.07.100)

As described in Section VII.C of the Staff Report, the Tentative Subdivision Map is consistent with the General Plan and the Zoning Ordinance of the City of Santa Barbara because it provides for four condominium units affordable to moderate income households, creek restoration, and an adequate setback from the Mission Creek top of bank. The site is physically suitable for the proposed development because sufficient lot area is available away from the creek for the proposed development. The project is consistent with the base density provisions of the Municipal Code and the General Plan because the project provides more than 3,500 square feet of lot area per unit, and the proposed use is consistent with the vision for this neighborhood of the General Plan because it provides multi-family units at approximately 11.8 units per acre in the Medium-High density residential area. The design of the project will not cause substantial environmental damage because the project is required to include construction and post-construction stormwater management best management practices, habitat restoration and monitoring, and associated improvements will not cause serious public health problems

D. NEW CONDOMINIUM DEVELOPMENT (SBMC §27.13.080)

1. There is compliance with all provisions of the City's Condominium Ordinance, as described in Section VII of the Staff Report.
2. The project complies with density requirements, and each unit includes laundry facilities, separate utility metering, adequate unit size and storage space, and the required private outdoor living space, as described in Section VII of the Staff Report.

3. The proposed development is consistent with the General Plan of the City of Santa Barbara because it provides four affordable condominium units, an adequate creek setback, and creek restoration, as described in Section VII of the Staff Report.
4. The project can be found consistent with policies of the City's General Plan including the Housing Element, Environmental Resources Element, and Land Use Element. The project will provide infill residential development that is compatible with the surrounding neighborhood and provides a proportionate level of protection and restoration of the riparian corridor, as described in Section VII of the Staff Report.
5. The proposed development is consistent with the principles of sound community planning and will not have an adverse impact upon the neighborhood's aesthetics, parks, streets, traffic, parking and other community facilities and resources because adequate parking is provided on-site, and the third story is substantially set back from Alamar Avenue, as described in Section VII of the Staff Report.
6. The project is an infill residential project proposed in an area where residential development is a permitted use. The project is adequately served by public streets, will provide adequate parking to meet the demands of the project and will not result in traffic impacts because, once the minimal number of new trips (three AM and three PM peak hour) are added to the street network, there will not be an impact at any of the City's identified 2030 impacted intersections. The design has been reviewed by the Architectural Board of Review, which found the architecture and site design appropriate, as described in Section VII of the Staff Report.

Exhibits:

- A. Conditions of Approval
- B. Tentative Map, Site Plan, Floor Plans, Elevations, Landscape Plan
- C. Applicant's letter, dated April 28, 2014
- D. Relevant General Plan Goals, Policies & Implementation Strategies
- E. Oak Park Neighborhood Description
- F. CEQA Certificate of Determination
- G. ABR Public Comment Letters
- H. ABR Minutes

PLANNING COMMISSION CONDITIONS OF APPROVAL

240 W. ALAMAR AVENUE
TENTATIVE SUBDIVISION MAP & FRONT SETBACK MODIFICATION
MAY 15, 2014

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 required Architectural Board of Review approvals.
2. Pay Land Development Team Recovery Fee (30% of all planning fees, as calculated by staff) prior to issuance of any building permit or recordation of the Map, whichever comes first.
3. Submit an application for and obtain a Building Permit (BLD) to demolish any structures / improvements that would conflict with the Parcel Map. A BLD may also be obtained to demolish non-conflicting structures/improvements and/or perform rough grading. Comply with Condition F "Construction Implementation Requirements."
4. Submit an application for and obtain Building Permit(s) for, and complete, the construction of all private improvements required **prior** to approval of the Map to ensure the lot is ready for subdivision.
5. Submit an application for and obtain City Council approval of the Parcel Map and Agreement(s) and record said documents.
6. Permits following recordation of Parcel Map.
7. Submit an application for and obtain a Building Permit (BLD) for construction of approved development.
8. Submit an application for 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. **Recorded Conditions Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, except a demolition or other appropriate (as determined by City staff) building permit for work in anticipation of primary project improvements, the Owner shall execute an *Agreement Relating to Subdivision Map Conditions Imposed on Real Property*, which shall be 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 concurrent with the Parcel Map, and shall include the following:
1. **Approved Development.** The development of the Real Property approved by the Planning Commission on May 15, 2014 is limited to the demolition of a single-family residence and detached garage, and construction of a two- and three-story 7,410 square foot condominium building containing four price-restricted, three-bedroom units affordable to moderate income households; and the improvements shown on the Tentative Subdivision Map signed by the chair of the Planning Commission on said date and on file at the City of Santa Barbara.
 2. **Ownership Unit Affordability Restrictions.** The four dwelling units on the Tentative Subdivision Map shall be designated as Affordable Moderate-Income Units and sold only to households who, at the time of their purchase, qualify as Moderate-Income Households as defined in the City's adopted Affordable Housing Policies and Procedures. The maximum sale price upon initial sale shall not exceed **\$334,600**.

The Affordable Units shall be sold and occupied in conformance with the City's adopted Affordable Housing Policies and Procedures. The resale prices of the Affordable Units shall be controlled by means of a recorded affordability covenant executed by, Developer, Owner and the City to assure continued affordability for at least ninety (90) years from the initial sale of the affordable unit. No affordable unit may be rented prior to its initial sale.
 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. **Pesticide or Fertilizer Usage near Creeks.** The use of pesticides or fertilizer shall be prohibited within the creek setback area, which drains directly into Mission Creek.
 5. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices in a functioning state and in accordance with the Storm Water BMP Guidance Manual. 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.

6. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats, or trailers shall be stored on the Real Property.
7. **Required Private Covenants, Conditions and Restrictions (CC&Rs).** The Owners shall record in the official records of Santa Barbara County either private covenants, conditions and restrictions, a reciprocal easement agreement, or a similar agreement which, among other things, shall provide for the following:
 - a. **Common Area Maintenance.** An express method for the appropriate and regular maintenance of the common areas, common access ways, common utilities and other similar shared or common facilities or improvements of the development, which methodology shall also provide for an appropriate cost-sharing of such regular maintenance among the various owners of the condominium units.
 - b. **Garages Available for Parking.** A covenant that includes a requirement that all garages be kept open and available for the parking of vehicles owned by the residents of the property in the manner for which the garages were designed and permitted.
 - c. **Parking Space Assignment.** Parking spaces within the project shall be allocated.
 - d. **Landscape Maintenance.** A covenant that provides that the landscaping shown on the approved Landscaping Plan shall be maintained and preserved at all times in accordance with the Plan. Such plan shall not be modified unless prior written approval is obtained from the appropriate design review board. If said landscaping is removed for any reason without approval by the appropriate design review board, the owner is responsible for its immediate replacement.
 - e. **Trash and Recycling.** Trash holding areas shall include recycling containers with at least equal capacity as the trash containers, and trash/recycling areas shall be easily accessed by the consumer and the trash hauler. Green waste shall either have containers adequate for the landscaping or be hauled off site by the landscaping maintenance company. If no green waste containers are provided for common interest developments, include an item in the CC&Rs stating that the green waste will be hauled off site.

- f. **Public Improvement Districts.** A covenant that includes a waiver to protest formation of public improvement districts.
 - g. **Covenant Enforcement.** A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition.
- C. **Public Works Submittal Prior to Parcel Map Approval.** The Owner shall submit the following, or evidence of completion of the following, to the Public Works Department for review and approval, prior to processing the approval of the Parcel Map and prior to the issuance of any permits for the project except a demolition or other appropriate (as determined by City staff) permit for work in anticipation of primary project improvements:
- 1. **Parcel Map.** The Owner shall submit to the Public Works Department for approval, a Parcel Map prepared by a licensed land surveyor or registered Civil Engineer. The Parcel Map shall conform to the requirements of the City Survey Control Ordinance.
 - 2. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an *Agreement Assigning Water Extraction Rights*. Engineering Division Staff prepares said agreement for the Owner's signature.
 - 3. **Required Private Covenants.** The Owner shall submit a copy of the draft private covenants, reciprocal easement agreement, or similar private agreements required for the project, concurrently with the Parcel Map.
 - 4. **W. Alamar Avenue Public Improvements.** The Owner shall submit C-1 public improvement or Public Works plans for construction of improvements along the property frontage on W. Alamar Avenue. Plans shall be submitted 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 new and/or remove and replace to City standards, the following: 60 linear feet of 6-foot-wide sidewalk, driveway apron modified to meet Title 24 requirements with a maximum width of 16 feet, asphalt concrete or concrete pavement on aggregate base or crack seal to the centerline of the street along entire subject property frontage and slurry seal a minimum of 20 feet beyond the limits of all trenching, connection to and/or relocation or extension of City water and sewer mains and utilities, supply and install one residential City standard Dome Style (or other) street light, coordinate with Public Works staff and Edison to retire light standard from existing utility pole, preserve and/or reset survey monuments, protect and relocate existing contractor stamps to parkway, supply and install directional/regulatory traffic control signs per the CA MUTCD during construction, one new street tree and tree grates per approval of the Parks and Recreation Commission, and provide adequate positive drainage from site. Any work in the public right-of-way requires a Public Works Permit.

5. **Agreement to Secure Public Improvements.** The Owner shall submit an executed *Agreement for Land Development Improvements*, prepared by the Engineering Division. Owner shall submit an Engineer's Estimate, wet signed, and stamped by a civil engineer registered in the State of California, and shall submit securities for construction of improvements prior to execution of the Agreement.
 6. **Encroachment Permits.** Any encroachment or other permits from the City or other jurisdictions (State, Flood Control, County, etc.) for the construction of improvements (including any required appurtenances) within their rights of way or easements shall be obtained by the Owner.
- D. **Design Review.** The project, including public improvements, is subject to the review and approval of the Architectural Board of Review (ABR). ABR shall not grant project design approval until the following Planning Commission land use conditions have been satisfied.
1. **Riparian Restoration.** The Landscape Plan shall be revised to include a Riparian Buffer Restoration and Enhancement Plan, prepared by a qualified biological or resource specialist, and reviewed and approved by the City Environmental Analyst and the City Creeks Division. The Riparian Buffer Restoration and Enhancement Plan shall include revegetation, restoration, maintenance, and monitoring measures for the entire area creekside of the development. Creek bank stabilization and revegetation and restoration efforts shall consist of removal of non-native plants, installation of erosion control materials, and installation of native riparian plant species grown from local genetic stock. The plan shall identify the plant species, plant quantities, planting locations, and irrigation. The plan shall include success criteria for revegetation efforts and weed coverage, reporting requirements, and a list of the maintenance practices to be used for meeting the success criteria. The plan shall also include requirements for monitoring/inspection of the landscape installation by the restoration specialist and shall require submittal of a written summary of the initial restoration efforts. The plan shall include a minimum of three (3) years of post-construction monitoring and reporting by the restoration specialist. The plan shall identify the responsible party (HOA, developer, land owner, bond, etc.) for oversight and funding of the long-term restoration monitoring and maintenance.
 2. **Tree Protection Measures.** The landscape plan shall include the following tree protection measures:
 - a. **Tree Protection.** All trees not indicated for removal on the approved Tentative Subdivision Map shall be preserved, protected, and maintained, in accordance with the Tree Protection Plan, if required, and/or any related Conditions of Approval.
 - b. **Oak Trees.** The following additional provisions shall apply to existing oak trees on site:
 - (1) No irrigation system shall be installed within three feet of the dripline of any oak tree.

