



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** July 6, 2006  
**AGENDA DATE:** July 13, 2006  
**PROJECT ADDRESS:** 517 Chapala Street (MST2005-00088)  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
 Jan Hubbell, AICP, Senior Planner *JMH*  
 Kathleen Kennedy, Associate Planner *KK*

### I. PROJECT DESCRIPTION

The proposed project consists of a lot merger, the demolition of 1,300 square feet of commercial space and the construction of a three-story, mixed-use development with six residential condominium units totaling 9,999 square feet (net), two commercial condominium spaces totaling 2,872 square feet (net) and seventeen parking spaces. The project includes a request for one additional residential unit pursuant to State Density Bonus law. The proposed mix of units consists of one (1) three-bedroom market rate unit, four (4) two-bedroom market rate units and one (1) two-bedroom moderate income affordable unit.

### II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

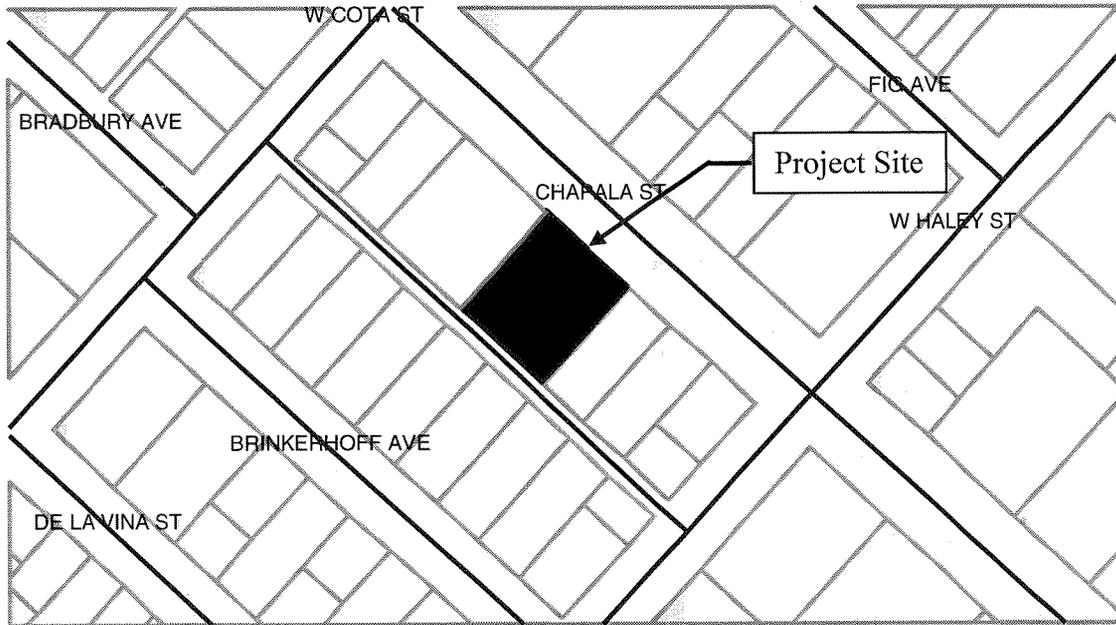
1. A Modification to allow the required ten percent open space area to be provided on the second floor (SBMC§28.21.080.F);
2. A Modification of the lot area requirement to allow the one-bedroom market rate unit to have two bedrooms instead of one bedroom (SBMC§28.21.080.G);
3. A Modification of the lot area requirement to allow the third floor market rate unit to have three bedrooms instead of two bedrooms (SBMC§28.21.080.G);
4. Development Plan Approval for 1,572 square feet (net) of new nonresidential square footage (SBMC§28.87.300); and
5. A Tentative Subdivision Map to allow a one-lot subdivision to create six residential condominium units and two commercial condominium units (SBMC§27.07).

### III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VIII of this report, and subject to the conditions of approval in Exhibit A.

**DATE APPLICATION ACCEPTED:** May 31, 2006

**DATE ACTION REQUIRED PER MAP ACT:** August 19, 2006



**Vicinity Map**

**IV. SITE INFORMATION AND PROJECT STATISTICS**

**SITE INFORMATION**

Applicant: Peikert Group Architects	Property Owner: H & R Investments
Parcel Numbers: 037-163-007 & -008	Lot Area: 11,500 square feet (0.265 acres)
General Plan: General Commerce	Zoning: C-2 (Commercial) Zone
Existing Use: Used car lot /office	Topography: Relatively flat
Adjacent Land Uses:	
North – Commercial	East – Commercial
South – Commercial	West – Residential

**PROJECT STATISTICS -**

	Bedrooms	Size (Net)	Parking	Private Outdoor Living Space
Unit 1	2	1,599 sq. ft.	2-car garage	317 sq. ft. +
Unit 2	2	1,606 sq. ft.	2-car garage	243 sq. ft. +
Unit 3	2	1,606 sq. ft.	2-car garage	228 sq. ft. +
Unit 4	2	1,670 sq. ft.	2-car garage	226 sq. ft. +
Unit 5	2	1,017 sq. ft.	1-car garage	95 sq. ft. +
Unit 6	3	2,501 sq. ft.	2-car garage	96 sq. ft. +

	Size (net)
First Floor Commercial Unit	1,604 square feet
Second Floor Commercial Unit	1,268 square feet
Commercial Garage	4,332 square feet
Residential Garage	1,620 square feet

**V. ZONING ORDINANCE CONSISTENCY**

Standard	Requirement/Allowance	Existing	Proposed
Lot Area Required for Each Unit (Variable Density)	2-Bdrm = 2,320 sq. ft. 3-Bdrm = 2,800 sq. ft. (5) 2,320 = 11,600 sq. ft. (1) 2,800 = 2,800 sq. ft. Total 14,400 sq. ft.	11,500 square feet	11,500 square feet (Lot Area Modification requested)
Setbacks -Front -Interior -Rear	None None None	95 feet 0 to 18 feet 0 feet	2" to 74 feet 6" to 30 feet 5'-2"
Building Height	60 feet (4 stories)	13 feet	43 feet (3 stories); 50' at tower
Parking	Residential: 6 spaces Commercial: 5 spaces	N/A N/A	Residential: 11 spaces Commercial: 6 spaces
Open Yard	10% of the lot (1,150 sq. ft.)	N/A	9% (1,035 sq. ft.) An additional 10% (1,160 sq. ft.) on second floor
Private Outdoor Living Space	2-Bd Units = 84 sq. ft. 3-Bd Units = 96 sq. ft.	N/A	No unit has less than 96 square feet
Lot Coverage -Building -Paving/Driveway -Landscaping	N/A N/A N/A	1,300 sq. ft. (11 %) 10,200 sq. ft. (89 %) 0 sq. ft. (0 %) 11,500 sq. ft. (100%)	8,896 sq. ft. (77 %) 1,035 sq. ft. (9 %) 1,569 sq. ft. (14 %) 11,500 sq. ft. (100%)

#### **A. PARKING**

The property is located within the Central Business District (CBD), which has a requirement of one parking space per 500 square feet of nonresidential square footage. The site is also located in a 10% Zone of Benefit, which means that only 90% of the required nonresidential parking must be provided. The residential parking requirement in the CBD is one covered space per residential unit, with no guest parking requirement. Therefore, the Zoning Ordinance requires five parking spaces for the proposed 2,872 square feet of commercial use ( $2,872/500 = 5.7$  spaces  $\times$  90% = 5.1) and six spaces for the six residential units, for a total of 11 spaces. The project proposes 17 parking spaces (11 residential and 6 commercial), six more than are required by the Code. Based on parking concerns received from the Brinkerhoff neighborhood during review of the adjacent 523-531 Chapala Street project, as with that project, staff is in support of the subject project providing two parking spaces for five of the six residential units.

