



City of Santa Barbara California

III.

PLANNING COMMISSION STAFF REPORT

REPORT DATE: February 12, 2015
AGENDA DATE: February 19, 2015
PROJECT ADDRESS: 1800 El Encanto Road & 1829 Mira Vista Road (MST2014-00086)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470, extension 4531
Renee Brooke, AICP, Senior Planner *RLB*
Kelly Brodison, Assistant Planner *KAB*

I. PROJECT DESCRIPTION

The proposed project consists of the conversion of three existing detached residential units to condominiums. The lot is currently developed with one four-bedroom house with an attached three-car garage and two two-bedroom cottages with an additional detached three-car garage. No new development is proposed.

The 36,833 square foot lot is located in the Hillside Design District and is bounded by Mira Vista Avenue on the north, which is where the vehicular access is located, San Carlos Road on the east and El Encanto Road on the south. The main house and garage are on the City's List of Potential Historic Resources: Spanish Colonial Revival residence designed by Edwards and Plunkett and constructed in 1930 and 1935.

II. REQUIRED APPLICATIONS

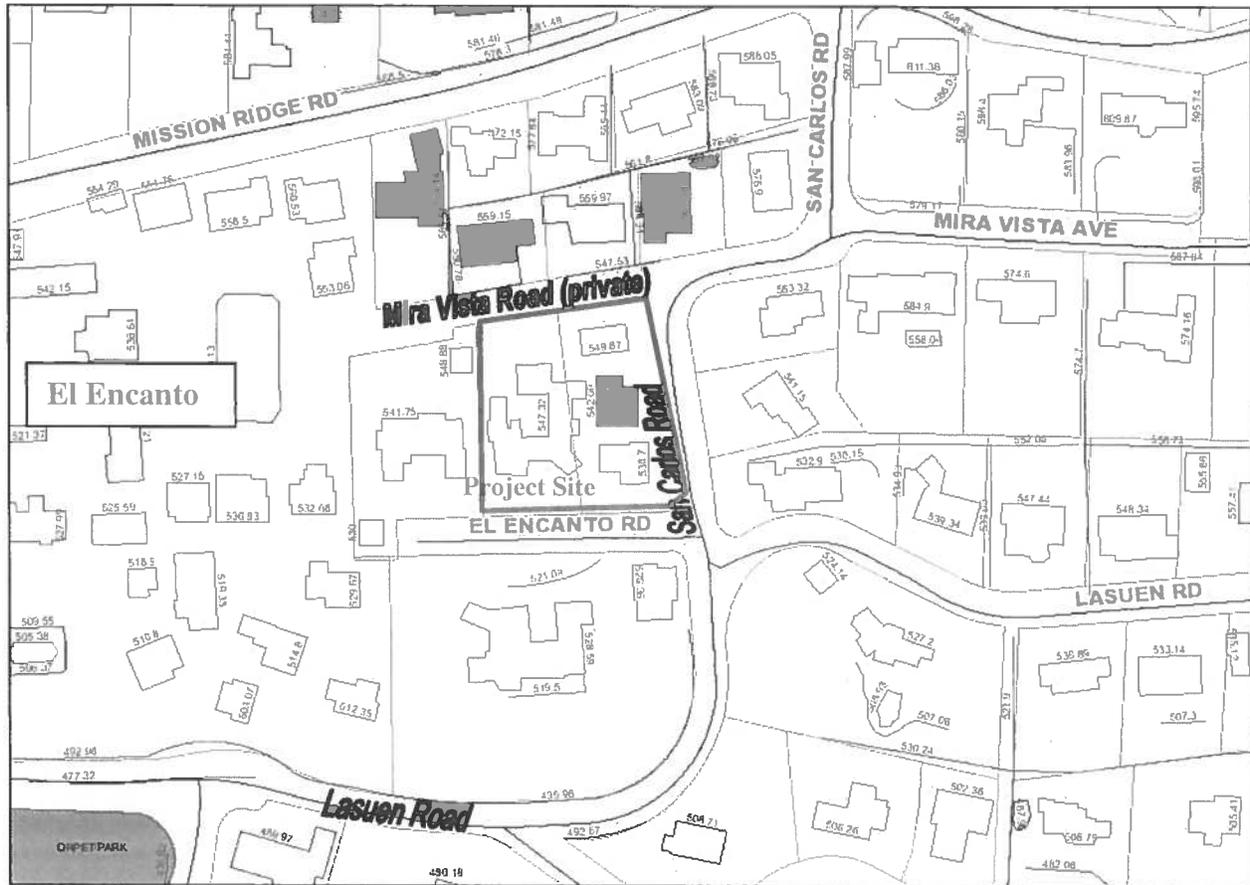
The discretionary applications required for this project are:

1. A Tentative Subdivision Map to allow a one-lot subdivision to create three residential condominium units (SBMC Chapter 27.07); and
2. A Condominium Conversion Permit to convert three (3) existing detached residential units to condominium units (SBMC Chapter 28.88).