E. **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 Condition C.4 "W. Alamar Avenue Public Improvements" shall be submitted to the Public Works Department for review and approval. Upon acceptance of conceptual public improvement plans, a Building permit may be issued if the Owner has bonded for public improvements and executed the *Agreement for Land Development Improvements*.
- b. **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.
- c. **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.

2. **Community Development Department.**

- a. **Recordation of Parcel Map and Agreements.** After City Council approval, the Owner shall provide evidence of recordation of the map and agreements to the Community Development Department prior to issuance of building permits for individual parcels.
- b. **Requirement for Archaeological Resources.** The following information shall be printed on the site and/or grading plan:

If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent, and significance of any discoveries and 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 Planning Division 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 Planning Division grants authorization.

- c. **Recorded Affordability Covenant.** Submit to the Planning Division a copy of an affordability control covenant that has been approved as to form and content by the City Attorney and Community Development Director, and recorded in the Office of the County Recorder, which includes the following:

Initial Sale Price and Resale Restrictions. Initial sale price and resale restrictions shall be as identified in Condition B.2 “Ownership Unit Affordability Restrictions.”

- d. **Tenant Displacement Assistance Ordinance Compliance.** Submit evidence of compliance with the Tenant Displacement Assistance Ordinance (SBMC Chapter 28.89), including displacement assistance and right of first refusal.
- e. **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 D “Design Review,” and all elements/specifications shall be implemented on-site.
- f. **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., Parcel 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 above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

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

3. **Creeks Division.**

- a. **Drainage and Water Quality.** The project is required to comply with Tier 3 (treatment, rate, and volume standards) of the Storm Water BMP Guidance Manual and Chapter 22.87 of the Santa Barbara Municipal Code (SBMC). The Owner shall submit a hydrology report prepared by a registered civil engineer or licensed architect demonstrating that the new development will comply with the City's Storm Water BMP Guidance Manual and SBMC 22.87. 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, or groundwater pollutants would result from the project.
- b. **Riparian Buffer Restoration and Enhancement Plan.** Submit the required Riparian Buffer Restoration and Enhancement Plan approved by the Architectural Board of Review for final staff review of conformance with Condition D.1.

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

- 1. **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) name, contractor(s) telephone number(s), 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.
- 2. **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. and Saturdays between the hours of 9:00 a.m. and 4:00 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.

- 3. 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 Engineer with a Public Works permit.
- 4. Biological Survey.** A contract biologist shall perform a biological survey of the restoration area (the rear property line to the 35-foot creek setback) and adjacent creek habitat before restoration efforts begin in order to determine that the site does not contain sensitive species of reptiles or amphibians. Activity in the creek bed shall be kept to a minimum during times of the year when water is present.
- 5. Nesting Birds.** Birds and their eggs nesting on or near the project site are protected under the Migratory Bird Treaty Act and pursuing, hunting, taking, capturing, killing, or attempt to do any of the above is a violation of federal and state regulations. If construction is anticipated to occur during the local nesting season (February 1 through August 15), a survey of riparian woodland/forest habitats within 300 feet of the Project shall be performed by a contract biologist with special attention to the potential presence of nesting raptors. No trimming or removing brush or trees shall occur if nesting birds are found in the vegetation. All care should be taken not to disturb the nest(s). Removal or trimming may only occur after the young have fledged from the nest(s).

6. **Air Quality and Dust Control.** 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.
7. **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.

- G. **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. 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 in the public improvement plans or building plans, shall be completed.
 3. **Ownership Affordability Provisions Approval.** For all dwelling units subject to affordability conditions obtain from the Community Development Director, or Director's designee in the City's Housing Programs Division, written approval of the following: (a) the Marketing Plan as required by the City's Affordable Housing Policies and Procedures; (b) the initial sales prices and terms of sale (including financing); (c) the eligibility of the initial residents; and (d) the recorded affordability control covenants signed by the initial purchasers which assure continued compliance with the affordability conditions.
 4. **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.
 5. **Evidence of Private CC&Rs Recordation.** Evidence shall be provided to the Community Development Department, Planning Division that the private CC&Rs required in Section B "Recorded Conditions Agreement" have been recorded.

6. **Restoration Monitoring Contract.** Submit a contract with a qualified restoration specialist acceptable to the City for required monitoring, which includes inspection of the project a minimum of twice per year by the restoration specialist for three (3) years or until performance standards have been met. The restoration specialist shall perform a qualitative assessment of restoration progress consisting of an evaluation of overall health and vigor. The restoration specialist shall thereafter promptly communicate the need for remedial action (replacement plantings and/or increased maintenance) to the landscape contractor. Performance Standards: All plantings should have a minimum 80% survival after three years, with interim goals of 90% survival for the first year and 85% survival after the second year. If these criteria have not been met, the applicant shall be responsible for replacing plantings to ensure eventual satisfaction of these requirements. Weed control efforts should be employed to ensure successful establishment of native plantings. A goal of 100% weed eradication is desirable, but may not practically be attainable given the aggressive nature of the introduced plants prevalent on adjacent properties where they are likely to remain uncontrolled. A goal of reducing weed cover to no more than 10% of the restoration area after three (3) years is reasonable and attainable.

H. **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.
 - 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. **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.

II. NOTICE OF MODIFICATION APPROVAL TIME LIMITS:

The Planning Commission action approving the Modification shall terminate two (2) years from the date of the approval, per Santa Barbara Municipal Code §28.87.360, unless:

1. An extension is granted by the Community Development Director prior to the expiration of the approval; or
2. A Building permit for the use authorized by the approval is issued and the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy.

NOTICE OF TENTATIVE SUBDIVISION MAP TIME LIMITS:

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

NOTICE OF TIME LIMITS FOR PROJECTS WITH MULTIPLE APPROVALS (S.B.M.C. § 28.87.370):

If multiple discretionary applications are approved for the same project, the expiration date of all discretionary approvals shall correspond with the longest expiration date specified by any of the land use discretionary applications, unless such extension would conflict with state or federal law. The expiration date of all approvals shall be measured from date of the final action of the City on the longest discretionary land use approval related to the application, unless otherwise specified by state or federal law.



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Alamar Townhomes
 240 West Alamar Ave.
 Santa Barbara, CA



City Ventures

Project Description

Demolish existing one-story 1,000 SF single family home. Demolish existing one-story 252 SF detached garage. New four-unit three-story Alamar Townhome Building. (7/17/14) (P. Green)

Project Data

Project Address: 240 West Alamar Ave.
Assessor's Parcel #: 051-293-001
Land Use Zone: E-3R, E3RDS-2
Existing Use: Single Family Home
Lot Size: 14,408 SF (0.3407 Acres)
Proposed Unit Mix: (4) 2-Bedroom, 2.5-Bath Units
Occupancy Group: R-2
Construction Type: U-9
Parking Requirement: (7) Covered Spaces
Parking Provided: (1) Uncovered Space
Fire Sprinklers: Project to be fully sprinklered per MPPA 1.1R

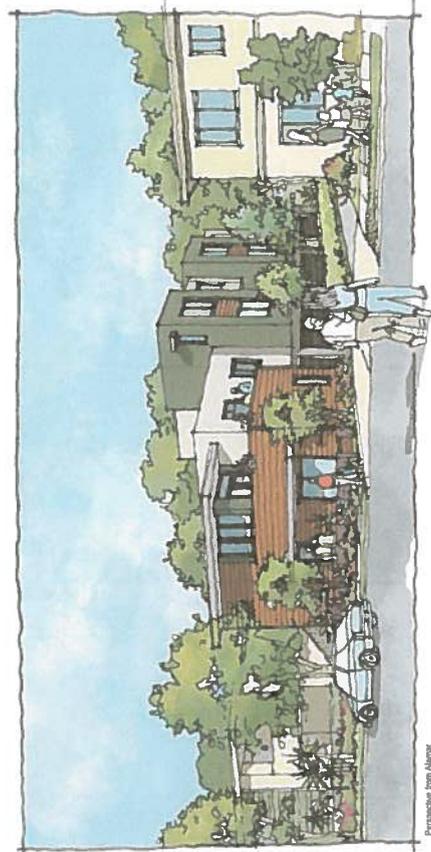
Applicable Codes

2013 California Building Code
 2013 California Electrical Code
 2013 California Fire Code
 2013 California Fire Code
 City of Santa Barbara Municipal Code

Sheet Index

1 2D-2 Floor Area Limitation
 Title Block
 A1.1 Site Plan
 A2.1 First Floor and Second Floor Plans
 A2.2 Third Floor and Roof Plans
 A.1.1 Exterior Elevations
 L.1 Preliminary Landscape Plan
 L.2 Tree Protection Plan

Alamar Townhomes



Prospective from Alamar

Project Team
 Owner: City Ventures
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 Santa Barbara, CA 93101
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 Fax: 805.883.1184
 www.cityventures.com
 Architect: Peikert Group Architects, LLP
 19 E. Piquette St., Suite 1
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 Fax: 805.883.1184
 www.peikertgroup.com
 Landscape Architect: City Ventures
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 Fax: 805.883.1184
 www.cityventures.com
 Civil Engineer: G. Murray
 27100 Burbank
 Fountain Valley, CA 92708
 Tel: 714.942.2400
 Fax: 714.942.2400
 Contact: Caryn Holder
 cholder@cmec.com