#### **B. MODIFICATIONS**

*Open Space Modification:* Nine percent instead of the required ten percent open space area is provided on the ground floor; therefore, a modification to allow the required ten percent open space area to be provided on the second floor is requested. Staff is in general support of allowing the ten percent open space area on the second floor to meet the Zoning Ordinance requirement, especially in mixed-use projects that include a podium level on the second floor. In this case, the provision of nine percent on the ground level and ten percent on the second level is greater than would be required for the project.

*Lot Area Modification:* Variable density is allowed in the C-2 (Commercial) Zone District. Based on the existing lot area of 11,500 square feet, the proposal would allow a maximum of four (4) two-bedroom units and one (1) one-bedroom unit. The proposed project includes an additional unit that would be a moderate income affordable unit under the California State Bonus Density Law (see Exhibit E for summary) and a request for the following two incentives: to allow the one-bedroom market rate unit to have two bedrooms instead of one bedroom and to allow the third floor market rate unit to have three bedrooms instead of two bedrooms. The two incentives can be approved through an approval of a lot area modification.

#### **C. MEASURE E**

The project includes the demolition of approximately 1,300 square feet of commercial/office space and construction of approximately 2,872 square feet of commercial space. Pursuant to the provisions of SBMC §28.87.300, the project would be allocated a total of 1,572 square feet of Measure E nonresidential square footage from the Minor Addition category for the two parcels involved in the project.

### **VI. ENVIRONMENTAL REVIEW**

*Archaeological Resources:* The City's cultural sensitivity maps indicate that this site is located in the Spanish Colonial/Mexican Period, 1850-1870; the Hispanic-American Transition Period, 1850-1870; the American Period 1870-1900; and the Early 20<sup>th</sup> Century, 1900-1920 cultural sensitivity zones. A Phase 1 Archaeological Resources Report prepared by Stone

Archaeological Consulting, dated April 2006, assessed any potential impacts to archaeological resources. The report was accepted by the Historic Landmarks Commission on May 31, 2006. The Phase I Archaeological Report stated that the proposed project would not have the potential to result in significant impacts on either prehistoric or historic archaeological resources. However, after removal of all structures and pavement, a City-qualified archeologist would conduct an inspection of the site to confirm the likely absence of any archaeological resources.

*Conclusion:* Staff has determined that the project is exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15332 (In-fill Development Project) as discussed below.

*In-fill Development Project:* CEQA Guidelines Section 15332 is an exemption that consists of projects characterized as in-fill development meeting the conditions described below.

1. *The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation regulations.* The General Plan designation for this area is General Commerce. The proposed use is consistent with the site's land use designation as it would provide commercial space as well as residential units. With the approval of the requested Modifications, required as incentives for affordable housing under State Bonus Density Law, Staff concludes that the project is consistent with the General Plan Land Use Designation, Zoning designation, and applicable policies and regulations.
2. *The proposed development occurs within city limits on a project of no more than five acres substantially surrounded by urban uses.* This project site is 11,500 square foot (0.265 acre) lot located within the City of Santa Barbara. The surrounding area is developed with a mix of commercial, office and residential uses. The site is surrounded by urban uses in all directions.
3. *The project site has no value as habitat for endangered, rare or threatened species.* The site has been previously disturbed and has no value as habitat for endangered, rare or threatened species.
4. *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

*Traffic:* Transportation Staff has concluded that no traffic impacts to the existing street network are anticipated as a result of the project.

*Noise:* The City's Master Environmental Assessment indicates that project site is located in an area exposed to a noise level of 60 to 65 dB(a) Ldn (average A-weighted sound level over a 24-hour day). Pursuant to the Noise Element, private outdoor living spaces for the residential units must not be exposed to a noise level in excess of 60 dB(a) and maximum interior noise levels shall not exceed 45 dB(a). A Noise Study prepared by Dudek & Associates, Inc., dated September 21, 2005, concludes that none of the private outdoor living spaces would exceed the 60 dB(a) threshold. The one and one half foot wide penthouse

balcony area that is located on the third level along Chapala Street would not provide outdoor living space; therefore, it is not subject to the noise threshold. An interior noise analysis was not previously prepared; therefore, it will be required as a condition of approval prior to the issuance of building permits. Standard construction techniques are likely sufficient to meet the required interior noise level.

*Air Quality:* For environmental review purposes, the City of Santa Barbara uses the Santa Barbara County Air Pollution Control District's (APCD) thresholds of significance for air quality impacts. Based on the APCD's Land Use Screening Table, a project of six residential units and 2,872 square feet of commercial spaces would not result in significant air quality impacts from ozone precursors due to mobile emissions. Due to the fact that the project is much smaller than those indicated on the table, it is expected there would be less than significant air quality impacts from mobile source emissions. The project would involve grading, paving and landscaping activities that could result in short-term dust related less than significant impacts. Standard dust control measures are included in the conditions of approval; therefore, no significant air quality effects would result.

*Water Quality:* The entire site is completely covered by paving and buildings and runoff currently sheet flows toward Chapala Street. The proposed project would likely result in an improvement over the existing condition. The proposed project would provide landscaped areas to capture surface runoff, and runoff collected in the parking garage would be treated prior to entering the City storm drain system; therefore, the proposed project would not be expected to cause significant impacts to water quality.

*Hazardous Materials:* A Phase I Environmental Site Assessment Report dated June 2005, was prepared by Groundwater Solutions, Inc. The report concludes that the past and present land uses on the site have not created the potential for a significant environmental impact. As recommended in the report, fieldwork confirming the observations and data presented in the report shall be required at the time of site grading. This recommendation has been added as a condition of approval.

5. *The site can be adequately served by all required utilities and public services.* All utilities are existing and available at the site and can be extended to the development. The proposed project would result in an insignificant increase in demand for public services, including police, fire protection, electrical power, natural gas and water distribution and treatment.