APPLICATION DEEMED COMPLETE: January 14, 2015
DATE ACTION REQUIRED PER MAP ACT: March 5, 2015

III. RECOMMENDATION

If approved as proposed, the project will remain legal nonconforming to the City's Zoning and Building Ordinances. Although the project is legal nonconforming to the lot's residential density, the project is consistent with other policies of the General Plan. No physical alterations to the existing residential units are proposed, so the size and massing of the project will not change the surrounding neighborhood. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.



Vicinity Map for 1800 El Encanto Road and 1829 Mira Vista Road

BACKGROUND

This property contains a main house with an attached three-car garage, two small cottages and an additional detached three-car garage. The original house and garage on this site were designed by Edwards and Plunkett, and constructed sometime around July 1930, as part of the El Encanto Hotel complex. The house was split off from the El Encanto Hotel in 1935, and a kitchen, maid's room and bathroom were added in 1935, also designed by Edwards and Plunkett.

In 1958, the private owner at the time took out three building permits for two new cottages and a detached garage to be constructed to the east of the original house and garage. These new structures were designed by the property owner, a realtor named George H. Post, and constructed by the contractor Clayton Wesley Cook.

An Historic Structures Report prepared by Alexandra Cole of Preservation Planning Associates, dated January 24, 2012, determined that the original house with its attached garage is considered significant and would qualify as a City Landmark as a notable and unusual

example of Edwards and Plunkett Spanish Colonial Revival style. The main house and attached garage were placed on the List of Potential Historic Resources on December 7, 2011 and April 10, 2013, respectively, by action of the Historic Landmarks Commission. The report also concluded that although the two cottages and second garage are over 50 years old, they are not considered a significant part of the City’s heritage.

All of the structures were renovated in 2012. The renovations for the main structure included replacement of windows and doors; installation of new French doors facing the courtyard; demolition of a 100 square foot illegal addition constructed in the 1960’s; replacement of the six wood garage doors; and six new fireplace chimneys. The renovations for the two cottages included the installation of new fireplace chimneys and a new window, and replacement of an aluminum slider with new French doors.

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Mark Lloyd, L&P Consultants		
Property Owner:	Suzanne Finamore		
Site Information			
Parcel Number: 019-170-020 & 021	Lot Area:	36,833 sq. ft.	
General Plan: Low Density Residential 3 du/acre	Zoning:	E-1	
Existing Use: Residential	Topography:	~11% average slope	
Adjacent Land Uses			
North – Single Family Residential		East - Single Family Residential	
South - Single Family Residential		West - Single Family Residential	

B. UNIT STATISTICS

Existing/Proposed Units	# of Bedrooms	Unit Size (net)
Unit A	4	3,700 square feet
Unit B	2	1,486 square feet
Unit C	2	1,417 square feet

V. **ZONING ORDINANCE CONSISTENCY**

A. **ZONING ORDINANCE CONSISTENCY**

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks		<u>Non-Conforming to Front Setbacks</u>	
-Front	30'	Mira Vista Avenue - 18' San Carlos Road - 17' El Encanto Road - 24'	No Change
-Interior	10'	12'	
Building Height	30'	One Story, < 30'	No Change
Parking	2 per unit	2 per unit	2 per unit
10% Open Space	3,683 sq. ft.	N/A	3,700 sq. ft.
Private Outdoor Living Space	Unit A –160 sq. ft. Unit B – 140 sq. ft. Unit C – 140 sq. ft.	N/A	Unit A – 916 sq. ft. Unit B – 380 sq. ft. Unit C – 440 sq. ft.
Lot Coverage			
-Building	N/A	8,872 sq. ft. 24%	No Change
-Paving/Driveway	N/A	10,770 sq. ft. 29%	
-Landscaping	N/A	17,791 sq. ft. 47%	

As stated in the Condominium Conversion Ordinance (SBMC §28.88.030), all buildings sought to be converted are required to be in compliance with the Zoning Ordinance and the goals and policies of the General Plan, or legally nonconforming therewith. In this case, the main cottage with attached garage was constructed in the 1930s and the two detached cottages with detached garage were constructed in the 1940s, and are legally nonconforming to the density requirements of the E-1 Zone, which requires 15,000 square feet of lot area for each dwelling. The existing structures meet the required interior setback, and are nonconforming the required front setbacks along all three street frontages. Because no alterations are proposed to the structures, they will remain legal nonconforming in that regard.

Open Space Requirements:

The project site is located in the E-1 Zone, which requires a minimum open yard area of 1,250 square feet for each lot. Currently, the open yard exceeds the minimum standards required of the E-1 Zone and is located in the center of the lot between all the existing structures. However, a condominium conversion project must meet the open space requirements of SBMC §28.21.081, which are the multi-family zone outdoor living space requirements. The applicant chose to demonstrate compliance with Method A of this requirement by providing more than 10% of the overall lot area (3,683 square feet) as open space outside of the required setbacks,

and providing Private Outdoor Living spaces for each unit based on the bedroom count and location as shown on the Site Plan.