Vicinity Map



Deck Type	Deck Area (sq ft)	Area
Deck 1	120	120
Deck 2	120	120
Deck 3	120	120
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Deck 6	120	120
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Deck Type	Deck Area (sq ft)	Area
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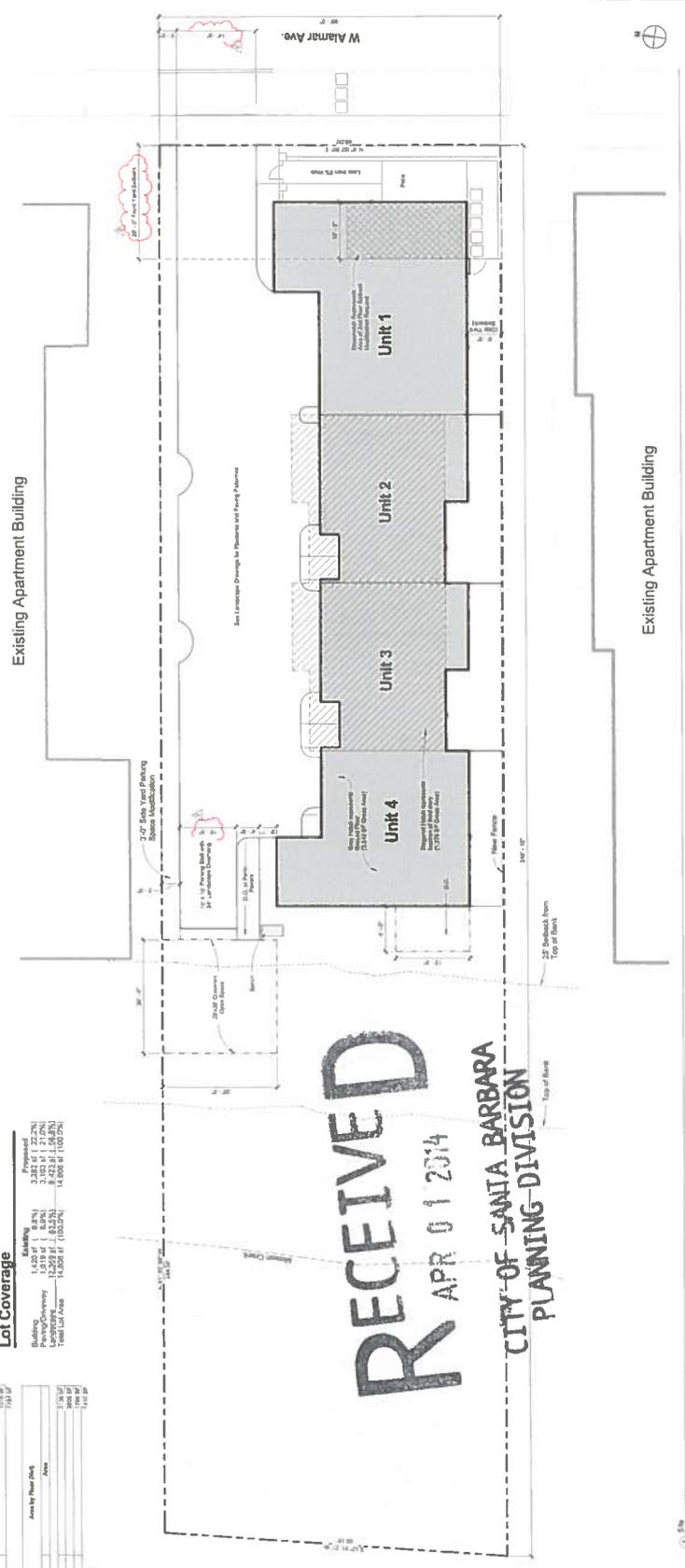
Common Outdoor Living Space

Completion of 10% of outdoor living space and 20% of common outdoor living space provided at final year of project.

Lot Coverage	Building	Proposed
Building	1,420 SF (8.8%)	3,285 SF (19.2%)
Lot Coverage	12,928 SF (83.2%)	8,423 SF (51.6%)
Total Lot Area	14,348 SF (100.0%)	14,708 SF (100.0%)

Project Areas

Area	Area (sq ft)	Area
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 CITY OF SANTA BARBARA
 PLANNING DIVISION

Sheet No. **A1.1**



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**Alamar
Townhomes**

240 West Alamar Ave.
Santa Barbara, CA



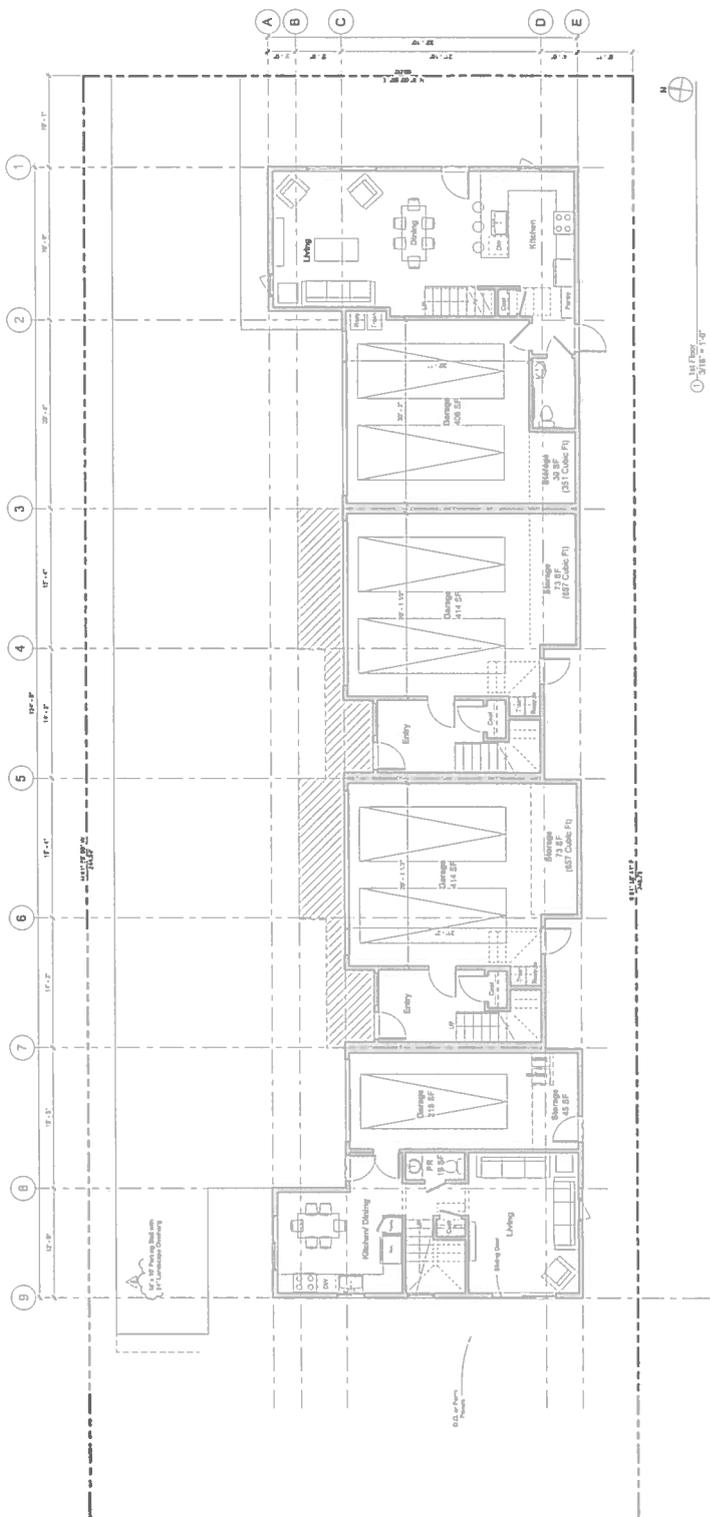
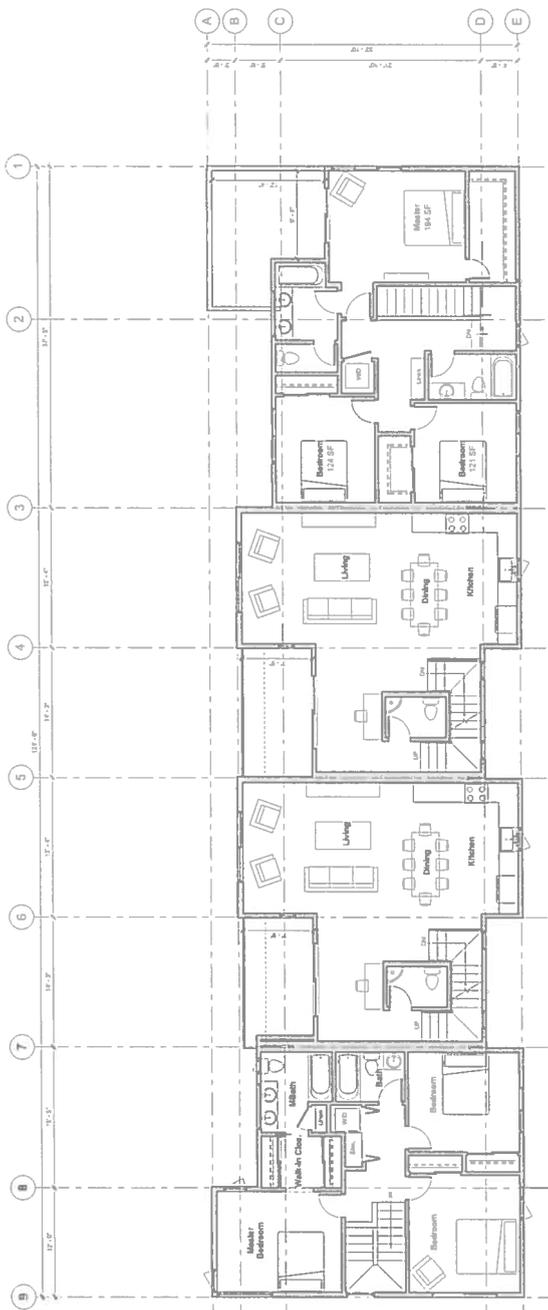
Comments:

Rev#:

DATE: 02-28-2014	BY: [Signature]
REVISION:	DATE:
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2. DATE: 02-28-2014	BY: [Signature]
3. DATE: 02-28-2014	BY: [Signature]
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6. DATE: 02-28-2014	BY: [Signature]
7. DATE: 02-28-2014	BY: [Signature]
8. DATE: 02-28-2014	BY: [Signature]
9. DATE: 02-28-2014	BY: [Signature]

Sheet No.
**First & Second
Floor Plans**

Sheet No.
A2.1





Peikert Group Architects, LLP
 18 E. Piquette St., Suite 1
 Santa Barbara, CA 93101
 Tel: 805.963.4933
 Fax: 805.963.4934
 www.peikertgroup.com