## VII. ISSUES

### A. **DESIGN REVIEW**

This project was reviewed by the Historic Landmarks Commission (HLC) on one occasion on March 16, 2005 (See Exhibit D – Minutes). The Commission was in general support of the site plan, the entrances on both Chapala Street and the alley, as well as the size, bulk and scale of the project. The Commission has requested that adequate space for skyline trees be provided on the reference north and alley elevations, that pedestrian access to the alleyway be established, and that the driveway be designed to emulate a Paseo.

### B. **COMPLIANCE WITH THE GENERAL PLAN**

Before a condominium project and a tentative map can be approved, they must be found consistent with the City's General Plan. The project site is located in the West Downtown neighborhood, which is more intensely used than other parts of the City, and high-density residential and commercial development is envisioned in this area.

#### 1. **Land Use Element**

The subject site has a General Plan designation of General Commerce. The residential portion of the mixed-use development would be subject to the density requirements of the R-3/R-4 Multiple Family Residential Zones, which allow 12 dwelling units to the acre. The General Plan Land Use and Housing Elements recognize, however, that in zones where variable density standards apply, development may exceed the limit of twelve units per acre without causing an inappropriate increase in the intensity of activities. The proposed project would result in a density of approximately 22 units per acre, which, based on the above discussion, would be consistent with the Land Use and Housing Elements of the General Plan.

#### 2. **Housing Element**

The City Housing Element encourages construction of a wide range of housing types to meet the needs of various household types. This proposal would satisfy that goal through the mix of unit types proposed.

#### *Neighborhood Compatibility*

In accordance with Housing Element Policy 3.3, which requires new development to be compatible with the prevailing character of the neighborhood, the proposed building would be compatible in scale, size and design with the surrounding neighborhood.

The surrounding neighborhood is comprised of a mix of office, residential and commercial buildings, with a wide range of heights. This area of the City is currently in transition, as evidenced by the recently approved mixed-use projects along Chapala Street, and by other pending projects in the vicinity.

In addition, one of the goals of the Urban Design Guidelines is compatibility of new development with the character of the City, the surrounding neighborhood, and adjacent properties. The HLC considers the Urban Design Guidelines in reviewing development

proposals. As discussed above, the HLC is supportive of the mass, bulk and scale of the project.

### 3. Circulation Element

The Circulation Element contains goals and policies that promote housing in and adjacent to the downtown to facilitate the use of alternative modes of transportation and to reduce the use of the automobile. For example, Circulation Element Implementation Strategy 13.1.1 encourages “the development of projects that combine and locate residential uses near areas of employment and services.” This project provides housing as well as commercial space in the downtown and is, therefore, consistent with this goal.

## VIII. FINDINGS

The Planning Commission finds the following:

### A. **MODIFICATION OF OPEN SPACE AND LOT AREA (SBMC§28.21.080)**

The modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on a lot and construct a housing development which is affordable to moderate-income households.

### B. **DEVELOPMENT PLAN APPROVAL (SBMC§28.87.300)**

1. The proposed development complies with all provisions of the Zoning Ordinance, can be found consistent with the purpose and intent of the Ordinance and the proposed project is an appropriate use for the neighborhood; and
2. The proposed development is consistent with the principles of sound community planning. The proposed mixed-use project would allow for additional residential units and commercial spaces in the West Downtown area, and is consistent with the existing mix of uses in the surrounding neighborhood; and
3. The proposed development will not have a significant adverse impact upon the neighborhood's aesthetics/character in that the size, bulk or scale of the development will be compatible with the neighborhood; and
4. The proposed development will not have a significant unmitigated adverse impact upon City and South Coast affordable housing stock since the proposal involves the addition of seven residential units in the City's housing stock including one unit affordable to moderate income households; and
5. The proposed development will not have a significant unmitigated adverse impact on the City's water resources because the City currently has a sufficient dependable water supply to serve this project; and
6. The proposed development will not have a significant unmitigated adverse impact on the City's traffic because the proposed use will meet its parking demand for the site and vehicle trips associated with the use will not significantly impact the City's street network.

**C. 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 site is physically suitable for the proposed development, the project is consistent with the variable density provisions of the Municipal Code and the General Plan, and the proposed use is consistent with the Land Use Element and zoning designation for the site, and 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 or conflict with easements, acquired by the public at large, for access through or use of property within the proposed development.

**D. NEW CONDOMINIUM DEVELOPMENT (SBMC §27.13.080)**

1. *The project complies with all provisions of the City's Condominium Ordinance.*

The project complies with the density requirements and each unit includes adequate covered parking with storage, laundry facilities, separate utility metering, adequate unit size and required private outdoor living space.

2. *The proposed development is consistent with the General Plan of the City of Santa Barbara.*

The project is consistent with policies of the City's General Plan including the Land Use Element, Housing Element, Conservation Element, Noise Element and Circulation Element. 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. The project will provide infill residential and commercial development in the Downtown that is compatible with the surrounding neighborhood.

3. *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.*

The project is an infill mixed-use project proposed in an area where residential and commercial uses are permitted. 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. Adequate park facilities exist nearby, and the project would not adversely impact other community resources, such as water, sewer, police, fire, and schools. The design has been reviewed by the City's design review board, which found the architecture and site design appropriate.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter dated February 3, 2006
- D. HLC Minutes
- E. Summary of California State Density Bonus Law



PLANNING COMMISSION CONDITIONS OF APPROVAL

517 CHAPALA STREET  
MODIFICATIONS, DEVELOPMENT PLAN, TENTATIVE SUBDIVISION MAP  
JULY 13, 2006

- 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. **Recorded Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, 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, and shall include the following:
1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. 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.
  2. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats or trailers shall be stored on the Real Property.
  3. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Historic Landmarks Commission (HLC). Such plan shall not be modified unless prior written approval is obtained from the HLC. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan.
  4. **Ownership Unit Affordability Restrictions.** The dwelling unit designated as Unit Five on the approved site plan shall be designated as an Moderate Income Affordable Unit and sold only to and occupied only by a household who qualifies as a Moderate Income Household as defined in the City's adopted Affordable Housing Policies and Procedures. The maximum sale price upon initial sale shall not exceed \$215,200.  
  
The Affordable Unit shall be sold and occupied in conformance with the City's adopted Affordable Housing Policies and Procedures. The resale prices of the Affordable Unit shall be controlled by means of a recorded affordability covenant executed by Owner and the City to assure continued affordability for at least forty-five (45) years from the initial sale of the affordable unit. No affordable unit may be rented prior to its initial sale.
  5. **Approved Development.** The development of the Real Property approved by the Planning Commission on July 13, 2006 is limited to the construction of a mixed-use development with six residential condominium units totaling 9,999 square feet

(net), two commercial condominium spaces totaling 2,872 square feet (net), seventeen parking spaces and the improvements shown on the plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.