A. INCLUSIONARY HOUSING ORDINANCE

Projects involving new for-sale residential units are subject to the City's Inclusionary Housing Ordinance (SBMC Chapter 28.43). Applicants for developments of less than ten units may choose to either provide at least one unit as an owner-occupied Middle Income restricted unit or pay the City an in-lieu fee. The project applicant is opting to pay the fee, which amounts to \$17,275 per unit, or a total of \$51,825.00.

B. STANDARDS FOR CONDOMINIUM CONVERSIONS

This 36,833 square foot lot is currently developed with a 3,700 square foot, four-bedroom house with an attached 824 square foot, 3-car garage, a 1,486 square foot, two-bedroom cottage, a 1,417 square foot, two-bedroom cottage, and a detached 682 square foot three-car garage, with a 127 square foot accessory space. The required parking would be provided on site within the two, three-car garages.

In addition to the requirements of the zone in which a project is located, physical standards are required for all condominium conversion projects per SBMC §28.88.040. The project would satisfy the parking standard of six parking spaces by providing two covered spaces for each unit. Separate storage areas are provided for each unit within the garages, and meet the minimum size of at least 200 cubic feet. Separate utility meters would be provided for each unit, laundry facilities are proposed within each unit, and the project complies with the minimum requirements for unit size and outdoor living space. The project is legally non-conforming to density and front setbacks, as described above. The applicant has also complied with SBMC §28.88.100, which provides tenant protection rights for tenants of any unit being converted to condominiums.

VI. ENVIRONMENTAL REVIEW

No new development is proposed for this project and the conversion of the existing residences to condominiums will not intensify the use or increase the density on the lot. The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 (Existing Facilities) which exempts conversions of existing multiple-family or single-family residences into common-interest ownership where no physical changes occur and which are not otherwise exempt.

VII. ISSUES

C. DESIGN REVIEW

This project was reviewed by the Historic Landmarks Commission on the Consent Calendar on January 14, 2015 (meeting minutes are attached as Exhibit D). The Consent Reviewer found that the units were suitable for conversion because they are aesthetically attractive, safe and of quality construction. The project was forwarded to the Planning Commission for discretionary review and, if approved, would return to the HLC for Project Design and Final Approvals.

D. COMPLIANCE WITH THE GENERAL PLAN

Before an application for condominium conversion can be approved, it must be found consistent with the City's General Plan. Based on staff's analysis, the proposed subdivision is consistent with the plans and policies of the City of Santa Barbara.

Land Use Element

The project site is located in the Riviera neighborhood, as identified in the Land Use Element of the General Plan, and has a land use designation of Low Density Residential with a maximum of one dwelling unit per acre. The Riviera neighborhood is bordered on the north by the top of Mission Ridge; on the south by Alameda Padre Serra; on the east by Sycamore Canyon Road; and on the west by Mountain Drive.

The Riviera neighborhood is primarily a single family neighborhood and the General Plan envisions this area remaining low density. The Riviera neighborhood contains the newly remodeled El Encanto Hotel, the Riviera Theater, Franseshci Park, and a portion of Orpet Park. Although the maximum allowed density in this neighborhood is one unit per acre, this project is legally non-conforming with 3.54 units per acre. The conversion of these residences to condominiums would not intensify the existing legally non-conforming density and would provide one large house and two smaller size cottages that will offer new home ownership opportunities in the Riviera neighborhood.

Housing Element

Santa Barbara has very little vacant or available land for new infill residential development and, therefore, the City has supported build-out of housing units in the City's urban areas where individual projects are deemed appropriate and compatible. The proposed development would provide for homeowner opportunities in a neighborhood in relatively close proximity to employment and commercial opportunities, although no new residential units would be provided.

A goal of the Housing Element is to assist in the production of new housing opportunities, through the public and private sector, which vary sufficiently in type and affordability to meet the needs of all economic and social groups. The site contains one large residence and two relatively modest sized units and, although these units already exist, they would now be available as an ownership opportunity. The proposed condominiums would not be restricted to low- or moderate-income households because the historical rental rates of the units do not merit affordability requirements of SBMC §28.88.110, but the in-lieu fee will help provide opportunities for the City to assist in the development of affordable housing in other residential projects.

VIII. FINDINGS

The Planning Commission finds the following:

A. THE TENTATIVE MAP (SBMC §27.07.100)

The Tentative Subdivision Map is consistent with the General Plan and the Zoning Ordinance of the city of Santa Barbara. The units are legally non-conforming to the density allowances of the General Plan but the project is not proposing any physical alterations; therefore the project will not intensify the existing use on the lot or in the surrounding neighborhood. The site is physically suitable for the proposed condominium conversion and the three units are legally nonconforming to the density provisions of the General Plan as discussed in Section VII of the Staff Report. The conversion of the existing residences to condominiums involves no physical alterations. Therefore, the conversion will not cause substantial environmental damage and associated improvements and will not cause serious public health problems.