Alamar Townhomes

240 West Alamar Ave.
 Santa Barbara, CA



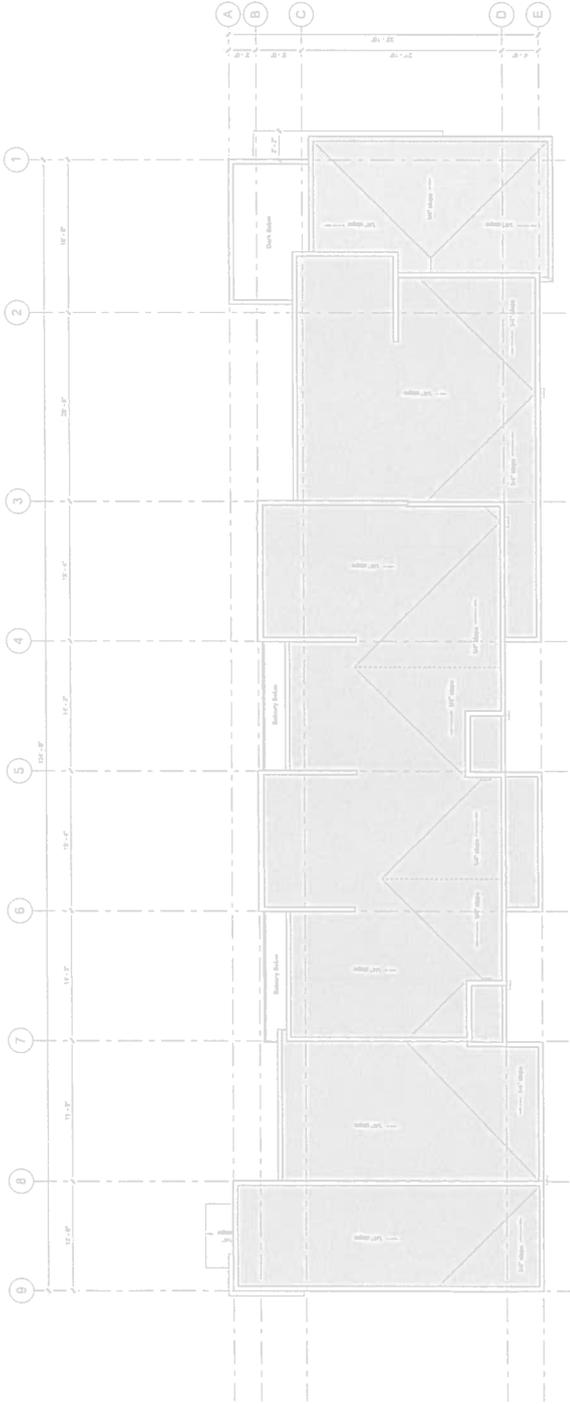
Consultant

Owner

DATE: 03/28/2014
PROJECT: Alamar Townhomes
NO.:
BY:
CHECKED:
APPROVED:
SCALE:
DATE:
PROJECT:
NO.:
BY:
CHECKED:
APPROVED:
SCALE:
DATE:

Sheet Title
Third Floor and Roof Plan

Sheet No.
A2.2



3'-0" = 1'-0" (Scale)



3'-0" = 1'-0" (Scale)



City Ventures

April 28, 2014

Planning Commission
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

Re: Proposed Affordable For-Sale Community at 240 W Alamar Avenue

Honorable Planning Commissioners:

On behalf of CV Urban Land, LLC, doing business as City Ventures, I'm pleased to present this a proposal to develop a four-unit affordable for-sale townhome community at 240 W Alamar Avenue (APN: 051-283-01). The proposed community is located along the southern border of the Oak Park area of the city. Current Zoning of the property is R-3 with an SD-2 overlay. The property has 60 feet of street frontage along W Alamar Avenue with a maximum depth of 249 feet for a total area of 14,808.02 square feet or 0.34 acres. City Ventures purchased the property on October 18, 2012 per a settlement agreement between the City of Santa Barbara and City Ventures regarding the requirement to construct four moderate-income for-sale homes in the City of Santa Barbara.

City Ventures is seeking the following approvals:

- A Tentative Subdivision Map to create a one-lot subdivision with four airspace condominiums.
- A modification to allow the building to encroach into the required 20' front setback required under the SD-2 zone.

Staff Supportability

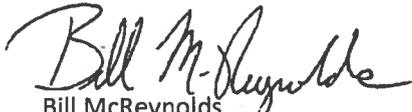
Staff generally supports the proposed community. The plans and reports provide all requested information and data requested by staff.

240 W Alamar Avenue
April 28, 2014
Page 2

If you have any questions or comments regarding our application please feel free to contact me at bill@cityventures.com or 562.230.9874.

Sincerely,

CITY VENTURES


Bill McReynolds
Vice President of Development

RELEVANT GENERAL PLAN GOALS, POLICIES, & IMPLEMENTATION STRATEGIES

Land Use Element (2011)

GOALS

- *Resource Allocation:* Achieve a balance in the amount, location and type of growth within the context of available resources including water, energy, food, housing, and transportation.
- *Character:* Maintain the small town character of Santa Barbara as a unique and desirable place to live, work, and visit.
- *Design:* Protect and enhance the community's character with appropriately sized and scaled buildings, a walkable town, useable and well-located open space, and abundant, sustainable landscaping.
- *Historic Preservation:* Protect, preserve and enhance the City's historic resources.
- *Neighborhoods:* Maintain and enhance neighborhoods with community centers where requested, and improved connectivity to daily necessities, including limited commercial activity, transit, and open spaces while protecting the established character of the neighborhood. Maintain or reduce the existing ambient noise levels in single family neighborhoods.
- *Public Health:* Improve public health through community design and location of resources by promoting physical activity, access to healthy foods and improved air quality.
- *Mobility:* Apply land use planning tools and strategies that support the city's mobility goals.

Growth Management and Resource Allocation Policies

- LG1. Resource Allocation Priority. Prioritize the use of available resources capacities for additional affordable housing for extremely low, very low, low, moderate, and middle income households over all other new development.

Possible Implementation Actions to be Considered

- LG1.1 Affordable Housing. Support affordable housing consistent with Housing Element goals and requirements and develop incentives in the form of flexibility in densities or standards for affordable housing projects if supported by available resource capacities.

Land Use Policies

- LG5. Community Benefit Housing. While acknowledging the need to balance the provision of affordable housing with market-rate housing, new residential development in multi-family and commercial zones, including mixed-use projects, should include affordable housing and open space benefits.

Possible Implementation Actions to be Considered

- LG5.1 Affordable Housing. Develop standards and project level findings to encourage the development of Community Benefit Housing defined as:
- Rental housing;
 - Housing affordable to low, moderate, or middle income households;

- Employer sponsored workforce housing;
- Limited Equity Co-operative Housing;
- Affordable Housing Downtown for Downtown Workers; and/or
- Transitional housing, single residential occupancy, and other housing for special needs populations including seniors, physically or mentally disabled, homeless, and children aging out of foster care.

LG5.2 Open Space. Develop on and off site open space standards for incorporation into the development review process to include:

- Access to adequate public open space within a ½-mile radius; and/or
- Dedication of sufficient useable open space on-site; and/or
- A contribution made toward future parks through in-lieu fees.

Community Design Policies

LG12. Community Character. Strengthen and enhance design and development review standards and process to enhance community character, promote affordable housing, and further community sustainability principles.

Possible Implementation Actions to be Considered

LG12.2 Building Size, Bulk and Scale. Ensure that proposed buildings are compatible in scale with the surrounding built environment.

- c. Community Character Preservation. Include in design guidelines that as part of any major new in-fill development or remodel, consider the context of the proposed structure in relation to surrounding uses and parcels along the entire block; ensure that the proposed development will not eliminate or preclude preservation of the key visual assets of the particular block or corridor, including landmark structures, structures of merit, potentially historic structures, key scenic view points that provide unique or important views to the surrounding hills, and specimen trees and other important visual resources. Require building design modifications as needed to preserve essential elements of the community character along that block or corridor.

Housing Element (2011)

GOALS

- *Housing Opportunities*: Ensure a full range of housing opportunities for all persons regardless of race, religion, sex, age, marital status, sexual orientation, ancestry, national origin, color or economic status, with special emphasis on providing housing opportunities for low income, moderate, middle income and special needs households.
- *New Housing Development*: Encourage the production of new housing opportunities which are sustainable, and increase equity by providing a sufficiently wide range in type and affordability to

meet the needs of all economic and social groups, with special emphasis on housing that meets the needs of extremely low, very low, low, moderate, middle income and special needs households.

- *Public Education and Information:* Continue public education regarding affordable housing to increase awareness of the housing needs of extremely low, very low, low, moderate and middle income and special needs households and to inform the public about existing affordable housing opportunities, available resources and programs.

Housing Opportunities Policies

- H2. Housing Opportunities. Promote equal housing opportunities for all segments of the community, with special emphasis given to extremely low, very low, low, moderate, middle income and special needs households.

New Housing Development Policies

- H10. New Housing. Given limited remaining land resources, the City shall encourage the development of housing on vacant infill sites and the redevelopment of opportunity sites both in residential zones, and as part of mixed-use development in commercial zones.
- H11. Promote Affordable Units. The production of affordable housing units shall be the highest priority and the City will encourage all opportunities to construct new housing units that are affordable to extremely low, very low, low, moderate and middle income owners and renters.

Possible Implementation Actions to be Considered

- H11.1 Affordable and Workforce Housing. Explore options to promote affordable and workforce housing, including revising the variable density ordinance provisions to increase affordable housing (e.g., limit unit size), requiring a term of affordability, and reducing parking standards with tenant restrictions.
- H11.6 Private Sponsors. Continue to solicit proposals for low-, moderate-, and middle income projects from private sponsors and develop programs to assist in their implementation.
- H11.7 Infill Housing. Continue to assist the development of infill housing including financial and management incentives in cooperation with the Housing Authority and private developers to use underutilized and small vacant parcels of land for new extremely low, very low, low and moderate income housing opportunities.
- H11.8 Opportunity Sites. Assist, coordinate or partner with builders for the development of affordable housing projects by identifying in-fill and opportunity sites in the commercial zones, on public lands and under-developed R-2, R-3 and R-4 sites.
- H11.10 Large Rental Units. Encourage the construction of three bedroom and larger rental units for low-, moderate-, and middle income families, including the Housing Authority, in efforts to develop and/or acquire three+ bedroom units.
- H16. Expedite Development Review Process. Assist affordable housing sponsors to produce affordable housing by reducing the time and cost associated with the development review process while

maintaining the City's commitment to high quality planning, environmental protection and urban design.

Possible Implementation Actions to be Considered

H16.8 Expedited Review. Continue working with the Architectural Board of Review (ABR) and the Historic Landmarks Commission (HLC), and City departments to expedite the review of Affordable Housing Projects. As appropriate, establish joint sub-committees of design review boards and Planning Commission to offer early, consistent and timely input and problem solving during the review process.

H17. Flexible Standards. Implement changes to development standards to be more flexible for rental, employer sponsored workforce housing, affordable housing projects, and limited equity co-operatives, where appropriate.

Open Space, Parks and Recreation Element (2011)

GOAL

- *Open Space Opportunities. Protect and enhance the city's livability, accessibility and character, and the community's health, through the generous provision of a variety of accessible public open space opportunities.*

Open Space, Parks and Recreation Policies

OP1. **Variety and Abundance.** Provide ample open space through a variety of types, including nature reserves, parks, beaches, sports fields, trails, urban walkways, plazas, paseos, pocket parks, play areas, gardens, and view points, consistent with standards established for this city.

Possible Implementation Actions to be Considered

OP1.3 Protect Contiguous Open Land. All new development within identified key open space areas shall be sited and designed to preserve contiguous tracts of open space and connectivity with open space on adjacent parcels. Connectivity includes connected habitats and wildlife corridors.

