



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 007-19 115 WEST ANAPAMU STREET BUILDING HEIGHT EXCEPTION JUNE 6, 2019

APPLICATION OF CHRISTINE PIERRON, ARCHITECT FOR SANCTUARY CENTERS, PROPERTY OWNER, 115 WEST ANAPAMU STREET, APN 039-222-002, C-G ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL - HIGH DENSITY RESIDENTIAL (PLN2016-00436)

Sanctuary Centers of Santa Barbara proposes a project involving construction of a five-story mixed-use building, approximately 59-feet in height. The building would consist of approximately 34 residential apartments for a resident population including adults with mental illness and substance abuse disorders, and veterans with post-traumatic stress disorders; and approximately 6,600 square feet of new nonresidential floor area for a co-occurring disorders center, offices, meeting rooms providing mental health and support services for residents, and an integrated medical and dental care clinic focused on serving people with mental illness.

The project is requesting an exception to the 45-foot height limit identified in the C-G, Commercial General, zone, pursuant to Santa Barbara Municipal Code Section 30.140.100.B. Projects with a Community Benefit or Community Benefit Housing designation may request an exception to the 45-foot height limitation, and propose buildings up to 60 feet in height. This hearing is for the Planning Commission to consider the request for an exception to the height limitation for the proposed building.

The project is in the early stages of development, and has not been submitted formally to the City's Development Application Review Team. Changes to the project description may occur as the project continues through the review process. However, the Zoning Ordinance requires that consideration of the exception to the height limit occur during this conceptual review period.

The decision of the Planning Commission on the exception to the building height limitation, related to a project that involves new dwelling units and new nonresidential floor area, requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183, Projects Consistent with a Community Plan or Zoning. A separate environmental determination will be made for the project after review of a complete formal application submittal.

WHEREAS, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, 30 people appeared to speak, and the following exhibits were presented for the record:

1. Staff Report with Attachments, May 30, 2019
2. Site Plans
3. Correspondence received:
 - a. Cassandra Ensberg, Santa Barbara, CA

- b. Ronald V. Gallo, Santa Barbara, CA
- c. Geoff Green, Santa Barbara, CA
- d. Craig Peterson, Santa Barbara, CA
- e. Ellen Lawson, Santa Barbara, CA
- f. Joy Simpson, Santa Barbara, CA
- g. Paulina Conn, Santa Barbara, CA
- h. Mark Carney, Santa Barbara, CA
- i. William McArdel, Santa Barbara, CA

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

I. Approved the subject application, making the following findings and determinations:

A. EXCEPTION TO HEIGHT LIMITATION (SBMC §30.140.100.B.1)

The Planning Commission makes the following findings to allow up to a maximum of 60 feet in building height for the proposed mixed-use building for Sanctuary Centers.

1. ***Demonstrated Need.** The applicant has adequately demonstrated a need for the project to exceed 45 feet in height that is related to the project's benefit to the community, or due to site constraints, or in order to achieve desired architectural qualities.*

The proposed basement and first floor provide nonresidential support services, which were determined to be a Community Benefit by the City Council when they allocated additional nonresidential floor area to the project. The second, third, fourth, and fifth floors provide 34 Affordable residential units for the resident population, including adults living with mental illness and substance abuse disorders and veterans with post-traumatic stress disorders. The project has no required building setback; however, the proposed building is set back a minimum of 10 feet from other properties and provides landscaped areas and a pedestrian paseo. Exceeding 45 feet in height allows for the fourth and fifth floors, which provide 10 Affordable units and a common living area. The proposed unit sizes are relatively small and, as such, the additional height is not needed to accomplish large unit sizes. The proposed building contains both residential and nonresidential components which contribute to its height and provide important benefit to the community.

2. ***Architecture and Design.** The project will be exemplary in its design.*

Thus far, only conceptual plans have been submitted to staff and to the ABR, and the project will go through the design review approval process. At the conceptual level, the majority of the ABR was generally supportive of the project's architecture. The proposed Spanish Colonial Revival style is consistent with the adjacent El Pueblo Viejo Landmark District, with the City's Hispanic tradition, and with applicable design guidelines. The architectural firm for the project has a history of creating exemplary buildings in the City (examples: Canary Hotel, District Attorney's Office, Braille Institute, Alma Del Pueblo, 1255 Coast Village Road, Santa Barbara Bank & Trust). Required formal approval of the project by the ABR will ensure that the project will be exemplary in its design.

3. ***Livability.*** *If the project includes residential units, the project will provide amenities to its residents which ensure the livability of the project with particular attention to good interior design features such as the amount of light and air, or ceiling plate heights.*

The project provides amenities tailored to its special resident population, including the clinics, exam rooms, group therapy rooms, community room on the first floor, and communal indoor living area on the fourth floor. Ceiling plate heights for the residential floors are eight feet. Every unit has multiple windows or one extra-large window. The building setback from adjacent property lines enhances livability by providing landscaped areas, a pedestrian paseo, and a buffer to adjacent buildings. The City does not regulate solar access in the C-G zone when adjacent to nonresidentially zoned lots, as the subject lot is.

4. ***Sensitivity to Context.*** *The project design will complement the setting and the character of the neighboring properties with sensitivity to any adjacent federal, state, and City Landmarks or any nearby designated Historic Resources, including City-designated Structures of Merit.*

As the aerial photos and site plan illustrate, the building is located on the inner portion of the block, behind other buildings, and will not appear on any streetscape. The applicant has provided exhibits to show the expected visibility of the building from West Anapamu, De La Vina, Figueroa, and Chapala Streets. The City's Urban Historian commented that the project is adjacent to a designated Structure of Merit historic apartment building at 125 West Anapamu Street designed in the Mission Revival style in 1924, but due to its subservient location to the resource, the project will not overwhelm or compete with the historic resource. The proposed building is finished with stucco with divided light windows that reflect the same materials and fenestration patterns as other apartment buildings facing this block of West Anapamu Street, thus complimenting the existing setting and character of neighboring properties, including the designated Structure of Merit. The proposed building features wide overhanging eaves with simple Spanish style brackets that complement the setting and character of the neighboring buildings. Additionally, the small average unit size and the basement level help to minimize the building's volume.

B. ENVIRONMENTAL REVIEW (CEQA Guidelines §15183)

The Planning Commission's action on the exception to height limitation 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.

This motion was passed and adopted on the 6th day of June, 2019 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 5 NOES: 0 ABSTAIN: 0 ABSENT: 2

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Planning Commission at its meeting of the above date.

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PLEASE BE ADVISED:

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) CALENDAR DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.

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