B. CONDOMINIUM CONVERSION (SBMC §28.88.120)

1. All provisions of the Condominium Conversion Ordinance are met and the project will not be detrimental to the health, safety, and general welfare of the community as indicated in Sections V, VI and VII above.
2. The proposed conversion is legally non-conforming with the density requirement of the General Plan Land Use Element as discussed in Sections V and VII above. The conversion of these existing residences to condominium units is consistent with the goals and policies of the City's Housing Element by providing a range of housing opportunities.
3. The proposed conversion will conform to the Santa Barbara Municipal Code in effect at the time the application was deemed complete, except as otherwise provided in the Condominium Conversion Ordinance, because no development is proposed and the existing development either complies with the requirements of the E-1 Zone or is legally nonconforming thereto.
4. The overall design (including project amenities) and physical condition of the conversion will result in a project which is aesthetically attractive, safe, and of quality construction. The structures were recently remodeled, and these changes were reviewed and approved by the Historic Landmarks Commission. The proposal to convert the units to condominiums was found suitable by the Commission as described in Section VII of the Staff Report.
5. The units have not been "affordable rental units"; therefore, affordability restrictions do not apply to the project. The applicant provided a rental history summary demonstrating that the units have not been affordable rental units within the last four years.

6. The Applicant has not engaged in coercive retaliatory action regarding the tenants after the submittal of the first application for City review through the date of approval. The units are currently being rented by short term tenants.
7. The owner notified the tenants about the condominium conversion proposal and informed the tenant of their rights pursuant to SBMC §28.88.100. There is a letter in the file demonstrating the appropriate tenant notification.
8. The project is exempt from the provisions of Section 28.88.130 because the project consists of fewer than four units, per SBMC §28.88.130.C.1.a.

- A. Conditions of Approval
- B. Site Plan/Tentative Subdivision Map
- C. Applicant's letter, dated February 9, 2015
- D. HLC Minutes
- E. Applicable General Plan Policies

PLANNING COMMISSION CONDITIONS OF APPROVAL

1800 EL ENCANTO ROAD AND 1829 MIRA VISTA AVENUE
CONDOMINIUM CONVERSION PERMIT, TENTATIVE SUBDIVISION MAP
FEBRUARY 19, 2015

- 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. Notify tenants of the Condominium Conversion approval.
 2. Obtain all required design review approvals.
 3. Pay Land Development Team Recovery Fee (30% of all planning fees, as calculated by staff) at time of building permit application.
 4. Obtain a "Physical Standards" Building Permit (BLD) to perform all physical improvements necessary to bring the existing development up to condominium standards.
 5. Pay Inclusionary Housing In-Lieu Fee.
 6. Submit an application for and obtain a Public Works Permit (PBW) for all required public improvements and **complete** said improvements. Said PBW shall be issued concurrently with the "Physical Standards" Building Permit (for the water meter).
 7. The "Physical Standards" Building Permit and Public Works Permit listed above shall be signed off ("finalized") by the Building Division and/or Public Works Department, as appropriate.
 8. Apply for a "Condominium Conversion" Building Permit (BLD) pursuant to SBMC §28.88.029 and, concurrently, apply for a Public Works Permit (PBW) for Parcel Map review and approval.
 9. Obtain City Council approval of the Parcel Map and Agreement(s) and record said documents concurrently with the Private CC&Rs.
 10. Provide evidence of recordation of the Map and Agreements to Building and Safety to receive "Occupancy" status on the Condominium Conversion Building Permit, which is required before the newly subdivided lots or condominiums can be legally sold.

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

- B. **Recorded Conditions Agreement.** 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 following completion of any physical improvements required to bring the structure up to Condominium Standards, and shall include the following:

1. **Approved Development.** The development of the Real Property approved by the Planning Commission on February 19, 2015 is limited to the conversion of the three existing detached dwelling units to condominiums 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. **Uninterrupted Water Flow.** The Owner shall provide for the continuation of any historic uninterrupted flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
3. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats, or trailers shall be stored on the Real Property.
4. **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 and Operations and Maintenance Procedure Plan approved by the Creeks Division. 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.
5. **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 to specific condominium units.
 - 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. **Condominium Conversion Ordinance Compliance.** Owner shall comply with the tenant protection provisions of the Condominium Conversion Ordinance (SBMC Chapter 28.88), including adjustments to the tenant assistance specified in SBMC §28.88.100.G, as specified below:
- 1. **Notice of Approval of Condominium Conversion.** Owner shall provide written notice of the condominium conversion approval to each tenant within 15 days of the approval of said conversion. The content of such notice shall include an explanation of any Condominium Conversion Ordinance requirements and conditions of approval that affect the tenants, including, but not limited to, notice of time to vacate the unit (SBMC §28.88.100.C, and E.) moving expenses, and tenant's right to purchase (SBMC §28.88.100.B). Evidence of delivery of such notice shall be provided to the Community Development Department, Planning Division prior to submitting plans for design review approval, or prior to issuance of any Building or Public Works permits, whichever comes first.
 - 2. **Moving Expenses.** In place of the moving expenses specified in Subsection 28.88.100.G of the Santa Barbara Municipal Code, Owner shall provide each tenant household with displacement assistance in accordance with the provisions of

Chapter 28.89 of the Santa Barbara Municipal Code. This information shall be provided in the Notice of Approval of Condominium Conversion identified above.