Environmental Resources Element (2011)

GOALS

- *Sustainable Resource Use.* Protect and use natural resources wisely to sustain their quantity and quality, minimize hazards to people and property, and meet present and future service, health and environmental needs.
- *Reduce Fossil Fuel Use.* Reduce fossil fuel use through increased efficiency and conservation, and by developing renewable energy sources.

Energy Conservation Policies

ER5. **Energy Efficiency and Conservation.** As part of the City's strategy for addressing climate change, minimizing pollution of air and water, depleting nonrenewable resources and insulating from volatility of fossil fuel prices, dependence on energy derived from fossil fuels shall be reduced through increased efficiency, conservation, and conversion to renewable energy sources when practicable and financially warranted.

Possible Implementation Actions to be Considered

ER5.1 Energy Efficient Buildings. Encourage all new construction to be designed and built consistent with City green programs, the California Green Building Code, policies, and the goal of achieving "carbon neutrality" by 2030 in all buildings.

Further reduce energy consumption over time to "carbon neutrality" by 2030 in new building and through suggested retrofits. Establish a voluntary program and time line for increasing the energy efficiency and carbon neutrality of new buildings or additions, and of existing building stock. Provide:

- a. Information on current energy use and conservation options;
- b. Incentives for voluntary upgrades;
- c. Voluntary incremental upgrades may be encouraged at time of sale, and/or other methods for greening the existing building stock; and
- d. Tools for self-assessment financing for energy efficiency upgrades and on-site solar and wind power generation through property taxes (in conjunction with AB 811).

ER6. **Local and Regional Renewable Energy Resources.** Provide both within the city, and regionally through working with the County and other local jurisdictions or parties, opportunities to preserve, promote and participate in the development of local renewable energy resources such as solar, wind, geothermal, wave, hydro, methane and waste conversion.

Possible Implementation Actions to be Considered

ER6.6 Solar Energy. Encourage the use of solar photo-voltaic arrays on new construction, redevelopment, and significant remodel projects, as appropriate, taking into consideration project scale and budget, building size, orientation, roof type, and current energy use.

- a. For multi-residential projects of 3 or more units, require provision of a minimum 2 kw system per unit consistent with the City's Solar Energy System Design Guidelines, if physically feasible.

Biological Resources Policies

ER11. **Native and Other Trees and Landscaping.** Protect and maintain native and other urban trees, and landscaped spaces, and promote the use of native or Mediterranean drought-tolerant species in landscaping to save energy and water, incorporate habitat, and provide shade.

Possible Implementation Actions to be Considered

- ER11.1 Tree Protection Ordinance. Update ordinance provisions to protect native oaks and other native or exotic trees. New development shall be sited and designed to preserve existing mature healthy native and non-native trees to the maximum extent feasible.
- ER11.2 Oak Woodlands. Site new development outside of oak woodlands to the maximum extent feasible. Within and adjacent to oak woodlands:
- a. Avoid removal of specimen oak trees;
 - b. Preserve and protect oak saplings and native understory vegetation within areas planned to remain in open space;
 - c. Provide landscaping compatible with the continuation and enhancement of the habitat area, consisting primarily of native species and excluding use of invasive non-native species;
 - d. Include conditions of approval for habitat restoration of degraded oak woodlands where such development creates direct or indirect impacts to the affected habitat;
 - e. Minimize or avoid installation of high water use landscaping (e.g., lawn) under the dripline of oak trees.
- ER11.3 Urban Tree Protection and Enhancement. Create a City-wide enforcement and mitigation program for removal, severe pruning without a permit, or neglect, of protected trees (street trees, trees in front yards, and historic or otherwise designated trees).

- ER12. **Wildlife, Coastal and Native Plant Habitat Protection and Enhancement.** Protect, maintain, and to the extent reasonably possible, expand the City's remaining diverse native plant and wildlife habitats, including ocean, wetland, coastal, creek, foothill, and urban-adapted habitats.

Possible Implementation Actions to be Considered

- ER12.4 Native Species Habitat Planning. Protect and restore habitat areas for native flora and fauna, and wildlife corridors within the City, including for chaparral, oak woodland, and riparian areas. In particular, provide land use/design guidelines to:
- a. Require buildings and other elements of the built environment, and landscaping to be designed to enhance the wildlife corridor network as habitat.
 - b. Ensure that the City and new development preserve existing trees within identified wildlife corridors, and promote planting new trees, and installing and maintaining appropriate native landscaping in new developments within or adjacent to important upland wildlife corridors and all streams. Ensure that efforts are made to minimize disturbance to understory vegetation, soils, and any aquatic habitats that are present below the trees in order to provide movement of species that utilize the habitat.
 - c. Ensure that new development and redevelopment projects will not result in a net reduction or loss in size and value of native riparian habitats.
 - d. Increase riparian habitat within the City and / or its sphere of influence by 20 acres or more, and 1 linear mile or more, over the 20 year life of Plan Santa Barbara. Priorities

for restoration include perennial reaches of the major streams, reaches of creek on publicly-owned land, and degraded areas of the City's three major creeks.

- ER12.5 Riparian Woodland Protection. Site new development outside of riparian woodlands to the extent feasible. Within and adjacent to riparian woodlands:
- a. Avoid removal of mature native trees;
 - b. Preserve and protect native tree saplings and understory vegetation;
 - c. Provide landscaping within creek setback compatible with the continuation and enhancement of the habitat area, consisting primarily of appropriate native species and excluding use of invasive non-native species;
 - d. Include conditions of approval for habitat restoration of degraded oak woodlands where such development creates direct or indirect impacts to the affected habitat;
 - e. Include water quality protection and enhancement measures consistent with the adopted City Storm Water Management Plan.

Hydrology, Water Quality and Flooding Policies

- ER19. **Creek Resources and Water Quality.** Encourage development and infrastructure that is consistent with City policies and programs for comprehensive watershed planning, creeks restoration, water quality protection, open space enhancement, storm water management, and public creek and water awareness programs.
- ER20. **Storm Water Management Policies.** The City's Storm Water Management Program's policies, standards and other requirements for low impact development to reduce storm water run-off, volumes, rates, and water pollutants are hereby incorporated into the General Plan Environmental Resources Element.
- ER21. **Creek Setbacks, Protection, and Restoration.** Protection and restoration of creeks and their riparian corridors is a priority for improving biological values, water quality, open space and flood control in conjunction with adaptation planning for climate change.

Possible Implementation Actions to be Considered

- ER21.1 Creek Setback Standards. Establish updated creek setback and restoration standards for new development and redevelopment along all creeks, and prepare or update guidelines for restoration, increase of pervious surfaces and appropriate land uses within designated creek side buffers.
- a. Develop setback standards of greater than 25 feet from the top of bank for new structures and hard surfaces adjacent to creeks and wetlands.
 - b. At a given site, creek buffers should be adequate for protection from flood, erosion, and geologic hazards, and to provide habitat support.
 - c. In developing creek setback and restoration standards, consider applicable creek standards in surrounding jurisdictions and the Santa Barbara County

Flood Control District general recommendation for new development setbacks of 50 feet from the top of bank of major creeks with natural creek banks, with a reduction up to 25 feet where “hard bank” protection is present.

- d. For new development that is closer than 50 feet to the top of the bank of any major stream, creek bank stabilization shall be provided through planting of native trees and shrubs on creek banks and along the top of banks to minimize erosion and the potential for bank failure.
- e. When the City determines that a structure must be constructed within proposed creek setbacks or where a project would be exposed to unusually high risk of bank erosion or collapse, non-intrusive bank stabilization methods such as bio-engineering techniques (e.g. revegetation, tree revetment, native material revetment, etc.) shall be used where feasible rather than hard bank solutions such as rip-rap or concrete.

ER21.2 Creekside Development Guidelines. Establish design guidelines for development and redevelopment near creeks, such as measures to orient development toward creeks, and better incorporate creeks as part of landscape and open space design. Utilize native riparian palettes for landscaping along creeks, and prohibit the use of non-native invasive plants. Encourage public creekside pedestrian paths where appropriate to increase connectivity and provide pocket parks and signage to improve public awareness and enjoyment of the City’s creeks.

Aesthetics and Visual Resources Policies

ER29. **Visual Resources Protection.** New development or redevelopment shall preserve or enhance important public views and viewpoints for public enjoyment, where such protection would not preclude reasonable development of a property.

Possible Implementation Actions to be Considered

ER29.2 Evaluation Criteria. In evaluating public scenic views and development impacts at a particular location, the City shall consider:

- a. The importance of the existing view (i.e., whether a view contains one or more important visual resources, has scenic qualities, and is viewed from a heavily used public viewpoint, such as public gathering area, major public transportation corridor or area of intensive pedestrian and bicycle use);
- b. Whether a proposed change in the existing view would be individually or cumulatively significant (i.e., substantially degrade or obstruct existing important public scenic views, or impair the visual context of the Waterfront area or designated historic resource);
- c. Whether changes in the proposed action could be avoided or adequately reduced through project design changes (such as site lay-out, building design, and landscape design).

ER29.4 Vegetation Protection. Prepare guidelines and standards for removal of significant trees and for planting replacement or additional trees, and protect significant natural vegetated areas from inappropriate development.

ER30. **Enhance Visual Quality.** Not only retain, but improve visual quality of the city wherever practicable.

Possible Implementation Action to be Considered

ER30.1 Underground Utilities. Cooperate with developers and utility companies to underground as many as possible overhead utilities in the city by 2030. Establish a listing of priority street segments with realistic target dates in the capital improvements program and continue to support neighborhood efforts for undergrounding.

Conservation Element (1979, prior amendment 1994)

VISUAL RESOURCES

Goals

- Restore where feasible, maintain, enhance, and manage the creekside environments within the City as visual amenities, where consistent with sound flood control management and soil conservation techniques.
- Protect and enhance the scenic character of the City.
- Maintain the scenic character of the City by preventing unnecessary removal of significant trees and encouraging cultivation of new trees.
- Protect significant open space areas from the type of development which would degrade the City's visual resources.

Policies

- 1.0 Development adjacent to creeks shall not degrade the creeks or their riparian environments.
- 3.0 New development shall not obstruct scenic view corridors, including those of the ocean and lower elevations of the City viewed respectively from the shoreline and upper foothills, and of the upper foothills and mountains viewed respectively from the beach and lower elevations of the City.
- 4.0 Trees enhance the general appearance of the City's landscape and should be preserved and protected.

Implementation Strategies

- 4.1 Mature trees should be integrated into project design rather than removed. The Tree Ordinance should be reviewed to ensure adequate provision for review of protection measures proposed for the preservation of trees in the project design.

- 4.2 All feasible options should be exhausted prior to the removal of trees.
- 4.3 Major trees removed as a result of development or other property improvement shall be replaced by specimen trees on a minimum one-for-one basis.
- 5.0 Significant open space areas should be protected to preserve the City's visual resources from degradation.