6. **Required Private Covenants.** The Owners shall record in the official records of Santa Barbara County either private covenants, a reciprocal easement agreement, or a similar agreement which, among other things, shall provide for all of 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 parcels.
    - 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. **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.
    - d. **Trash and Recycling.** Adequate space shall be provided and maintained for trash and recycling purposes.
    - e. **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.
  7. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance and most currently adopted Energy Code. No floodlights shall be allowed. Exterior lighting shall be shielded and directed toward the ground.
  8. **Street Tree Protection.** The street trees within the City's right-of-way shall be preserved and protected.
  9. **Storm Water Pollution Control Systems Maintenance.** The Owner(s) shall maintain the drainage system, storm drain water interceptor and other storm water pollution control devices in accordance with the Operations and Maintenance Procedure Plan approved by the Building Official and/or the Public Works Director.
- B. **Design Review.** The following is subject to the review and approval of the Historic Landmarks Commission (HLC):

1. **Chapala Street Streetscape Design Guidelines.** The project shall comply with the Chapala Street Streetscape Design Guidelines.
  2. **Screened Check Valve/Backflow.** The check valve or anti-backflow devices for fire sprinkler and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building.
- C. **Public Works Submittal Prior to Final 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 Final Map for the project:
1. **Final Map.** The Owner shall submit to the Public Works Department for approval, a Final Map prepared by a licensed land surveyor or registered Civil Engineer. The Final 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. Said agreement will be prepared by Engineering Division Staff for the Owner's signature.
  3. **Required Private Covenants.** The Owner shall submit a copy of the recorded private covenants, reciprocal easement agreement, or similar private agreements required for the project.
  4. **Street Improvement Plans.** The Owner shall submit building plans for construction of improvements along the subject property road frontage on Chapala Street. As determined by the Public Works Department, the improvements shall include new, and/or remove and replace to City standards: new sidewalk subject to the Chapala Street Streetscape Design Guidelines, driveway apron modified to meet Title 24 requirements, curbs, gutters, apply crack seal to the centerline of the street along entire subject property frontage, underground service utilities, connection to City water and sewer mains, private on-site drainage conveyance system including trench slot drain and public curb drain outlets, preserve and/or reset survey monuments, supply and install directional/regulatory traffic control signs, storm drain stenciling, on-site pollution prevention interceptor device, drought-tolerant parkway landscaping, street trees, and tree grates subject to Chapala Street Streetscape Design Guidelines, and provide adequate positive drainage from site. The building plans shall be prepared by a registered civil engineer or licensed architect and reviewed by the City Engineer.
  5. **Land Development Agreement.** The Owner shall submit an executed Agreement for Land Development Improvements, prepared by Engineering Division Staff, an Engineer's Estimate, signed and stamped by a registered civil engineer, and 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 (easement).

7. **Voluntary Merger Required.** The Real Property known as APN 037-163-007 and APN 037-163-008 shall be merged into one lot as a part of the Final Map.
- D. **Public Works Requirements Prior to Building Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following to the Public Works Department for review and approval, prior to the issuance of a Building Permit for the project.
1. **Recordation of Final Map/Merger and Agreements.** After City Council approval, the Owner shall provide evidence of recordation to the Public Works Department.
  2. **Approved Public Improvement Plans and Concurrent Issuance of Public Works Permit.** Upon acceptance of the approved public improvement plans, a Public Works permit shall be issued concurrently with a Building permit.
  3. **Storm Drain Operation and Maintenance Plan Required.** The Owner shall provide an Operations and Maintenance Procedure Plan (describing replacement schedules for pollution absorbing filters, etc.) for the operation and use of the storm drain system. The Plan shall be approved by the Creeks Division, Building and Safety Division, and the Public Works Department.
- E. **Community Development Requirements Prior to Building or Public Works Permit Application/Issuance.** The following shall be finalized prior to, and/or submitted with, the application for any Building or Public Works permit:
1. **Neighborhood Notification Prior to Construction.** At least twenty (20) days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses and residents within 450 feet of the project area. The notice shall contain a description of the project, the construction schedule, including days and hours of construction, the name and phone number of the Contractor(s), site rules and Conditions of Approval pertaining to construction activities and any additional information that will assist the Building Inspectors, Police Officers and the public in addressing problems that may arise during construction. The language of the notice and the mailing list shall be reviewed and approved by the Planning Division prior to being distributed. An affidavit signed by the person(s) who compiled the mailing list shall be submitted to the Planning Division.
  2. **Contractor and Subcontractor Notification.** The Owner shall notify in writing all contractors and subcontractors of the site rules, restrictions and Conditions of Approval. Submit a copy of the notice to the Planning Division.
  3. **Archaeological Monitoring Contract.** Submit to the Planning Division a contract with an archaeologist from the most current City Qualified Archaeologists List for monitoring during all ground disturbing activities associated with the project, including, but not limited to, grading, excavation, trenching vegetation or paving removal and ground clearance in the areas identified in the Phase 1 Archaeological Resources Report prepared for this site by Stone Archaeological Consulting, dated

April 2006. The contract shall be subject to the review and approval of the Planning Division.

The archaeologist's monitoring contract shall include the following provisions: If cultural resources are encountered or suspected, work shall be halted or redirected by the archaeologist 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, preparation of further site studies and/or mitigation.

If the discovery consists of possible human remains, the Owner shall contact the Santa Barbara County Coroner immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. The Owner shall retain 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, the Owner shall retain 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.

4. **Environmental Site Assessment Final Report Contract.** Submit to the Planning Division a copy of the contract with Groundwater Solutions Inc. or other appropriate consultant for fieldwork as recommended in the Phase I Environmental Site Assessment Report dated June 2005.
5. **Recorded Affordability Control 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:
  - a. **Initial Sale Price Restrictions.** The dwelling unit designated as Unit Five on the approved site plan shall be designated as an Moderate Income Affordable Unit and sold only to and occupied only by a household who qualifies as a Moderate Income Household as defined in the City's adopted Affordable Housing Policies and Procedures. The maximum sale price upon initial sale shall not exceed \$215,200.
  - b. **Resale Restrictions.** The Affordable Unit shall be sold and occupied in conformance with the City's adopted Affordable Housing Policies and Procedures. The resale price of the Affordable Unit shall be controlled by

means of a recorded affordability covenant executed by Owner and the City to assure continued affordability for at least forty-five (45) years from the initial sale of the affordable unit. No affordable unit may be rented prior to its initial sale.

6. **Final Planning Commission Resolution Submittal.** The final Planning Commission Resolution shall be submitted, indicating how each condition is met with drawing sheet and/or note references to verify condition compliance. If the condition relates to a document submittal, describe the status of the submittal (e.g., Final Map submitted to Public Works Department for review), and attach documents as appropriate.
- F. **Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.
1. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Historic Landmarks Commission.
  2. **Interior Noise Analysis Report.** To confirm that the proposed project complies with the City requirements regarding interior noise, an interior noise analysis report shall be submitted along with the building permit application.
  3. **Grading Plan Requirement for Archaeological Resources.** The following information shall be printed on the grading plans:

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.

