



City of Santa Barbara

Planning Division

PLANNING COMMISSION MINUTES

May 17, 2007

CALL TO ORDER:

Chair Charmaine Jacobs called the meeting to order at 1:06 P.M.

ROLL CALL:

Present:

Chair Charmaine Jacobs

Vice-Chair George C. Myers

Commissioners Bruce Bartlett, John Jostes, Stella Larson, George C. Myers, and Addison S. Thompson.

Absent:

Harwood A. White, Jr

STAFF PRESENT:

Paul Casey, Community Development Director

Jan Hubbell, Senior Planner

N. Scott Vincent, Assistant City Attorney

Irma Unzueta, Project Planner

Peter Lawson, Associate Planner

Suzanne Johnston, Assistant Planner

Julie Rodriguez, Planning Commission Secretary

I. PRELIMINARY MATTERS:

A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

None.

B. Announcements and appeals.

Commissioner Jostes announced that he will be stepping down from Item IV, 12 E. Montecito Street, on today's agenda. Commissioner Bartlett will also be stepping down on the same agenda item.

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

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

II. **NEW ITEMS:**

ACTUAL TIME: 1:08 P.M.

A. **APPLICATION OF SUSAN MCLAUGHLIN, AGENT FOR ANGELO SALVUCCI, 515 E. ARRELLAGA STREET, 027-132-013, R-3, MULTIPLE RESIDENTIAL UNIT ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS PER ACRE (MST2005-00475)**

The proposed project involves the conversion of ten existing apartment units to eight residential condominiums. Six two-bedroom units and two three-bedroom units are proposed. Two parking spaces per condominium unit would be provided for a total of sixteen spaces. Ten parking spaces are provided at grade under the residential building and six uncovered parking spaces are provided at the rear of the property.

The discretionary applications required for this project are:

1. A Modification to allow structural encroachments and alterations in the required front yard setback (SBMC §28.21.060 and §28.92.110);
2. A Modification to allow structural encroachments and alterations in the required interior yard setback (SBMC §28.21.060 and §28.92.110);
3. A Modification to allow parking in the required rear yard setback (SBMC §28.21.060 and §28.92.110);
4. A Tentative Subdivision Map for a one-lot subdivision to create eight residential condominium units (SBMC 27.07 and 27.13); and
5. A Condominium Conversion Permit to convert ten existing residential units to eight condominium units (SBMC 28.88).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301.

Case Planner: Irma Unzueta, Project Planner
Email: iunzueta@SantaBarbaraCA.gov

Irma Unzueta, Project Planner, gave the Staff presentation.

Suzanne Elledge, Suzanne Elledge Planning and Permitting Services, prefaced the applicant presentation with comments on condominium conversions before introducing Susan McLaughlin who gave the presentation, joined by David Winitzky, Architect; Derrick Eichelberger, Landscape Architect; and Don Elconin, Property Agent for the Salvuccis.

Staff answered the Planning Commission's questions regarding clarification of the parking statistics in the Staff Report and the need for a guest parking requirement, defining the interior yard setback modification request, and the absence of a parking modification request.

Ms. McLaughlin responded to the Planning Commission's questions on arriving at Three Star Green Standards, prospective offsite community benefits, defining photovoltaic readiness of the condominium units, current rent levels and anticipated sales price of condominium units.

David Winitzky, AIA, addressed the Commission's questions on adequate clearance for the handicap parking space, the proposed tankless gas water heating with solar assistance, and the mobility of trash bins across the ribbon driveway.

Scott Vincent, Assistant City Attorney, addressed the Commission's question on the Inclusionary Housing Ordinance and defining residential development. This particular project, with eight units, does not have sufficient units to qualify as a triggering residential development.

Don Elconin stated that current rents are in the range of \$1,550.00-\$1,850.00/month. The anticipated market value will depend on the market at the time of completion. It is estimated at this time that the value will range from the low \$600's for the smaller units, to below a million on the larger unit.