DRAINAGE AND FLOOD CONTROL

Goals

- Ensure that human habitation of the City's floodplains does not adversely affect public health, safety, and welfare.
- Encourage recreation, conservation and open space uses in floodplains.

Policies

- 3.0 Hazard reduction programs shall be implemented in urban sections of the City already built in hazardous flood-prone areas.
- 4.0 Goals and policies of this element are interrelated with those of the Safety and Open Space Elements and shall be considered together in land use planning decisions.

Implementation Strategies

- 2.0 Floodplain management programs shall be implemented through the Building Officer of the Division of Land Use Controls, and the Flood Control Division.
 - 2.4 Encourage the use of permeable or pervious surfaces in all new development to minimize additional surface runoff.
- 3.0 Hazard reduction programs shall be implemented in urban sections of the City already built in hazardous flood-prone areas.
 - 3.1 Restrict the replacement of old structures within the floodway fringe unless the applicant has satisfactorily demonstrated that the structure will not impair flood flow, and has proved that the floodway fringe boundaries as designated by the HUD maps should be adjusted.
 - 3.2 Regulate buffer zones along creeks to protect against bank erosion from public or private practices including grading, brush cleaning, trail maintenance, dumping or construction of private structures such as bridges or walkways across creeks. Routine debris removal by the City for flood reduction is exempted.

Safety Element (2013)

GOALS

- *Public Safety:* Protect life, property and public well-being from natural and human-caused hazards.

- *Community Resilience:* Promote community resilience through risk reduction, public education and emergency response planning and programs.
- *Hazard Risk Reduction:* Use the development review process to minimize public and private risk and minimize exposure of people and property to risks of damage or injury caused by natural and man-made hazards.

Flood Hazards

- S46. Development in Flood Hazard Areas. The potential for flood-related impacts to health, safety, and property may be reduced by limiting development in flood-prone areas. New development or redevelopment located within a designated 100-year floodplain shall be required to implement appropriate site and structure designs consistent with regulatory requirements that minimize the potential for flood-related damage, and shall not result in a substantial increase in downstream flooding hazards.
- S47. Localized Drainage Impacts. New public and private development or substantial redevelopment or reuse projects located in areas outside a designated 100-year floodplain, but in areas known to have experienced repeated property damage due to poor storm water drainage, shall not contribute to existing drainage impacts by substantially increasing runoff volume or flow rates, or displacing runoff onto adjacent properties. Vegetation removal projects shall not contribute to existing drainage impacts by substantially increasing runoff volume or flow rates.

OAK PARK

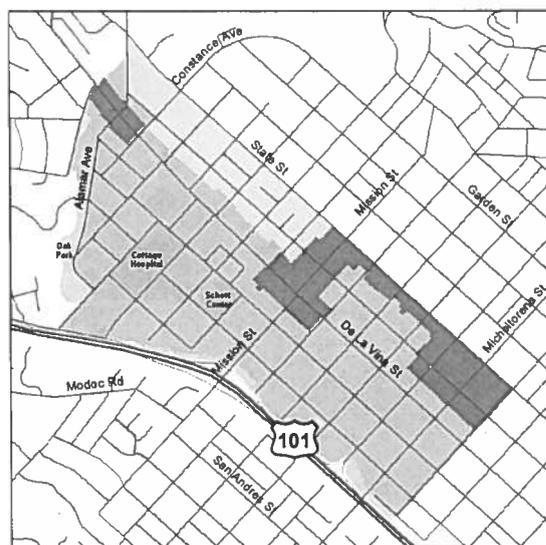
Area: 416 acres

Existing Dwelling Units: 3835

Location

The Oak Park Neighborhood is bounded on the north by Mission Creek; on the south by Sola Street; on the east by State Street; and on the west by Highway 101.

Land Use Designation	Residential Density Allowed	%
Medium Density	12 du/acre	4%
Low Density	5 du/acre	10%
Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	54%
Office/Medium Density	12 du/acre	9%
Commercial/Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	13%
Office/Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	2%
Institutional & Related	Underlying Zone of Surrounding Properties	5%
Open Space - Parks	N/A	3%



Neighborhood Description

The Oak Park Neighborhood is predominantly a medium high density neighborhood. The area north of Mission has a General Plan density of Medium High Density that allows a range of between 12-27 du/acre and is currently zoned R-3 and R-4. There is an area of single family between Chapala and State Street.

The permitted land uses in the Cottage Hospital area are dictated by a Specific Plan. The General Plan land use designation is Office/Medium Density (12 du/acre). The zoning for the area around Cottage Hospital is C-O, Medical Office, while the hospital is zoned SP-8, Hospital Area Zone.

The area north of Mission Street is influenced by the hospital and related medical uses and offices around it as well as the Schott Center. The land uses are predominantly multi-family, medical related, or office uses, and institutional uses. While there are single family homes remaining, most of the parcels with residential are multi-family or apartment buildings.

APPENDIX B

South of Mission Street is mostly multi-family uses with commercial or offices along Mission Street and State Street. This area also still has some single family uses left; however, the predominant land use is multi-family with the land use density designation of Medium High. The zoning for the areas south of Mission is mostly either R-4 or C-2.

The area near Mission and De la Vina contains some neighborhood shopping facilities which are a benefit to this neighborhood. Neighborhood serving uses that meet the daily convenience needs of the surrounding residents would be an enhancement to this area.

Oak Park contains Santa Barbara Cottage Hospital, Sansum Clinic, Schott Center, Braille Institute, and the Rehabilitation Institute. Oak Park borders Mission Creek and is a heavily used park with a number of community serving festivals occurring throughout the year.



Braille Institute – De la Vina Street



City of Santa Barbara
CEQA CERTIFICATE OF DETERMINATION

To: File: MST 2013-00022
Project Address: 240 W. Alamar Ave. (Alamar Townhomes)
From: Daniel Gullett, Project Planner; 805-564-5470, ext. 4550; dgullett@SantaBarbaraCA.gov
Subject: Certificate of Determination for Exemption from Environmental Review under CEQA Guidelines Section 15183

Project Location: City of Santa Barbara, County of Santa Barbara **General Plan Designation:** Med/High Density Residential
Assessor's Parcel Number: 051-283-001 **Zones:** R-3 & SD-2

Project Applicant: Bill McReynolds

Project Description: The project consists of the demolition of a single-family residence and detached garage, and construction of a two- and three-story 7,410 square foot condominium building containing four three-bedroom units that will be price-restricted in order to be affordable to moderate income households. Two parking spaces would be provided per unit; two-car garages will be provided for the three units and a one-car garage and one uncovered parking space for the back unit. The property area is 14,808 square feet and includes a reach of Mission Creek.

Project Environmental Findings: The City of Santa Barbara evaluated the proposed project and made the following determinations:

1. The project is consistent with the density established for the site in the City of Santa Barbara General Plan.
2. A Program Environmental Impact Report was certified for the 2011 General Plan, which identified environmental effects of future citywide development under the General Plan, including significant effects, mitigated effects, and insignificant effects.
3. Pursuant to CEQA and CEQA Guidelines (Public Resources Code Section 21083.3 and California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15183), environmental review for this project shall be limited to examination of any significant project-specific environmental effects not analyzed in the prior Environmental Impact Report for the 2011 General Plan.
4. Project-specific impacts:
 - The project will not result in significant project-specific environmental effects.
 - Potentially significant project-specific environmental effects will be substantially mitigated by uniformly applied development standards, as described in *Preliminary Review* documentation. The project will not result in significant project-specific effects.
5. Mitigation measures:
 - Relevant mitigation measures from the General Plan Program EIR have been made part of the project.
 - No mitigation measures from the General Plan Program EIR are relevant or have been made part of the project.
6. A mitigation monitoring and reporting plan [was was not] adopted for this project.
7. A Statement of Overriding Considerations was adopted by City Council for the 2011 General Plan (Resolution 11-079), finding that the significant environmental effects of citywide development under the 2011 General Plan were outweighed by the benefits of the Plan and therefore deemed acceptable. The Statement of Overriding Considerations remains applicable for the current project.
8. Findings were made pursuant to the provisions of CEQA.

Exempt Status: Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines (Projects Consistent with Community Plan or Zoning) and CEQA Statute (Section 21083.3 of California Public Resources Code)

The Program Environmental Impact Report for the 2011 General Plan and the record of current project permit review process may be viewed by the public at the City Planning Division office at 630 Garden Street, Santa Barbara.

Project Planner
Title

May 5, 2014
Date

DISTRIBUTION DATE: 10/17/13
ABR MEMBERS (7) TECH *Research*
SR. PLANNER ASST CITY ATTY.
APPLICANT'S AGENT(S) _____
ENTERED AS INT PARTY N/A *Adv*
ON DATE: 10/17 BY: rlg

Goo, Kathleen

From: Nora Gallagher [ngarrigue@cox.net]
Sent: Thursday, October 17, 2013 8:38 AM
To: Community Development ABRsecretary
Cc: Francisco, Dale; Murillo, Cathy; White, Harwood "Bendy" A.; House, Grant; Joe Rution; Tony Fischer
Subject: 240 Alamar St

Dear Secretary,
As part of the Oak Park Neighborhood Association, we are opposed to the three story condo development proposed for 240 W. Alamar. The development does not meet the compatibility standards of the ABR in four areas:
Density, bulk and size.
Neighborhood compatibility
Use of outdoor space
It will also block the view of the mountains from the street.

We also have a question remaining requiring the S-D-2 overlay district —see below. We asked this question at the most recent meeting regarding this project, on Monday, Oct. 14.

And we also request the photographs that the ABR referred to in the meeting on Monday night. Either the board or the developer had provided the ABR with photos of other three-story buildings in the neighborhood. As there are no other buildings in the neighborhood, apart from Cottage Hospital, one medical building, and a small tower on a condo at Tallent and Alamar, we would very much like to see those photos. Do you have them on-line or in digital form?

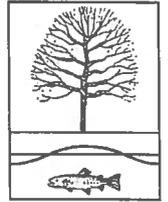
Many thanks,
Nora Gallagher

28.45.008 S-D-2 Zone Designation D. STANDARDS. 3. Building Height. Three (3) stories not exceeding forty-five (45) feet and not exceeding the total floor area of a two (2) story building (thirty (30) feet) which could be constructed on the lot in compliance with all applicable regulations.

We think that the architect should be challenged to design a 2-story building with the same total floor area and which doesn't require any modifications. We presume that the purpose of this ordinance is to prevent too much traffic (from overcrowding, that is, too many units in this case).

SANTA BARBARA URBAN CREEKS COUNCIL

P.O. Box 1467, Santa Barbara, CA 93102 (805) 968-3000



April 10, 2013

Historic Landmarks Commission
City of Santa Barbara
630 Garden St.
Santa Barbara, Ca

Re: 240 Alamar Ave.