4. **Trash Enclosure Provision.** A trash enclosure with adequate area for recycling containers shall be provided on the Real Property and screened from view from surrounding properties and the street. Dumpsters and containers with a capacity of 1.5 cubic yards or more shall not be placed within five (5) feet of combustible walls, openings, or roofs, unless protected with fire sprinklers.
5. **Commercial Dumpsters.** Commercial dumpsters shall be provided, including an equal area for recycling containers. Dumpsters shall not be placed within five feet (5') of combustible walls, openings or combustible roof eaves lines unless sprinkler coverage is provided.
6. **Water-Conserving Fixtures.** All plumbing fixtures shall be water-conserving devices in new construction, subject to the approval of the Water Resources Management Staff.
7. **Conditions on Plans/Signatures.** The final Planning Commission Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the above 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.

- G. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field for the duration of the project construction.

1. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill. Indicate on the plans the location of containers for collection of demolition/construction materials.
2. **Construction-Related Truck Trips.** Construction-related truck trips 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.).

The purpose of this condition is to help reduce truck traffic on adjacent streets and roadways.

3. **Construction Related Traffic Routes.** The route of construction-related traffic shall be established to minimize trips through surrounding residential neighborhoods, subject to approval by the Public Works Director.
4. **Haul Routes.** The haul route(s) for all construction-related trucks, three tons or more, entering or exiting the site, shall be approved by the Public Works Director.
5. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara, as shown below:

New Year's Day .....	January 1 <sup>st</sup> *
Martin Luther King's Birthday.....	3 <sup>rd</sup> Monday in January
Presidents' Day.....	3 <sup>rd</sup> Monday in February
Memorial Day.....	Last Monday in May
Independence Day .....	July 4 <sup>th</sup> *
Labor Day.....	1 <sup>st</sup> Monday in September
Thanksgiving Day .....	4 <sup>th</sup> Thursday in November
Following Thanksgiving Day.....	Friday following Thanksgiving Day
Christmas Day .....	December 25 <sup>th</sup> *

\*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 Chief of Building and Safety 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 night 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.

6. **Construction Parking/Storage.** Construction parking and storage shall be provided as follows:
  - a. During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the approval of the Public Works Director.
  - b. Storage or staging of construction materials and equipment within the public right-of-way is prohibited.
7. **Water Sprinkling During Grading.** During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the

Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.

Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.

8. **Covered Truck Loads.** Trucks transporting fill material to and from the site shall be covered from the point of origin.
  9. **Expeditious Paving.** All roadways, driveways, sidewalks, etc., shall be paved as soon as possible. Additionally, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used, as directed by the Building Inspector.
  10. **Gravel Pads.** Gravel pads shall be installed at all access points to the project site to prevent tracking of mud on to public roads.
  11. **Street Sweeping.** The property frontage and adjacent property frontages, and parking and staging areas at the construction site shall be swept daily to decrease sediment transport to the public storm drain system and dust.
  12. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
  13. **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, work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval.
  14. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
  15. **Graffiti Abatement Required.** Owner and Contractor shall be responsible for removal of all graffiti as quickly as possible. Graffiti not removed in a timely manner may be removed by the City, at the Owner's expense, as provided in SBMC Chapter 9.66.
- H. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any damaged public improvements caused by construction for curbs, gutters, sidewalks, etc., subject to the review and approval of the Public Works Department. 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 improvement/building plans, including utility undergrounding and installation of street trees.
  3. **Backflow Device.** Provide an approved backflow device placed on the property side of consumer's service pursuant to Santa Barbara Municipal Code Section 14.20.120.
  4. **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.
  5. **Archaeological Monitoring Report.** A final report on the results of the archaeological monitoring shall be submitted to the Planning Division within 180 days of completion of the monitoring or prior to the issuance of the Certificate of Occupancy, whichever is earlier.
  6. **Environmental Site Assessment Confirmation Report.** A final report on the results of the fieldwork recommended in the Phase I Environmental Site Assessment report shall be submitted to the Planning Division within 180 days of completion of the fieldwork or prior to the issuance of the Certificate of Occupancy, whichever is earlier.
  7. **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.
- I. **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 the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses and costs of that independent defense.

**NOTICE OF DEVELOPMENT PLAN TIME LIMITS:**

The development plan approved, per Santa Barbara Municipal Code §28.87.350, shall expire four (4) years from the date of approval unless:

1. A building or grading permit for the work authorized by the development plan is issued prior to the expiration date of the approval.
2. A time extension is granted by the Planning Commission for one (1) year prior to the expiration date of the approval, only if it is found that there is due diligence to implement and complete the proposed project. No more than one (1) time extension may be granted.

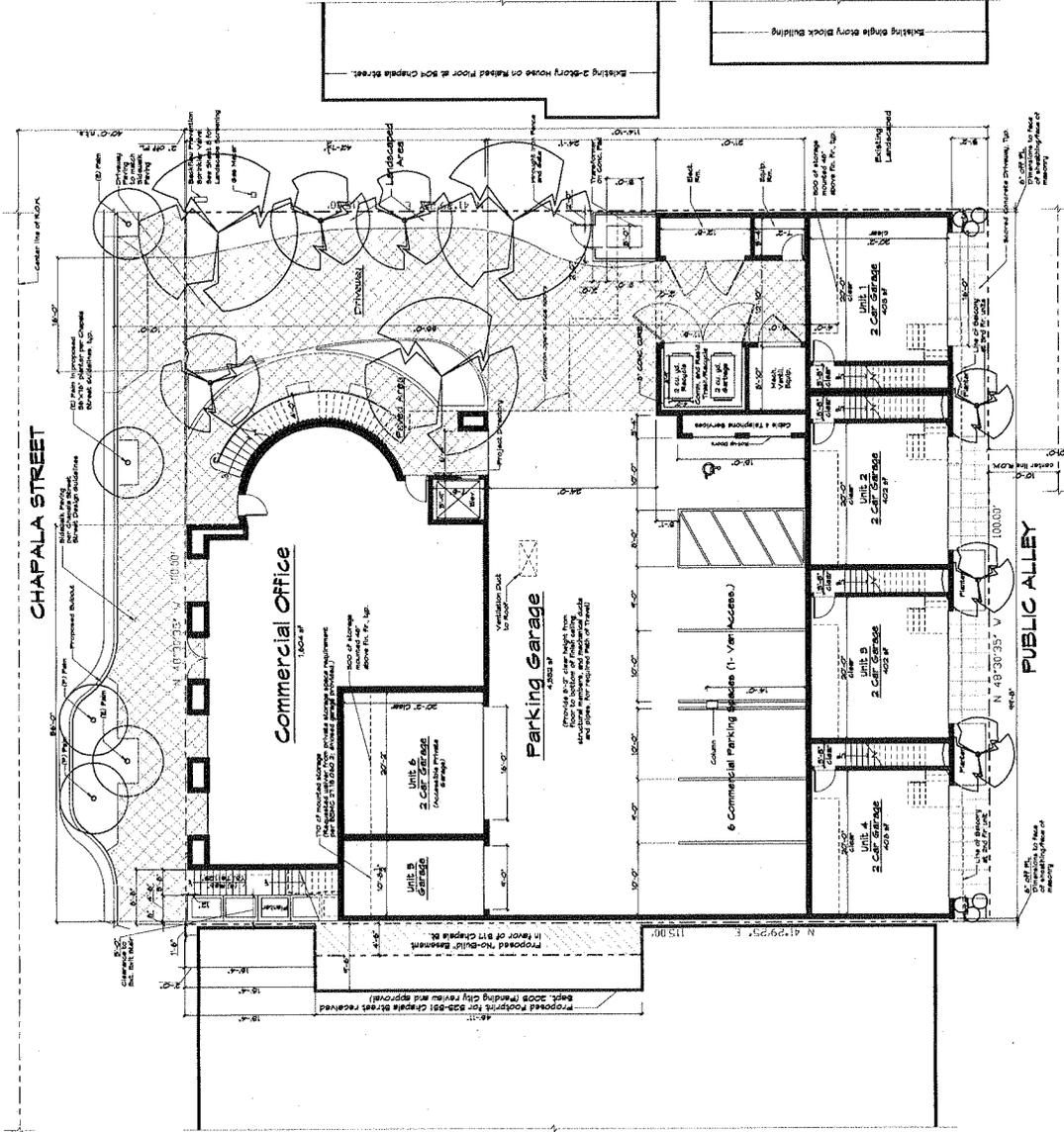
**NOTICE OF TENTATIVE SUBDIVISION MAP TIME LIMITS:**