- D. **Design Review.** The project, including public improvements, is subject to the review and approval of the Historic Landmarks Commission (HLC). The HLC shall not grant project design approval until the following Planning Commission land use conditions have been satisfied.
1. **Screened Backflow Device.** The backflow devices for fire sprinklers, pools, spas and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building, as approved by the HLC.
 2. **Location of Dry Utilities.** Dry utilities (e.g. above-ground cabinets) shall be placed on private property unless deemed infeasible for engineering reasons. If dry utilities must be placed in the public right-of-way, they shall be painted "Malaga Green," and if feasible, they shall be screened as approved by HLC.
 3. **Evidence of Compliance With Condominium Conversion Ordinance.** Evidence of compliance with the notification requirements identified in Condition of Approval C "Condominium Conversion Ordinance Compliance" shall be provided to the Planning Division.
- E. **Requirements Prior to "Physical Standards" Building Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below, or shall incorporate said requirements/notes into the construction plans, as appropriate, prior to the issuance of any permit for the project.
1. **Public Works Department:**
 - a. **Submittal for Recordation of Parcel Map and Agreements.** The Owner shall submit an application for approval and recordation of the Parcel Map (18" x 26") and Agreements to the Public Works Department.
 - b. **Maintenance Agreement.** The existing sewer lateral currently serves all three (3) dwelling units. Common maintenance will need to be recorded as part of the CC&Rs.
 - c. **San Carlos Road/El Encanto Road Public Improvements.** The Owner shall submit Public Works plans for construction of public improvements along the property frontage on San Carlos Road and El Encanto Road. 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 public improvements shall include the following:
 - Replace the existing SCE cobra head streetlight at the corner of El Encanto Road/San Carlos Road with a new residential City-standard Dome Style street light, Type B-08, per City Standard Details.

- Supply and install two new street name signs on a pole at El Encanto Road/San Carlos Road for the street name “El Encanto Road” and “San Carlos Road,” per City Standard Details.

A Public Works permit is required for any public improvements or work in the public right-of-way.

- d. **Minor Encroachment Permit.** 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. A Public Works minor encroachment permit is required to retain the existing walls and stairs within the Public Right-of-Way on San Carlos Road and El Encanto Road.

2. **Community Development Department:**

- a. **Drainage and Water Quality.** The project is required to comply with Tier 2 of the Storm Water BMP Guidance Manual, pursuant to Santa Barbara Municipal Code Chapter 22.87 (treatment, rate and volume). 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 unpermitted construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants (including, but not limited to trash, hydrocarbons, fertilizers, bacteria, etc.), or groundwater pollutants would result from the project.
- b. **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.
- c. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the sheet as follows: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

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

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. **Sandstone Curb Recycling.** Any existing sandstone curb in the public right-of-way that is removed and not reused shall be carefully salvaged and delivered to the City Corporation Annex Yard on Yanonali Street.
2. **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 Finaling the Physical Standards Building Permit and/or Public Improvements.** Prior to signing off or “finaling” the Physical Standards Building Permit and/or Public Works Permit for public improvements, 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. **Physical Elements Report Completion.** All elements identified in the Physical Elements Report as having five or fewer years of life remaining shall be repaired or replaced.
- H. **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.
1. **Building Permit Required for Conversion.** Provide evidence that a Physical Standards Building Permit has been issued and all work completed for the future conversion of the units to condominiums.
 2. **Condominium Conversion Building Permit.** Provide evidence that a Condominium Conversion Building Permit has been applied for.
 3. **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.
 4. **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.
 5. **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.

6. **Inclusionary Housing Fee.** Submit evidence that the Owner has paid the required inclusionary housing fee of \$51,825.00 to the Community Development Department prior to recordation of the Parcel Map.
- I. **Prior to Certificate of Occupancy for the Condominium Conversion Building Permit.** The following conditions shall be completed after the Physical Standards Building Permit and Public Works Permit have been signed off, and prior to granting Occupancy of the Condominium Conversion Building Permit.
1. **Parcel Map Recordation.** Provide evidence of recordation of the Map and Agreements to the Public Works and Community Development Departments.
 2. **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.
 3. **Notice To Tenants of Parcel Map Approval.** Owner shall deliver written notice to each tenant household of the approval of the final map within 10 days of such approval. Proof of such notification shall be submitted to the Planning Division.
- J. **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.

NOTICE OF TENTATIVE SUBDIVISION MAP (INCLUDING NEW CONDOMINIUMS AND CONDOMINIUM CONVERSIONS) 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.

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APPLICATIONS REQUIRED:

1. A Tentative Subdivision Map for a One-Lot Subdivision to Create Three (3) Residential Condominium Units (One-Car Garage, One-Car Garage, and One-Car Garage) in accordance with the Santa Barbara County Ordinance 11.02.01 (1) Existing Residential Units to be Reclassified as Condominium Units (One-Car Garage, One-Car Garage, and One-Car Garage) in accordance with the Santa Barbara County Ordinance 11.02.01 (1) Existing Residential Units to be Reclassified as Condominium Units and for All Proposed Existing Alternative (One-Car Garage, One-Car Garage, and One-Car Garage).