Chair Jacobs opened the public hearing at 1:53 P.M.

Tom Amos, a current tenant, spoke in support of the project and expressed a desire to consider purchasing one of the condominium units. He felt that the conversion to condominiums would bring about needed improvements and improve the neighborhood.

With no one else wishing to speak, the public hearing was closed at 1:54 P.M.

Commissioner's comments and questions:

1. Concerned with adding another condominium conversion to the existing number of condominium conversion requests.
2. Noted that Unit 3 has 132 square feet of open space and inquired about the minimum requirement.
3. Acknowledged integrity of applicant team in prefacing presentation with disclosure of the total number of pending and approved rental units. Project appears well designed; modifications could be approved. Commissioners expressed concern over absence of unit affordability and loss of existing rental units. Prefer to see same number of existing units converted to condominium units.
4. Would like to see an accessible unit in the proposal.

5. Appreciated the 3-Star Green Rating. Would like to see a condition added to require the installation of a photo-voltaic system, rather than making the units photo-voltaic-ready.
6. Would like to see the incorporation of a combined condominium unit with a rental unit.
7. Asked for clarification of the existing illegal parking condition as it relates to the request for a rear yard setback modification.
8. One Commissioner noted that mortgage loans may be more difficult to obtain when rental units are involved.

Ms. Hubbell listed the requirements and how the applicant was exceeding the requirements for private open space.

Mr. Vincent reminded the Commission about the limitations of the Ellis Act and relocation assistance in condominium conversions.

Ms. McLaughlin stated that there are two accessible units in the proposal, one includes elevator access. Consideration for photo-voltaic installation would have to be approved by the owner and the Architectural Board of Review.

Ms. Hubbell clarified the rear yard parking modification for the Commission and meeting the Condominium Conversion Ordinance.

Commissioner Jostes suggested a recess to allow the applicant an opportunity to address the requested considerations before the Commission makes a motion.

MOTION: Jostes/Larson

Recess at 2:20 P.M. to allow applicant to consider recommendations made by Commission.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (White)

Commissioner Jacobs reconvened the meeting at 2:33 P.M.

Ms. McLaughlin addressed the Commission on the recommended project changes considered and stated that the applicant team would consider a two bedroom unit with an attached rental unit. She also addressed the Commission's questions regarding photo-voltaics, indicating that the applicant team chose to include the combined condominium with rental unit, rather than install a photo-voltaic system.

The majority of Commissioners wanted to see a photo voltaic system installed as part of the project, as opposed to merely photo-voltaic-ready condominium units. The Commission felt that it would be challenging for an individual condominium owner to approach the Architectural Board of Review (ABR). Ms. Hubbell noted

for the Commission that the new Solar Ordinance limits the review, if any, needed by ABR for photo-voltaic installations.

Mr. Elconin stated that the applicant team is willing to add photo-voltaic installation as part of the project.

MOTION: Myers/Thompson

Assigned Resolution No. 021-07

Approve the project making the findings in the Staff Report for the modifications, Tentative Subdivision Map, and Condominium Conversion Permit with the added condition that 1) Photo-voltaic systems, sufficient to meet the expected power needs of each unit as feasible with roof space, shall be included with each unit, subject to review by the Community Development Director for any inability to meet the performance standard.

This motion carried by the following vote:

Ayes: 4 Noes: 2 (Jacobs, Bartlett) Abstain: 0 Absent: 1 (White)

Chair Jacobs announced the ten calendar day appeal period.

ACTUAL TIME: 2:51 P.M.

B. APPLICATION OF SUSAN McLAUGHLIN, AGENT FOR ELCONIN FAMILY TRUST, 814 & 816 WEST FIGUEROA STREET, APN: 039-191-023 AND -026, R-2 TWO FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL – 12 UNITS PER ACRE (MST2006-00271)

The proposed project involves the conversion of seven residential apartments to seven residential condominium units. Six of the units are 2-bedroom units and one unit is a one-bedroom unit that would be sold as an affordable unit. The project includes the addition of approximately 200 gross square feet to Unit 816-D, construction of a two-car garage, the conversion of an existing four-car carport to garage space, the conversion of an existing carport to storage and other related site improvements.