The Planning Commission's 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 or the provisions of the California Subdivision Map Act.



**NOTES - General Notes and Physical Standards Required at Condominiums**

1. Each residential and commercial unit to be separately metered for each utility service, including water service.
2. A water shut-off valve shall be provided for each unit or for each plumbing fixture.
3. Each unit, including individual water or heater, shall have access to its meter and heater which will not require entry through another unit.
4. Each unit shall have its own panel, or panels, thereto, for all electrical circuits which serve the unit.
5. Required water at unit 5 garage for private storage space; included garage provided per SBMC 2.10.5.602.
6. Private laundry facilities are provided in each residential unit. See floor plans for locations.
7. Private open space is provided at each residential unit per SBMC 2.02.1.001; modification requested to allow 10% additional open space at the 2nd floor per SBMC 2B.21.001.F.
8. All dwelling units shall have water conserving type plumbing fixtures.
9. Fire extinguishers shall be provided in accordance with the Uniform Fire Code.
10. A fire alarm system shall be installed in accordance with the City's revised Fire Occupancy Ordinance.
11. A fire sprinkler system shall be installed under separate permit.



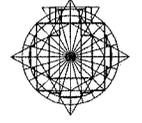
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**Peikert Group Architects, LLP**  
 10 E. FIGUEROA STREET, SUITE 1  
 SANTA BARBARA, CA 93101  
 PHONE: 805.963.8184  
 FAX: 805.963.8184

**517 Chapala Mixed-Use**  
 517 Chapala Street, Santa Barbara, California 93101

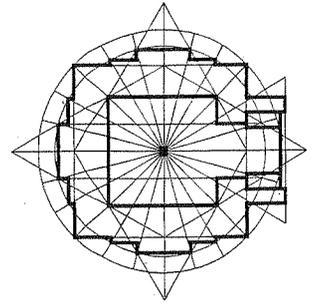
02/02/06



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**Peikert Group Architects, LLP**  
Architecture and Development



**RECEIVED**

FEB 02 2006

**CITY OF SANTA BARBARA  
PLANNING DIVISION**

February 3, 2006

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

Subject: 517 Chapala Street Mixed-Use Project  
MST #2005-00088

Dear Chair Jostes and Planning Commissioners:

With this application letter, we seek your approval of a mixed-use project at 517 Chapala Street. This proposal was reviewed at a conceptual level by the Historic Landmarks Commission (HLC) on March 16, 2005, and the Planning Commission reviewed the proposal at its lunchtime meeting on April 21, 2005. Both the HLC and the PC accepted the site plan as presented, and indicated that the proposed size, bulk and scale of the project were generally acceptable. We have made refinements in the project design since it was last reviewed based on input from decisionmakers and staff, and we look forward to having our application deemed complete and receiving your approval.

The project site is on the west side of Chapala Street between Cota and Haley Streets. The two parcels that comprise this 11,500 sq. ft. site are currently occupied by a used car lot. Consistent with the Chapala Street Design Guidelines, this site is perfectly suited for a modestly-sized mixed-use project.

The discretionary approvals being sought include a tentative subdivision map to create a one-lot subdivision with airspace condominiums (6 residential and 2 commercial) and a development plan for non-residential uses (net increase onsite of 2,567 gsf non-residential). We are also requesting a modification from Municipal Code Section 28.21.080.F to allow 10% additional open space area to be located on the second level; and a private storage space waiver for Unit 5 pursuant to Municipal Code Section 27.13.060. At the time plans are submitted to the Building & Safety Division for a construction permit, a modification request will be made to allow exit

stairs within 5' of the property line where clearance is provided by means of a no-build easement on the adjacent parcel.<sup>1</sup>

The existing property includes two small structures associated with the Santa Barbara Car Company used car lot, and a portion of the car lot itself (see attached photographs). The site contains no historic, specimen or skyline trees. The adjacent parcel (037-163-021) is the subject of an unrelated proposal for a mixed-use development by a separate applicant (i.e., MST2004-00854).

Under our proposal, the existing buildings and surface lot will be demolished and a new mixed-use development will be constructed. The project comprises six residential and two commercial condominiums, off-street garage parking serving the proposed uses, and common open space areas at the ground and podium levels. The conceptual design of the project is shown in the attached plans and renderings.

All residential units will have two bedrooms, including the price-restricted affordable unit. The four townhome style units will each be approximately 1,900 gross sq. ft. in size; the penthouse unit will be approximately 3,000 gsf in size; and the affordable unit will be approximately 1,100 gsf in size. The commercial component will include a 1,785 sq. ft. ground floor retail space, and a 1,382 sq. ft. second floor commercial space.

Pursuant to State Density Bonus Law (Government Code §§65915-65918), we are requesting a density bonus under this program. On February 1, 2006, we met with Steven Faulstich and Simon Kiefer to discuss the appropriate application of the State Density Program to our current development proposal. Under the State program, the project is entitled to a density increase in exchange for providing an onsite moderate-income unit. Please note that if the City's density bonus program is revised prior to a hearing on our project, and such revisions allow for the same project with the same bedroom density, we would be happy to use the City's program in lieu of the State program.