PROJECT STATISTICS & DATA:

STREET ADDRESS: 1800 EL ENCANTO RD & 1829 MIRA VISTA AVE
 PROJECT NUMBER: SB-17-020 & SB-17-021
 1. ASSessor'S PARCEL NUMBER: 019-170-020 & 019-170-021
 2. ZONING DESIGNATION: R-1 / ONE-FAMILY RESIDENCE ZONE
 3. OFFICIAL MAP DESIGNATION: LOW DENSITY RESIDENTIAL MAP 2 UNIT/LOT/ZONE
 4. PROPOSED UNITS: THREE (3) RESIDENTIAL CONDOMINIUM UNITS (1.5 ACRE/LOT)
 5. LOT SIZE: 38,613 SQ FT / 0.88 ACRES
 6. LOT AREA: 8,872 SQ FT (248)
 7. EXISTING BUILDING COVERAGE: 16,375 SQ FT (283)
 8. EXISTING PAVEMENT COVERAGE: 17,731 SQ FT (321)
 9. EXISTING LANDSCAPE COVERAGE: 17,731 SQ FT (321)
 10. EXISTING STATE OF LEASE: 118 SLOPE
 FRONT - 30 FEET; REAR - 30 FEET
 11. STAIRCASES: 39 (6) COVERED SPACES
 12. EXISTING FINISH SPACES: 39 (6) SPACES (818,804 SQ FT)
 13. PROPOSED FINISH SPACES: NO PROPOSED FINISH SPACES
 14. EXISTING DRIVEWAYS: NO PROPOSED DRIVEWAYS
 15. FLOOR AREA:
 UNIT A = 3,700 SQ FT (NET); 4,800 SQ FT (GROSS)
 UNIT B = 1,488 SQ FT (NET); 1,525 SQ FT (GROSS)
 UNIT C = 1,417 SQ FT (NET); 1,454 SQ FT (GROSS)
 UNIT D = 1,224 SQ FT (NET); 1,261 SQ FT (GROSS)
 UNIT E = 1,224 SQ FT (NET); 1,261 SQ FT (GROSS)
 TOTAL = 8,258 SQ FT (NET); 8,872 SQ FT (GROSS)

SURVEY DATUM:

BASE OF DATUM: THE SANTA BARBARA COUNTY TRIMBLE TRANSIT SYSTEM IS SHOWN ON A RECORD OF SURVEY T-14 IN BOOK 141, PAGE 20. THE HORIZONTAL CONTROL OF THE SURVEY IS THE SANTA BARBARA COUNTY TRIMBLE TRANSIT SYSTEM. THE VERTICAL CONTROL OF THE SURVEY IS THE SANTA BARBARA COUNTY TRIMBLE TRANSIT SYSTEM. THE SURVEY WAS CONDUCTED BY THE SANTA BARBARA COUNTY TRIMBLE TRANSIT SYSTEM. THE SURVEY WAS CONDUCTED BY THE SANTA BARBARA COUNTY TRIMBLE TRANSIT SYSTEM. THE SURVEY WAS CONDUCTED BY THE SANTA BARBARA COUNTY TRIMBLE TRANSIT SYSTEM.

LEGAL DESCRIPTION:

THAT PORTION OF THE TO DESCRIBE THE TRACT IN THE CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, CALIFORNIA, BEING THE TRACT DESCRIBED AS FOLLOWS:

BEING THE TRACT DESCRIBED AS FOLLOWS:

BEING THE TRACT DESCRIBED AS FOLLOWS:

UTILITIES:

WATER: CITY OF SANTA BARBARA
 SEWER: CITY OF SANTA BARBARA
 GAS: CITY OF SANTA BARBARA
 ELECTRIC: CITY OF SANTA BARBARA
 CABLE: CITY OF SANTA BARBARA
 TELEPHONE: CITY OF SANTA BARBARA
 TRASH: CITY OF SANTA BARBARA

OWNERS STATEMENT:

THE UNITS ARE TO BE SEPARATELY OWNED AND OFFERED FOR SALE TO THE PUBLIC. THE UNITS ARE TO BE SEPARATELY OWNED AND OFFERED FOR SALE TO THE PUBLIC. THE UNITS ARE TO BE SEPARATELY OWNED AND OFFERED FOR SALE TO THE PUBLIC. THE UNITS ARE TO BE SEPARATELY OWNED AND OFFERED FOR SALE TO THE PUBLIC. THE UNITS ARE TO BE SEPARATELY OWNED AND OFFERED FOR SALE TO THE PUBLIC.