The discretionary applications required for this project are:

1. A Lot Area Modification to allow the addition of square footage to a development that is non-conforming as to density (SBMC §28.18.075.D);
2. A Modification of the required front yard setback (SBMC §28.92.110);
3. A Modification of the required interior yard setback to allow the conversion of an existing non-conforming carport to storage space within the required interior yard setback (SBMC §28.92.110.A);
4. A Tentative Subdivision Map for a one-lot subdivision to create seven (7) residential condominium units (SBMC 27.07 and 27.13); and

5. A Condominium Conversion Permit to convert seven (7) existing residential units to seven (7) condominium units, including a waiver of the parking and unit size requirements for Unit 816 D and a waiver of the storage space location requirement (SBMC 28.88).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301.

Case Planner: Jan Hubbell, Senior Planner
Email: jhubbell@SantaBarbaraCA.gov

Jan Hubbell, Senior Planner, gave the Staff presentation.

Susan McLaughlin, Susan Elledge Planning and Permitting Services, gave the applicant presentation, joined by Dale Pekarek, Architect, and Chuck McCleur, Landscape Architect.

Staff answered the Planning Commission's questions regarding the width of the private outdoor living space, requirements for the square footage of Unit 816-D, clarification of the language in the findings regarding quality construction, an explanation of R-2 zoning and slope density requirements, and why points on the condominium conversion checklist are not appropriate for meeting required affordability standards.

Ms. McLaughlin responded to the Planning Commission's questions on clarification of square footage for the bathroom addition in Units 816-C and D; provision for handicapped parking; and provision for metered gas to the units. Ms. McLaughlin distributed letters from three tenants who supported the project and aspired to ownership of the proposed condominium units.

Chair Jacobs opened the public hearing at 3:26 P.M., and with no one wishing to speak, the hearing was closed.

Commissioner's comments and questions:

1. Two Commissioners could not make the findings for the lot area modification and condominium conversion coupled with the loss of rental units.
2. One Commissioner could support conversion due to the proposed improvements and felt that it was affordable; concerned about the small unit not meeting the ordinance.
3. Concern was expressed about the cumulative loss of rental units.
4. Suggested making the project more Green.
5. Appreciated the affordability component of the one unit and effort to comply with the ordinance.

6. One Commissioner felt that project was balanced and offered public benefit improvements; modifications were reasonable, especially the front yard modification, which is required to install the cul-de-sac, a public benefit.

MOTION: Thompson/Bartlett

Assigned Resolution No. 022-07

Approve the project making the findings in the Staff Report for the modifications, Tentative Subdivision Map, and Condominium Conversion Permit with the added conditions: 1) Eliminate the last sentence in finding E.1 regarding unit size; 2) Include space allocation for future handicapped parking; and 3) Work with Transportation Staff to incorporate the initiation of public improvements to allow for the future cul-de-sac.

This motion carried by the following vote:

Ayes: 4 Noes: 2 (Jostes, Larson) Abstain: 0 Absent: 1 (White)

Chair Jacobs announced the ten calendar day appeal period.

Chair Jacobs announced a recess at 3:45 P.M. and reconvened the meeting at 4:00 P.M.

ACTUAL TIME: 4:00 P.M.