As shown on the attached plans, the proposed structure will have two 3-story building elements, connected by a podium-level paseo open space. The building located along Chapala Street will combine rectilinear and curvilinear elements, providing extensive façade articulation consistent with the traditional Hispanic style required within El Pueblo Viejo Landmark District. At the south portion of this street frontage, the Santa Barbara sandstone colored sidewalk pavers will lead to a paseo-style driveway into the site, where covered off-street parking will be provided for the commercial uses and two residential units contained in the front building. Above the ground-level retail space will be a second commercial level and the paseo-oriented covered patio of the affordable ownership unit. The third floor of this building will contain a luxury penthouse unit, including private mezzanine at the top of the tower element.

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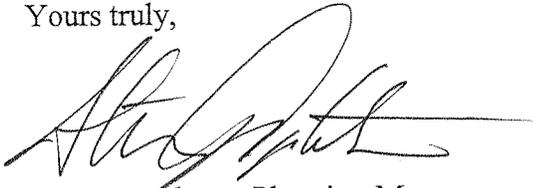
<sup>1</sup> On January 25, 2006, the Senior Plans Examiner and Building Official indicated they could support this modification based on the condition that the adjacent property owner grant a no-build easement in favor of the subject parcel.

The rear building will contain a row of four residential townhomes. Each will include ground-level parking with ingress and egress via the adjacent public alley (2-car garages with private storage), paseo-level living rooms, dining areas and patios and third-floor bedroom suites and balconies. All residential units will have private laundry facilities.

The project proposes to improve the adjacent sidewalk area consistent with Chapala Street Design Guidelines. We will work with Public Works staff on improvements to the public alley.

The existing site is flat (1% slope) and paved, and contains no historic, specimen or skyline trees, or other significant vegetation. Only limited grading will be required to prepare the site for building foundation.

Yours truly,

A handwritten signature in black ink, appearing to read 'Steven Appleton', with a long horizontal flourish extending to the right.

Steven Appleton, Planning Manager  
Peikert Group Architects, LLP



**CONCEPT REVIEW - CONTINUED**5. **523 CHAPALA ST**

C-2 Zone

Assessor's Parcel Number: 037-163-021  
 Application Number: MST2004-00854  
 Owner: Leon Olson  
 Architect: Jeff Shelton

(Proposal for seven residential condominium units and two commercial units. The total net residential square footage is proposed at 17,538 square feet and the commercial units are 1,288 and 1,064 net square feet each, for a total of 2,352 square feet.)

(Second Concept Review prior to PRT process.)

**(PROJECT REQUIRES PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP AND DEVELOPMENT PLAN APPROVAL FINDINGS.)**

(2:16)

Leon Olson, Owner; and Jeff Shelton, Architect, present.

Straw vote: How many Commissioners can support eliminating the third level bridge? 4/4.

Motion: Continued indefinitely with the following comments: 1) The size, bulk, and scale is going in a positive direction. 2) The Commission would like to see sections, especially through the Brinkerhoff District and how it relates to the building. 3) Return with a landscape plan for the courtyard. 4) The majority of the Commission would like to see the architecture simplified. 5) If the courtyard is to remain on the second level, the staircase should become more important. 6) Include in-ground planting opportunities in the courtyard.

Action: La Voie/Rager, 8/0/0.

**CONCEPT REVIEW - NEW**6. **517 CHAPALA ST**

C-2 Zone

Assessor's Parcel Number: 037-163-007  
 Application Number: MST2005-00088  
 Owner: Montecito Bank and Trust, Trustee  
 Applicant: Peikert Group Architects, LLP

(PRT for a new mixed-use project consisting of 3,000 square feet of commercial and six new condominiums, one of which is bonus density. The proposal encompasses two lots.)

**(PROJECT REQUIRES PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP AND DEVELOPMENT PLAN APPROVAL FINDINGS.)**

(2:49)

Straw vote: How many Commissioners agree that the project can be forwarded to the Planning Commission with comments? 5/3.

Detlev Peikert, Architect; and Gordon Brewer, Architect, present.

Staff Comment: Jessica Grant, Associate Planner, stated the project is currently submitted for pre-application review. Ms. Grant requested the Commission comment on the two separate access points off Chapala Street and the alley, as well as the mass, bulk, and scale of the project and the courtyard area.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The Commission generally accepts the site plan as presented. 2) Establish pedestrian access to the alleyway. 3) Provide an adequate or sufficient planting area to allow for skyline trees on the reference north and alley elevations. 4) The Commission supports the double entrance from Chapala Street and the alley. 5) The size, bulk and scale are generally acceptable. 6) Fine tune the architecture to bring the project into compliance with the Zoning Ordinance. 7) The tucked-under handicapped parking space needs to be carefully considered as part of the whole design because of its visibility from the street. 8) The driveway shall be designed to emulate a Paseo and be pedestrian scaled to be feasible.

Action: La Voie/Hausz, 8/0/0.

**CONCEPT REVIEW - NEW**

**7. 734 E ANAPAMU ST**

R-3 Zone

Assessor's Parcel Number: 029-191-001  
 Application Number: MST2005-00128  
 Owner: Evans Stout  
 Agent: Tim Steele

(This is a City Landmark. Proposal for "as-built" changes including exterior paint colors and two new gates on the "Little Granada" single-family residence. To abate ENF2004-00238.)

**(PROJECT REQUIRES HISTORIC RESOURCES FINDINGS.)**

**(3:27)**

Tim Steele, Representative for the applicant, present.

Motion: Preliminary Approval of the project and an indefinite continuance with the following conditions and comments: 1) Remove all of the blue paint from the plaster surfaces. 2) The gate is approved as installed.

Action: Pujo/La Voie, 4/4/0. Hausz, Naylor, Murray and Rager opposed.

Motion failed.

Motion: Continued indefinitely with the following comments: 1) Repaint all plaster surfaces to match the white body paint of the wall eliminating the dark green trim. 2) Redesign the gates and provide documentation of previous installations in the "Little Granada" area.

Action: Hausz/Suding, 8/0/0.

**CONCEPT REVIEW - NEW**

**8. 206 CASTILLO ST**

HRC-1/SD-3 Zone

Assessor's Parcel Number: 033-031-016  
 Application Number: MST2005-00139  
 Owner: Harborside Inns of Santa Barbara  
 Architect: Julio Veyna  
 Business Name: Colonial Beach Inn

(Proposal to change the architectural style of an existing motel, parking lot redesign to meet room and ADA requirements, and construct four open arbors for a combined total of 1,250 square feet.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND COASTAL REVIEW.)**

**SUMMARY OF  
CALIFORNIA STATE DENSITY BONUS LAW**  
as applicable to the proposal at 517 Chapala Street

California state law requires cities and counties to provide density bonuses to housing developments that propose qualifying percentages of affordable units. Under the state density bonus law, affordable units include apartments that are rented at rates affordable to low and very low income households and condominium units that are sold at prices affordable to moderate income households.