PLANNING DIVISION

DATE: _____

PROJECT NUMBER: SB-17-020 & SB-17-021

DATE: _____

TENTATIVE SUBDIVISION MAP & SITE PLAN (FOR CONDOMINIUM PURPOSES)

BEING A ONE-LOT SUBDIVISION OF THE ASSessor'S PARCELS 019-170-020 AND 019-170-021, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

SCALE: 1" = 10'

LEGEND

(P) PROPOSED
 (E) EXISTING
 (R) REMOVED
 (S) SURVEY
 (C) CONDOMINIUM
 (D) DRIVEWAY
 (W) WATER
 (G) GAS
 (E) ELECTRIC
 (T) TRASH

PLANNING DIVISION

DATE: _____

PROJECT NUMBER: SB-17-020 & SB-17-021

DATE: _____

EXHIBIT B

NOVEMBER 2014

PROFESSIONAL SEAL

DATE: _____

PROJECT NUMBER: SB-17-020 & SB-17-021

DATE: _____



3 West Carrillo Street, Suite 205
ph: 805.962.4611

Santa Barbara, CA 93101
fax: 805.962.4161

February 9, 2015

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

P.N. 13-029.01

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CITY OF SANTA BARBARA
PLANNING DIVISION

Subject: MST2014-00086 Tentative Subdivision Map & Condominium Conversion
1800 and 1800 A El Encanto & 1829 Mira Vista; APN 019-170-020 & -021

Honorable Planning Commissioners:

On behalf of the property owner, Suzanne Finamore, L&P Consultants is please to submit the 1800 El Encanto Road Condo Conversion Subdivision Project for your consideration for approval. Enclosed herewith please find the following items pertaining to the proposed one-lot condo conversion subdivision:

- Seven (7) 11"x17" reduced sized sets of Tentative Subdivision Map for Condominium Conversion, Landscape Plan and Floor Plans and Elevations for Planning Commissioner distribution;
- Two (2) full size sets of Tentative Subdivision Map for Condominium Conversion, Landscape Plan and Floor Plans and Elevations for Planning staff files;
- One (1) 8.5"x11" reduced size set of Tentative Subdivision Map for Condominium Conversion, Landscape Plan and Floor Plans and Elevations for Planning Commissioner distribution;

I. PURPOSE OF REQUEST

The purpose of the application is the request for Planning Commission approval a 1-lot subdivision and condominium conversion of convert three (3) existing single family units on one (1) legal lot of approximately 0.85 acre property into three detached condominium units, which requires approval of a Tentative Map to create a one-lot subdivision for condominium purposes pursuant to SBMC §27.07.01-110, and approval of a Condominium Conversion Permit to convert three (3) detached single family residences into three (3) condominium units pursuant to SBMC §28.88.

II. PROJECT SETTING

The project site is approx. 37,000 square feet (0.85 acres) in size located in the Upper Riviera near the El Encanto Hotel. The property landform consists of a gently sloping topography of 3% to 15%. The property has a General Plan designation of Residential, three units per acre, is within the E-1 zone district and is surrounded by single family homes. The property is improved with three (3) existing detached single family residences, two (2) 3-car garages, one with an attached office, and has street frontage on three (3) sides of the property. Mira Vista Avenue provides access to the garage structures. No rare, threatened or endangered species are known to inhabit the site.

III. PROJECT DESCRIPTION

The project is a proposal to convert three (3) detached existing single family homes into condominiums and subdivide an approx. 0.85 acre property to create a one (1) lot subdivision for condominium purposes with each the three (3) single family residences as a condominium unit. The existing main house (Unit A) is a 4-bedroom residence of approximately 3,700 sq. ft. (net) and an existing attached 3-car garage to the north attached by a breezeway which is approximately 824 sq. ft. (net). An existing cottage residence (Unit B) is a 2-bedroom residence approximately 1,486 sq. ft. (net), and another existing cottage residence (Unit C) is also a 2-bedroom residence approximately 1,417 sq. ft. (net). The existing 3-car garage is approximately 682 sq. ft. (net) and has a breezeway attachment to an existing office that is approximately 127 sq. ft. (net).

The main housed and adjacent 3-car garage were built in the early 1930s and was designed by Edwards and Plunkett and is on the City's List of Potential Historic Resources as a notable and unusual example of Spanish Colonial Revival style with smooth plaster walls and red tile roofing. The two cottage residences were built in 1958, and are roughly L-shaped with concrete patios, and mimic the Spanish Colonial Revival details of the main house. A Historic Landmarks Committee approved renovation of the three (3) residences and property landscaping occurred in 2012 and was found consistent with the Spanish Colonial Revival Style, and the renovations and onsite landscaping improvements have resulted in an aesthetically pleasing development that is consistent with the vision for this neighborhood in the General Plan. The neighborhood consists primarily of large single family owner occupied residences, so the conversion to for sale units will be compatible with this neighborhood characteristic.

The two (2) required covered parking spaces for each unit are within the two (2) 3-car garage structures. Access to the parking and units is by means of driveways to the garages and paved walking paths to the units. The conversion meets or exceeds all of the physical standards required for conversion, including separate laundry facilities, private yard areas, open space, enclosed private storage and individual utility metering, and does not propose any modifications or variances from the general provisions of the SBMC. Property CC&Rs will ensure that the superior building and landscaping quality,

1800 El Encanto Rd. & 1829 Mira Vista Ave.
Condominium Conversion; MST#2014-00086
February 9, 2015
Page 3 of 3

and the integrity of the architectural style and aesthetic, will be maintained by the owners.