Dear Members of the Historic Landmarks Commission,

The Santa Barbara Urban Creeks Council is a 501(c)3 non profit organization with wide membership throughout the city. We have worked for over 23 years as a voice for the community in protecting and enhancing creek resources to benefit wildlife, water quality, and quality of life. We are concerned that the proposed project for the subject property does not allow adequate space for suitable habitat and wildlife. These are essential elements that have been lost to development over many decades of unwise planning decisions. The 25-foot setback policy that applies to Mission Creek is for the purpose of flooding protection only. It does not adequately protect the creek or the wildlife that is present, and is not intended to ensure that the natural environment will benefit.

The project will drastically and unnecessarily reduce rare and valuable open space at the rear of this property. The creek is already heavily impacted by developmental encroachment in this reach. With greater awareness of environmental needs in recent years, applicants have been asked to increase setbacks along Mission Creek and other creeks in the city. Some examples are the Cancer Center, 401 Chapala, and 512 Bath Street. This project should also be required to maintain that trend in the effort to recover the important benefits of riparian presence along Mission Creek.

For further help in understanding of this aspect of the project, we suggest that you confer with the City's Creeks Division for their recommendation. Thank you for your consideration of our input.

Sincerely,

Eddie Harris
President

DISTRIBUTION DATE: 2/21/13
ABR MEMBERS (7) TECH
SR. PLANNER ASST CITY ATTY. N/A
APPLICANT'S AGENT(S)
ENTERED AS INT PARTY N/A
ON DATE: 2/21 BY: klg

February 21, 2013

Dear Architectural Board of Review,

I spoke briefly to you regarding the project at 240 West Alamar St.

While I was speaking, one of your board member showed me a photo of a three-story condominium development in the neighborhood. He was correct regarding the condominiums at the corner of Tallant and Alamar. One of the townhouses there has one room on the third story. I can see why I was mistaken as this third story is not so obvious from the street. In addition, this is a much larger piece of land with townhouses separated from each other by walkways and gardens. I don't think the two projects are comparable. In addition, I believe this to be the only development in the residential sections of the neighborhood that has a third story.

I hope you've had a chance to take a look at the photograph of the renovation at 222 W Alamar as an example of the kind of work that suits the neighborhood.

In addition, I am forwarding a good representation of the streetscape surrounding the proposed project made by John DeVore, chair of the Samarkand Neighborhood Association.

Sincerely,
Nora Gallagher

RECEIVED
MAY 01 2013
CITY OF SANTA BARBARA
PLANNING DIVISION

RE: ABR Concept Review
240 West Alamar Avenue
February 19, 2013

Statement submitted by: Allied Neighborhoods Association

Ladies and Gentlemen:

We realize the ABR primarily focuses on the architecture of individual projects. But short of appealing project approvals to the City Council, there is currently no review body charged with mediating the interests of the neighborhoods affected by these projects. The neighborhood preservation measures in new General Plan have not yet been implemented, so we have to look to you, the ABR, to assume that role.

The developer's presentation of this proposal included a common but erroneous assumption. It's an important one that finally needs to be addressed.

In seeking to justify this 4 unit, 3 story project -- in what has historically been a neighborhood of small dwellings - the developer has cited the existence of numerous apartment buildings in the vicinity, contending that they makes the addition of another larger multi-unit building appropriate and acceptable. (We call it the "precedent" assumption.) That's the assumption we challenge.

To get some perspective, Let's look back:

The Oak Park neighborhoods were originally developed almost 100 years ago, primarily as single-family neighborhoods of low profile, smaller houses.

Then by mid-century, the city government became dominated by real estate interests, and the post war, post- Depression sentiment was that old was expendable, anything new and growth generating was good. So the (R-3) multi-family / "apartment" zoning was adopted, and was imposed on many of our older, historic neighborhoods. Numerous apartments were built, through the 60's and into the 70s, but hardly any since. Nevertheless, the old zoning endures, making proposals such as this possible.

Developers seeking to take advantage of that old zoning cite the existence of the apartment buildings that pepper the neighborhoods, implying that they have transformed the dominant theme of the neighborhoods.

That is a gross misrepresentation.

Anyone familiar with the area knows that the predominant character of the Oak Park area is older, smaller residences; its history is still readily apparent.

Those apartments that were built during those couple of decades did not reconstitute or transform our old neighborhoods' theme or character. They were *adulterations* of their charm and historical character, anachronistic incongruities.

And the erroneous assumption is: that we are to justify, on the basis of those adulterations, *further adulteration*.

I realize the owner has a right to develop her property more profitably. But by the same token, **there is no right to unfettered maxing- out of the zoning**: in this case shoehorning 4 units unto a skinny little lot, that for the last 98 years was occupied by a little 1,000 square foot bungalow ... and building up to a third story in order to accomplish it. That's an exploitation, at the expense of the neighborhood.

An earlier speaker reflecting on this proposal referred to it as the "big-box North Hollywoodization" of an old Santa Barbara neighborhood. It is something we are intent on preventing.

DISTRIBUTION DATE: 2/19/13
ABR MEMBERS (7) TECH
SR. PLANNER ASST CITY ATTY.
APPLICANT'S AGENT(S) mtg
ENTERED AS INT PARTY ---
ON DATE: 2/19 BY klg

Dear Architectural Board of Review,

We in the Oak Park Neighborhood Association are concerned about a project that is before the ABR: a condo project at 240 West Alamar St. On the site at this point is a small cottage, built in 1915 (making it almost 100 years old).

We are not opposed to condominium developments in general on West Alamar. The street has several apartment buildings on it already as well as several condo projects. We are looking for a measured, diverse approach that takes the whole neighborhood into consideration.

But there are many problems with this project:

1. Because the cottage is over 50 years old-it is nearly 100 years old- has the cottage cleared an historic structure evaluation?
2. Size, bulk, scale: Mr. Wm. Howard Wittausch at the ABR meeting on 2/4/13 made the comment that the building was approximately twice the appropriate size based upon the usable lot area or, the usable lot is one-half the size needed for a building this size.

There are no buildings of 3 stories in the neighborhood except Cottage Hospital and one medical office near the hospital. No building north of Quinto is over two stories. In fact, there are almost no three -story buildings in the whole city of Santa Barbara. While parts of Alamar have apartments and condos on them, the majority of the neighborhood is made up of small craftsman-style cottages, small apartment buildings and a few condos.

The 3 -story sections of the buildings are estimated at 32 feet high (as tall as the street high tension wires) with HVAC equipment on the roof. We would like to see story poles put up on the lot. In addition, the requirement of the SD-2 special district are that total floor area of a three- story building cannot exceed the total floor area of a two-story, 30-foot building. Has this requirement been met?

3. A portion of the lot not built on is between the creek and Vernon Rd. There's a 25- foot set back from the creek to the buildings which are massed toward the front of the lot on W. Alamar. The architect is asking for a modification in order to move the buildings forward on the lot but the neighborhood is consistent in its setbacks. Small front

- yards, fruit trees and gardens; houses with porches add to the character of the neighborhood. Any change in setback changes the whole street-scape.
4. We are deeply concerned about high density and the mass of the buildings. A precedent could be set with this building that would change the character of the neighborhood. The building would also block views from Vernon street behind the project.
 5. The project is not in keeping with the style of the neighborhood. We need to see more detailed drawings but what we have seen so far is inappropriate for the neighborhood.
 6. There is no parking for visitors planned for the project. Our neighborhood is impacted daily by patients and visitors to the Cottage Hospital Medical complex. Patients park here, hospital staff park here, visitors park here. Any project needs to plan space for visitors or you are adding more cars to the street.
 7. There is very little open space on this plan. The whole neighborhood has retained open space with small front and back yards and setbacks on the sides of the houses. The city is recently planning an urban forest concept. This project diminishes that concept.

We applaud the recent renovation of the cottage at 222 W. Alamar, just before it reaches de la Vina. It is in keeping with the neighborhood and also shows real architectural design and flare. We hope you'll take a look at this cottage as an example of what can be and should be in the neighborhood. I attach two photos.

Finally, when the city was working on the new master plan our neighborhood was surveyed and was originally part of the additional density area in the new plan. But we pointed out to the city that the neighborhood is already very dense: the aforementioned apartment buildings, condos, Cottage Hospital and the medical complex near Cottage Hospital, and medical offices. While the downtown area can certainly absorb more density, Oak Park has already absorbed its share. We are very concerned about the selective designation of certain neighborhoods to bear the burden of high density housing.

Sincerely,

Nora Gallagher, member OPNA and Cottage Hospital task force

CC: Paul Casey, Jaime Limon, Betty Weiss, Cathy Murillo, Helene

Schneider, Grant House, Bendy White, Cameron Benson

2-16-13
P.O. Box 1200
Santa Barbara,
California 93101

Dear Architectural Board

- review:

Re: 3,240 W Alameda Ave

Please read the hearings
24 W Alameda Ave

never pass this oversized
& obsolete project. Condos
will fall down in 1
or 1/2 or so Earthquake
never ever demolish the
present 10,000 or 9,000 USD
old growth Redwood Tree
perfect cottage - the first
Tree to come to Ventura
& shipped to S. B. by cart,
All fit on the bed of the wagon &
1911 or so. The Tree was cut,

d) Oscar Chao
lived in this
home and named
it there. He moved
it 3 times
at least 3 times
at all reasons
he said. Now for
summary of
work. So is
the land uses drastically attacked

It was enormous. Save the
perfect cottage. It is small.

c) Don't ever put
4 condos here, the
neighborhood
gem -
never ever put
something will not reach the neighbors.

The land uses drastically attacked
bulldoze the original architectural gem -
never ever put 4 condos here, the
neighborhood gem -

b) Sincerely
Paula Westbury
Phyllis Westbury
Marilyn Westbury
Be well Be well
Be well Be well

All is too tall. 3 story is out of scale
and unbecomable. never be so horrible
Save the giant tree made into perfect
doll house cottage - a gem. Save the
neighborhood gem -

a) Got it? She cooked
great meals. The
house has been
empty for a while -
Be well Be well
Be well Be well

Save the giant tree made into perfect
doll house cottage - a gem. Save the
neighborhood gem - All are pristine,
never not call the cops on the developers,
Award Tragedy. Save S.B. Bayfront. The
neighborhood Preservation Audiance would
never ever pass - too big, too oversized, too
horrible. Save 50,000 Indian Tribes, they
love the food cooked by the former lady
she attracted the crowds of celestial people,
never not save the land forever more, Got it?
Put all on the National Register. It was
moved here for safety. Save it all. 13 Earthquakes
status. Was largest before the ladder died - 17 then -

Save Historic S.B.,
All is extraordinary,
Sunset yard, never
every we had things
to this magical place
let the Indians live
all be well forever more,
never ever put in this
oversized ugly condo project,
It will fall down

ARCHITECTURAL BOARD OF REVIEW MINUTES

February 4, 2013 (First Concept Review)

240 W ALAMAR AVE

Assessor's Parcel Number: 051-283-001

Application Number: MST2013-00022

Owner: CV Urban Land, LLC

Architect: Peikert Group Architects, LLP

(Proposal for a new three-story four-unit condominium building totaling 7,925 square feet including the three attached two-car garages. Mission Creek crosses the rear of the property and the building is proposed to encroach into the front setback. Staff Hearing Officer review of a front setback modification and a Tentative Subdivision Map is requested.)