Recent changes to the state density bonus law<sup>1</sup> have reduced the percentages of affordable units required in order to qualify for a density bonus under the state law and introduced a sliding scale where the size of the bonus density (as a percentage of the base zoning) increases as the percentage of units proposed for sale or rental at affordable rates increases over the threshold amount. Furthermore, these recent amendments require cities and counties to grant additional concessions and incentives to developers who propose the requisite percentages of affordable housing. This memorandum will summarize the major provisions of this legislation and how this legislation applies to the proposal before the Planning Commission concerning 517 Chapala Street.

**A. Introduction**

The state bonus density law affects the City's review and approval of qualifying residential and mixed-use development applications. Cities and counties are required to provide *all* of the following incentives to applicants who propose a qualifying percentage of affordable units in their projects and who request the available bonuses, concessions and incentives:

- *density bonuses* of between 5 and 35 percent, depending on the targeted income level and the percentage of the project that is proposed to be affordable (in other words, the city must approve more units than would otherwise be allowed under the zoning and general plan designations applicable to the project); and
- *reduced parking standards* that apply to the entire project, not just the affordable units (for example, uncovered parking and tandem parking must be approved if requested by the applicant); and
- *mandatory "concessions or incentives"* the applicant may select between one and three exceptions from the normal development standards of the city (depending on the targeted income level and the percentage of the project that is proposed to be affordable); and
- *additional "waivers and modifications"* of development standards are required if the applicant can show that they are needed to make the housing economically feasible.

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<sup>1</sup> State law was significantly modified in 2004, and the changes became effective as of January 1, 2005. Government Code sections 65915 through 65918

## **B. Density Bonuses**

Housing developments that consist of at least 5 dwelling units are eligible for a density bonus if a specified percentage of the proposed dwelling units are provided at rents or sale prices affordable to very low income, low income, or moderate income households. The moderate income category applies only to ownership units, not rental units.

### **1. Size of Allowed Density Bonus**

Under the amended statute, an applicant that proposes a project that includes 20% of the proposed condominium units as affordable to moderate income purchaser is entitled to a density bonus of 15% over the base density allowed under the base zoning and general plan designations. The granting of the density bonus pursuant to this statute, in and of itself, is not interpreted as a zoning change or other discretionary approval.

### **2. Affordability Restrictions**

The applicant has agreed to apply the affordability restrictions as specified in the City's Affordable Housing Policies and Procedures.

## **C. Reduced Parking Standards**

One of the new provisions of the state bonus density law provides that if a project qualifies for a density bonus because it provides at least the minimum percentage of affordable units, the city *must* grant an applicant's request to reduce the required parking for the entire project—including the market-rate units—to no more than the following:

- zero to one bedroom – **one** on-site parking space
- two to three bedrooms – **two** on-site parking spaces
- four or more bedrooms – **two and one-half** on-site parking spaces.

These numbers *include guest parking and handicapped parking*. The spaces *may be in tandem or uncovered*. If the project provides the required percentage of affordable housing, the parking standards may be requested even if no density bonus is requested.

Cities may *not* deny requests for reduced parking if the applicant has agreed to provide the required percentage of affordable units for the specified income group and with the proper long-term affordability controls. Unlike requests for concessions or incentives, discussed below, the state law does not list any findings that may be used by the city to deny a request for reduced parking.

The applicant has not requested reduced parking.

## **D. Mandatory Concessions and Incentives**

An applicant that proposes a project that includes at least 20% of the condominium units affordable to moderate income households may, in addition to the density bonus discussed above, request two "concessions or incentives". These concessions or incentives may include:

- Reductions in site development standards and modifications of zoning and architectural design requirements, including reduced setbacks
- Mixed-used zoning that will reduce the cost of the housing
- Other regulatory incentives or concessions that result in "identifiable, financially sufficient, and actual cost reductions."

The city *must approve* the specified number of requested concessions or incentives unless the city makes written findings, based on substantial evidence, that either:

(a) The concession or incentive is not required in order to provide for affordable housing costs; or

(b) The concession or incentive would have a specific adverse impact upon public health and safety, the physical environment or any real property that is listed in the California Register of Historical Resources, for which there is no feasible method to satisfactorily mitigate or avoid without rendering the development unaffordable.

The applicant has the right to select the requested incentives, although a city may encourage the applicant to select other incentives on a voluntary basis.

Based on the lot size and the base zoning the applicant may propose the following development:

3 two-bedroom units – market rate

1 two bedroom unit – moderate income affordable

1 one-bedroom unit – market rate

Under this proposal, twenty percent (20%) of the base density is proposed at a sale price that is affordable to moderate income households.

**Bonus Density:** This level of affordability entitles the applicant to a fifteen percent (15%) density bonus that translates to:

1 two-bedroom unit – market rate.

In addition, the proposed level of affordability entitles the applicant to request two concessions or incentives. In this case, the applicant has requested the following concessions or incentives:

**Incentive/concession #1:** Grant an additional lot area modification to permit the one-bedroom market-rate unit to be a two bedroom unit. In other words, excluding the density bonus unit required by state law, permit five two-bedroom units instead of one at one-bedroom plus four at two-bedroom. This would be a very small concession on the part of the City, because the actual lot area, at 11,500 square feet, is less than 1% shy of the 11,600 square feet of lot area that would be needed for five two-bedroom units.

**Incentive/concession #2:** Grant an additional lot area modification to permit the den area of the top-floor two bedroom unit to be enclosed as a third bedroom. This also would be a small concession from the City. The required lot area for four two-bedroom units plus one three-bedroom unit would be 12,080 square feet (this excludes the

density bonus unit required by state law). Thus, granting both concessions #1 and #2 would require a lot area modification of 580 square feet, or 5% of the lot area.

Unless the City makes either of the required findings, the City must grant the requested concessions. With the granting of the requested concessions, the unit mix would be:

1 three bedroom unit – market rate

4 two-bedroom units – market rate (including 1 density bonus unit)

1 two bedroom unit – moderate income affordable (targeted to 100% of AMI)

#### **E. Private Enforcement**

The amended statute authorizes applicants to initiate litigation to enforce the bonus density and other concessions and incentives mandated by the statute. If a court finds that the City has refused to grant a bonus density or other concession or incentive in violation of the statute, the court is required to award attorney's fees and costs of suit to the applicant.

#### **F. Conclusion**

The state density bonus law relates poorly to local planning and zoning. The law contains numerous protections and entitlements for applicants. The City is required to adopt an ordinance implementing the provisions of the state statute. Preparing an implementing ordinance will not eliminate all of the undesirable effects of the state statute, but it will provide an opportunity to clarify some of the ambiguities. Also, an amended density bonus ordinance could provide further detail regarding the available palate of concessions and incentives and a methodology for analyzing requests from applicants. In the meantime, the City is required to process qualifying projects under the terms of the state bonus density law.