C. APPLICATION OF SANTA ROSA ASSOCIATES, LLC, AGENT/OWNER, 1418 SANTA ROSA AVENUE, 045-132-014, E-3 SINGLE-FAMILY RESIDENTIAL AND SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2006-00288)

The proposed project involves the subdivision of a 30,163 square foot lot into three parcels. The three resulting parcels would range from 9,239 – 9,288 net square feet of lot area each and are proposed to be developed with three one-story single-family residences ranging in size from 2,995 – 3,060 net square feet including the attached garage. Parcel 1 will have the required street frontage with Parcels 2 and 3 being interior lots with access via a 16-foot wide driveway along the eastern property line. The proposal includes the demolition of all existing structures on site, including the existing 1,681 square foot single-family residence, and approximately 1,100 cubic yards of grading (200 cubic yards of fill and 900 cubic yards of export). All site drainage would direct surface runoff towards Santa Rosa Avenue via storm drains and swales, and include on-site detention structures.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map to allow the division of one parcel into three lots (SBMC §27.07);

2. A Public Street Waiver to allow the approval of a subdivision where access is provided by a private road that serves more than two lots (SBMC §22.60.300);
3. Two Modifications to allow the creation of Parcel 2 and Parcel 3 with less than the required sixty feet of street frontage on a public street (SBMC §28.15.080);
4. A Modification for covered parking (Parcel 2 garage) to have a total aggregate floor area of more than 500 square feet (SBMC §28.87.160.4);
5. A Modification for covered parking (Parcel 3 garage) to have a total aggregate floor area of more than 500 square feet (SBMC §28.87.160.4);
6. A Modification to locate an uncovered parking space (Parcel 3) within the required interior yard setback (SBMC §28.87.190.1 and 28.15.060.2); and
7. A Coastal Development Permit (CDP2006-00007) to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15332.

Case Planner: Suzanne Johnston, Assistant Planner
Email: sjohnston@SantaBarbaraCA.gov

Suzanne Johnston, Assistant Planner, gave the Staff presentation.

Greg Parker, Santa Rosa Associates, gave the applicant presentation.

Staff answered the Planning Commission's questions regarding the common area in Condition of Approval A, review of fire department access, demolition permit timeline, and clarification of floor area ratio (FAR) of the project.

Mr. Parker responded to the Planning Commission's questions on why the entire site was not lowered and the size of the retaining wall.

Chair Jacobs opened the public hearing at 4:19 P.M.

Isaac and Marianne Dornbush spoke in opposition to the project and expressed concern with the view impacts of Lot 3 on their home; suggested moving the house over to minimize view impact. Also, submitted their comments in writing.

With no one else wishing to speak, the public hearing was closed at 4:25 P.M.

Commissioner's comments and questions:

1. Suggested reducing garage from a three-car garage to a two-car garage on Lot 3.
2. Suggested readjusting largest house on lot not to be on Lot 3, and moving retaining wall.
3. Suggested moving driveway and easements.
4. Asked that pedestrian paving continue from lot 2 to lot 3.
5. Would like to see applicant work with neighbor for a resolution.
6. Would like B2 under design review to be more direct in requiring permeable paving.
7. Would like to see Built Green components added.

MOTION: Thompson/Jostes

Assigned Resolution No. 023-07

Approve the project making the findings in the Staff Report with the added conditions: 1) Modify condition A.5 to eliminate the detailed project description and conclude with "...and the improvements shown on the tentative map" in the first sentence; 2) Modify condition B. 2 to apply permeable paving to driveways, walkways, and parking areas and include differentiated pedestrian paving; 3) Study use of Built Green components, such as photovoltaics, while minimizing any potential for glare; and 4) Applicant reevaluate the building layout of lot 2 and lot 3 before going to the Single Family Design Board seeking to minimize hardscape.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (White)

Chair Jacobs announced the ten calendar day appeal period.

To avoid any potential conflict of interest, Commissioners John Jostes and Bruce Bartlett stepped down from hearing the following item.

III. SUBSTANTIAL CONFORMANCE HEARING:

ACTUAL TIME: 4:42 P.M.

APPLICATION OF RICK FOGG, AGENT FOR RODNEY JAMES SHULL FOUNDATION, 12 E MONTECITO STREET, APN 033-051-019, HRC-2/SD-3 ZONES, GENERAL PLAN DESIGNATION: HOTEL AND RELATED COMMERCE (MST95-00034)

The Planning Commission held a discussion on and provided input to the Community Development Director regarding a potential substantial conformance determination of a Coastal Development Permit, Development Plan Approval, Modifications, Conditional Use Permit and Development Agreement, which includes changes to the site plan, floor plans, and elevations, associated with the 100-bed Youth Hostel project, located at 12 E Montecito Street (MST95-00034).