The required findings for approval of the Tentative Subdivision Map (SBMC Section 27.07.100) can be made by the decision makers in that the Tentative Subdivision map is consistent with the General Plan and Zoning Ordinance, or legally non-conforming therewith. The site is physically suitable and the use is consistent with the vision for this neighborhood in the General Plan. The design of the project will not cause substantial environmental damage and associated improvements will not cause serious public health problems.

The required findings for the Condominium Conversion (SBMC Section 28.88.120) can be made by the decision makers in that all provisions of the Condominium Conversion Ordinance are met and the project will not be detrimental to the health, safety and general welfare of the community; that the proposed conversion is consistent with the General Plan or legally non-conforming with the density requirement of its Land Use Element; that the conversion will conform to the SBMC except as otherwise provided in the Condominium Conversion Ordinance; that the overall design, project amenities and physical condition of the conversion will result in a project that is aesthetically attractive, safe and of quality construction; that the units have not been affordable rental units and therefore, affordability restrictions do not apply; that the applicant has not engaged in coercive retaliatory action regarding the tenants after submittal of the first application for City review; that the owner has made a reasonable effort to assist those tenants wishing to purchase their unit for purposes of minimizing the direct effect on the rental housing market created by the relocation of such tenants.

The applicant is seeking approval of the subject applications with the goal and objective of providing high quality owner occupied residential units consistent with neighborhood characteristics and vision of the General Plan.

Very truly yours,
L & P CONSULTANTS



Mark Lloyd
Agent

cc: Suzanne Finamore w/enc.
Kelly Brodison, Assistant Planner w/enc.

1800 El Encanto Road & 1829 Mira Vista Road
HLC Consent Calendar Minutes

January 14, 2015 - First Conceptual Review

Public comment:

Consent Agenda was reviewed by Bill Mahan

Present: Mark Lloyd, Agent; and Suzanne Finamore, Property Owner

Public Comment:

1. Jeannine Daniels, neighbor, expressed concern with additional traffic impacts.
2. A letter from Eric and Fleurette Janigian was acknowledged and read.

Motion: Continued to the Planning Commission with positive comments; units are aesthetically attractive, safe and of quality construction.

1800 EL ENCANTO ROAD AND 1829 MIRA VISTA ROAD
Tentative Subdivision Map, Condominium Conversion
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.

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.

Neighborhood Policies

LG14. Low Density Single Family Zoned Residential Areas. Maintain and protect the character and quality of life of single family zoned neighborhoods as a low density residential community.

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.
- *Conservation and Improvement of Existing Housing*: Conserve the existing housing stock and improve its condition while minimizing displacement, maintaining housing affordability, and preventing future blight or deterioration.
- *Regional Cooperation and Jobs/Housing Balance*: Coordinate City efforts with those of surrounding communities towards balancing jobs and housing in the regional housing market.
- *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.

New Housing Development Policies

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.

H11.11 Condominium Conversions. Continue to implement the Municipal Code's Condominium Conversion Ordinance to provide opportunities for entry-level home ownership in a variety of locations while maintaining a supply of rental housing for extremely low, very low, low and moderate income persons.

HISTORIC RESOURCES ELEMENT (2012)

GOALS

- *Protection and Enhancement of Historical Resources:* Continue to identify, designate, protect, preserve and enhance the City's historical, architectural, and archaeological resources. Ensure Santa Barbara's "sense of place" by preserving and protecting evidence of its historic past, which includes but is not limited to historic buildings, structures, and cultural landscapes such as sites, features, streetscapes, neighborhoods, and landscapes.
 - *Increased Awareness and Appreciation:* Increase public awareness and appreciation of Santa Barbara's history and pre-history, its historical, cultural and paleontological resources, their value and the need to protect them. Recognize that historic resources are necessary contributors to attaining sustainability, environmental and economic vitality, and preservation of the city's quality of life.
 - *Governmental Cooperation:* Incorporate preservation principles as a valid and necessary component in decision-making, at every phase of City government, and secure cooperation from all levels and agencies of government in these efforts.
 - *Neighborhood Historic Preservation:* Protect the significant contribution made by Santa Barbara's neighborhood historic resources to the City's charm and sense of historical context.
- HR2. Ensure respectful and compatible development. Seek to ensure that all development within the City respects rather than detracts from individual historic and archaeological resources as well as the neighborhood and the overall historical character of the city. Assure compatibility of

development, respect for the historical context of historical resources, and consideration of sustainable design alternatives where compatible.

Possible Implementation Actions to be Considered

HR2.1 Protect historic resources from harmful development. Development on parcels in proximity to historic resources shall be designed, sited and scaled to be compatible with their historic neighbor and with public enjoyment of the historic site. Construction activity in proximity to historic resources shall not damage or adversely impact the historic resources, and new structures themselves shall not pose a threat of either short or long-term damaging effects upon the historic resources.

HR3. **Discourage Demolition.** Develop effective measures to discourage and curtail the demolition of historic resources.

Possible Implementation Actions to be Considered

HR3.1 Prevent egregious neglect. Explore feasibility of an ordinance that protects historic resources from “demolition by neglect”. Enable the City to take appropriate action in cases of historic properties or properties in proximity to historic properties being allowed to deteriorate.

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.
- 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.