(Comments only; project requires environmental assessment and Staff Hearing Officer review.)

Actual time: 7:17 p.m.

Present: Detlev Peikert, Architect, Peikert Group; Bill McReynolds, Owner; and Courtney Miller, Landscape Architect, Katie O'Reilly Rogers Landscape Architects.

Public comment opened at 7:33 p.m.

- 1) Thomas Lambert, opposed; concerns regarding the flood plain, setback encroachment, private view preservation, safety concerns over high-tension wires in the area, density and parking issues with the proposed number of residential units, height of three-story building with a request for the applicant to provide photo documentation to address neighborhood compatibility concerns from across the creek.
- 2) Errol Jahnke, opposed; concerns regarding the proposed height of the project, and the proposed massing and residential density.

Public comment closed at 7:35 p.m.

Motion: Continued two weeks to Full Board with comments:

- 1) Some Board members find the proposed modification to be appropriate to the neighborhood and adjacent neighboring properties.
- 2) Return with completed Creeks Division requirements.
- 3) There are concerns regarding the proposed mass, bulk, and scale of the proposed three-story elements, and their impact to the neighboring adjacent properties.
- 4) Provide additional photo documentation and three dimensional views of the interior portions of the site to show potential impacts to neighboring adjacent properties.
- 5) There are concerns regarding the proposed black color; provide alternatives, possibly earth tone colors, to help soften the visual impact of the building.
- 6) Study alternatives in select areas to the proposed stucco siding, such as wood material to also help soften the visual impact of the building.
- 7) Study extending the depth of the eave elements and provide additional eave elements, particularly on the south side, and other areas to create additional

shade lines and add character to the building. Other character-building elements would be variations on the second or third-story roof heights, and/or variations in fenestration or window size.

8) Study adding more canopy trees for a more tree-friendly landscape plan.

9) The proposed vinyl windows are not acceptable.

Action: Gradin/Poole, 4/0/0. Motion carried. (Hopkins stepped down, Cung/Mosel absent).

February 19, 2013 (Second Concept Review)

240 W ALAMAR AVE

Assessor's Parcel Number: 051-283-001

Application Number: MST2013-00022

Owner: CV Urban Land, LLC

Architect: Peikert Group Architects, LLP

(Proposal for a new three-story four-unit condominium building totaling 7,925 square feet including the three attached two-car garages. Mission Creek crosses the rear of the property and the building is proposed to encroach into the front setback. Staff Hearing Officer review of a front setback modification and a Tentative Subdivision Map is requested.)

(Second Concept Review. Comments only; project requires environmental assessment and Staff Hearing Officer review of a Modification and a Tentative Subdivision Map. Project last reviewed on February 4, 2013.)

Actual time: 4:09 p.m.

Present: Detlev Peikert, Architect, Peikert Group; Courtney Miller, Landscape Architect, Katie O'Reilly Rogers Landscape Architects; Bill McReynolds, owner.

Public comment opened at 4:24 p.m.

- 1) Joe Rution (Allied Neighborhood Assoc.), opposed; expressed concerns regarding the precedent of a third story, and residential density not compatible with the Oak Park neighborhood.
- 2) Pamela Post, opposed; seconds concerns regarding residential density in the Oak Park neighborhood, incompatibility of the architectural style, bulk and massing.
- 3) Thomas Lambert, opposed; concerns about setback encroachment, building height, loss of light to neighbors, flooding, loss of private views, needs permeable paving.
- 4) Nora Gallagher (Oak Park Neighborhood Assoc.), concerns regarding three-story height and requested story poles, neighborhood incompatibility, lack of open space, setback encroachment, architecture does not add to neighborhood.

A letter of concerns from Nora Gallagher was acknowledged.

Public comment closed at 4:33 p.m.

Straw vote: How many Board members could support the Modification as proposed? 3/2 (passed).

Straw vote: How many Board members could support the cantilever as proposed? 3/2 (passed).

Straw vote: How many Board members could support the proposed size, bulk, and scale? 3/3 (tied).

Motion: Continued indefinitely to Full Board with comments:

- 1) Some Board members still have some concerns with the size, bulk, and scale; while other Board members find the proposed design and density acceptable.
- 2) In general, the Board finds the architectural style of the project is appropriate; but would like to see further study of some areas; in particular, the south elevation eave elements and roof heights, and/or adding eaves or other design elements to the interior of the project or at the rear portions of the building facing the street in order to tie the rear architecture to the front façade in a better way.
- 3) Some Board members find more study is needed of window sizes and types to provide more variation.
- 4) The general proposed colors in the main rendering of the front sheet of the plans are moving in the right direction.
- 5) Include Creek restoration notes details on the landscape plan.
- 6) A majority of the Board found the proposed modification supportable; although at least two Board members did not find the proposed modification acceptable.
- 7) Some Board members find that further study is needed of opportunities to provide more useful outdoor living space connected to the living areas of the units.

Action: Gradin/Poole, 5/0/0. Motion carried. (Cung absent, Hopkins stepped down).

May 28, 2013 (Third Concept Review)

240 W ALAMAR AVE

Assessor's Parcel Number: 051-283-001

Application Number: MST2013-00022

Owner: City Ventures Urban Land, LLC

Architect: Peikert Group Architects, LLP

Landscape Architect: Courtney Miller

(Proposal to demo an existing single-family residence and construct a new three-story four-unit condominium building totaling 7,925 square feet including the three attached two-car garages. Mission Creek crosses the rear of the property and the building is proposed to encroach into the front setback. Planning Commission review of a Front Setback Modification and a Tentative Subdivision Map is requested.)

(Third Concept Review. Comments only; project requires environmental assessment and Staff Hearing Officer review of a Front Setback Modification and a Tentative Subdivision Map (TSM). Project last reviewed on February 19, 2013.)

Actual time: 3:07 p.m.

Present: Detlev Peikert, Architect; Bill McReynolds, Owner; Courtney Miller, Landscape Architect; and Peggy Burbank, Project Planner.

Ms. Burbank addressed the Board and explained that the applicant just submitted a Development Application Review Team application and the project will undergo more detailed review by other City departments prior to going to the Planning Commission.

Public comment opened at 3:29 p.m.

- 1) Joe Rution (Allied Neighborhood Assoc.), opposed; expressed concerns regarding the project's three stories not compatible with the neighborhood, and the lack of conformance to the SD-2 setback.

Letters of expressed concern from Eddie Harris (of Santa Barbara Urban Creeks Council, requesting a wider creek setback), and Paula Westbury were acknowledged.

Public comment closed at 3:30 p.m.

Straw vote: How many Board members understand and could support the proposed Modification? 4/2 (passed).

Straw vote: How many Board members could support the cantilever as proposed? 3/3 (split vote).

Straw vote: How many Board members could support the proposed size, mass, bulk, and scale? 3/3 (split vote).

Straw vote: How many Board members could support the third-story element as proposed? 7/0 (unanimous).

Motion: Continued indefinitely to Planning Commission for return to Full Board with comments:

- 1) A majority of the Board finds the proposed Modification acceptable with no negative aesthetic impact for the surrounding neighborhood.
- 2) The Board is evenly split regarding the supportability of the proposed cantilever.
- 3) The Board unanimously finds that the proposed third-story element was acceptable as submitted.
- 4) Compatibility Considerations as follows:
 - a) Some Board members find the project's general basic concept design and detailing are well developed and compatible with the neighborhood; while

other Board members find that the architectural style needs further study. Applicant to return with photographs to show that the three-story design is compatible with the surrounding neighborhood.

- b) The Board is evenly split with regard to the project's mass, size, bulk, height, and scale.
- c) There are no negative adverse impacts to adjacent City Landmarks, or historic resources.
- d) The design responds appropriately to established scenic public vistas.
- e) A majority of the Board finds the project's design provides an appropriate amount of open space and landscaping.

Action: Gradin/Poole, 6/0/0. Motion carried. (Hopkins stepped down).

October 14, 2013 (Fourth Concept Review)

240 W ALAMAR AVE

Assessor's Parcel Number: 051-283-001

Application Number: MST2013-00022

Owner: City Ventures Urban Land, LLC

Architect: Peikert Group Architects, LLP

Landscape Architect: Courtney Miller

(The project is revised to have a greater setback from the creek, and one of the covered parking spaces is proposed to be uncovered and encroaching into the interior setback. Proposal to demo an existing single-family residence and construct a new three-story four-unit condominium building totaling 7,410 square feet including seven parking spaces in attached garages, and one uncovered space. Mission Creek crosses the rear of the property and the building is proposed to encroach into the front setback. Planning Commission review of front and interior setback modifications and a Tentative Subdivision Map is requested.)

(Fourth concept review; project last reviewed on May 28, 2013. Comments only; project requires environmental assessment and Planning Commission review.)

Actual time: 5:48 p.m.

Present: Detlev Peikert, Architect; Courtney Miller, Landscape Architect; and Bill McReynolds, Owner.

Public comment opened at 5:58 p.m.

- 1) Nora Gallagher, opposition (promised to send an official comment email later); expressed concerns regarding the density, bulk, size, and the neighborhood compatibility of the proposed three-story condo development, blocked views, and the parking density in the area.

A letter of concern from Paula Westbury was received.

Public comment closed at 6:01 p.m.

Motion: Continued indefinitely to Planning Commission for return to Full Board with comments

1. A majority of the Board supports the proposed five foot cantilevered elements.
2. A majority of the Board finds the three-foot side yard modification for the parking acceptable due to the additional 10-foot setback and gain in landscaping from Mission Creek.
3. The Board carried forward the previous May 28th motion comments #1, #3 and #4, as follows:
 - 1) A majority of the Board finds the proposed setback Modification acceptable with no negative aesthetic impact for the surrounding neighborhood.
 - 3) The Board unanimously finds that the proposed third-story element was acceptable as submitted.
 - 4) Compatibility Considerations are as follows:
 - a) Some Board members find the project's general basic concept design and detailing are well developed and compatible with the neighborhood; while other Board members find that the architectural style needs further study.
 - c) There are no negative adverse impacts to adjacent City Landmarks, or historic resources.
 - d) The design responds appropriately to established scenic public vistas.
 - e) A majority of the Board finds the project's design provides an appropriate amount of open space and landscaping.

Action: Gradin/Mosel, 6/0/0. Motion carried. (Hopkins stepped down).