Case Planner: Peter Lawson, Associate Planner
Email: plawson@santabarbaraca.gov

Peter Lawson, Associate Planner, gave the Staff presentation.

Staff answered Planning Commission questions on how the reductions in amenities apply to the substantial conformance issue and who was Rodney James Shull.

Henry Lenny, Architect, answered Planning Commission questions on public accessibility of open space from State Street and status of bicycle parking.

Chair Jacobs opened the public hearing at 5:00 P.M. and, with no one wishing to speak, closed the public hearing.

Commissioner's Comments:

1. The design looks like something that has been there a long time.
2. Commissioners were supportive of the "L" shape and general design.
3. Given the proposed changes, the approved Montecito and State Street modifications continue to be supportable.
4. Does meet substantial conformance standards.
5. Approve of the open courtyard.

IV. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

1. Commissioner Jacobs reported on attending the Fire Departments 125th Anniversary in De la Guerra Plaza last weekend.
2. Commissioner Thompson reported on the Airport Terminal Design Subcommittee and the development on the interior design. Revised plans will be presented to the subcommittee on June 6th and are anticipated to be completed in August before moving onto production drawings.
3. Commissioner Jacobs announced that the Housing Policy Steering Committee will meet next Thursday in the David Gebhard Public Meeting Room.

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

None were requested.

C. Review and consideration of the following Planning Commission Resolutions and Minutes Continued from May 10, 2007:

- a. April 12, 2007
- b. Resolution 016-07
Upper State Street Study

MOTION: Thompson/Myers

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: None Absent: 3 (White, Jostes, Bartlett)

VII. ADJOURNMENT

Chair Jacobs adjourned the meeting at 5:09 P.M.

Submitted by,

Julie Rodriguez, Planning Commission Secretary

DRAFT





City of Santa Barbara California

DRAFT

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 021-07

515 E. ARRELELAGA STREET

**FRONT YARD SETBACK MODIFICATION, INTERIOR YARD SETBACK MODIFICATION, REAR YARD
SETBACK MODIFICATION, CONDOMINIUM CONVERSION AND TENTATIVE SUBDIVISION MAP**

MAY 17, 2007

**APPLICATION OF SUSAN MCLAUGHLIN, AGENT FOR ANGELO SALVUCCI, 515
E. ARRELAGA STREET, 027-132-013, R-3, MULTIPLE RESIDENTIAL UNIT
ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS PER ACRE
(MST2005-00475)**

The proposed project involves the conversion of ten existing apartment units to eight residential condominiums. Six two-bedroom units and two three-bedroom units are proposed. Two parking spaces per condominium unit would be provided for a total of sixteen spaces. Ten parking spaces are provided at grade under the residential building and six uncovered parking spaces are provided at the rear of the property.

The discretionary applications required for this project are:

1. A Modification to allow structural encroachments and alterations in the required front yard setback (SBMC §28.21.060 and §28.92.110);
2. A Modification to allow structural encroachments and alterations in the required interior yard setback (SBMC §28.21.060 and §28.92.110);
3. A Modification to allow parking in the required rear yard setback (SBMC §28.21.060 and §28.92.110);
4. A Tentative Subdivision Map for a one-lot subdivision to create eight residential condominium units (SBMC 27.07 and 27.13); and
5. A Condominium Conversion Permit to convert ten existing residential units to eight condominium units (SBMC 28.88).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301.

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

WHEREAS, one person appeared to speak in favor of the application, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, May 10, 2007

2. Site Plans

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

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

A. **Front Yard Setback Modification**

The Planning Commission finds that the requested modification is consistent with the purposes and intent of the Zoning Ordinance and that it is necessary to secure an appropriate improvement on the lot. The modification allows for enhancements to the front façade, including the alteration of the solid deck railing and installation of French doors to Unit 1 and 2, the replacement of a window with French doors, and the addition of an address sign, roof overhang and decorative balcony to encroach into the required front yard setback. As requested by the ABR an entry trellis is also proposed in the front yard to better identify the entrance to the residential condominiums from the street. These architectural and structural enhancements to the front elevation will meet the physical requirements for condominium conversions. The ABR has reviewed these upgrades and found them to be appropriate and acceptable.

B. **Interior Yard Setback Modification**

The Planning Commission finds that the requested modification is consistent with the purposes and intent of the Zoning Ordinance and that it is necessary to secure an appropriate improvement on the lot. The modification allows for installation of French doors to a legal non-conforming structure and an entry trellis and address sign to encroach into the required interior yard setback. These architectural improvements will enhance the aesthetics of the project. The ABR has reviewed these upgrades and found it to be appropriate and acceptable.

C. **Parking in the Rear Yard Setback Modification**

The Planning Commission finds that the requested modification is consistent with the purposes and intent of the Zoning Ordinance and that it is necessary to secure an appropriate improvement on the lot. The modification allows two of the required parking spaces for the project to encroach into the rear yard setback. The encroachment can be supported because it allows all the required parking for the project to be located on-site. The parking layout configuration allows the provision of a turnaround area at the rear of the project site creating better vehicle maneuverability. It also permits the incorporation of additional landscaping thereby increasing the permeable surface of the lot.

D. **For the Condominium Conversion (SBMC §28.88.120)**

1. The project is consistent with the provisions of the Condominium Conversion Ordinance and the project will not be detrimental to the health, safety, and general welfare of the community. The overall design (including project amenities) and physical condition of the conversion will result in a project which is more aesthetically attractive, safe, and of quality construction.

2. The proposed conversion is legally nonconforming to the density requirement of the Land Use Element of the General Plan (Residential- 12 units/acre). The unit density of the project is 24.27 units/acre.
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.
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.
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 owner has made a reasonable effort to assist those tenants wishing to purchase their units for purposes of minimizing the direct effect on the rental housing market created by relocating such tenants.

9. The requirements of Section 28.88.130 have been met because there are fewer than 50 units proposed for conversion this year.
10. The use of the site as condominium units will not be detrimental to the public peace, health, safety, comfort or general welfare, nor will it decrease property values in the neighborhood. Adequate consideration has been given to setbacks, visibility, amenities and parking such that there will be no impact on surrounding properties or the neighborhood in general.

E. 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 density provisions of the Municipal Code and the General Plan, and the proposed use is consistent with the vision for this neighborhood of the General Plan. The design of the project will not cause substantial environmental damage, and associated improvements will not cause serious public health problems.

II. Said approval is subject to the following conditions:

- A. **Recorded Agreement.** The following conditions shall be imposed on the use, possession and enjoyment of the Real Property and shall be memorialized in an "Agreement Relating to Subdivision Map Conditions Imposed on Real Property" reviewed and approved as to form and content by the City Attorney, Community Development Director and Public Works Director that shall be executed by the Owners concurrent with the Final Map, and recorded by the City prior to issuance of a Certificate of Occupancy for the condominium conversion permit. Said agreement(s) shall be recorded in the Office of the County Recorder:

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 watercourses, 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 which will preclude any hazard of 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 Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan. If said landscaping is removed for any reason without approval by the ABR, the owner is responsible for its immediate replacement.
4. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices intended to intercept siltation and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc.) in a functioning state and in accordance with the Operations and Maintenance Procedure Plan approved by the Building Official. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat, 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 applicant 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. **Approved Development.** The development of the Real Property approved by the Planning Commission on May 17, 2007 is limited to the conversion of ten (10) apartment units to eight (8) condominium units on one lot, including improvements as shown on the Tentative Subdivision Map and architectural plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
6. **Public Improvement Agreement.** "Agreement for Land Development Improvements", and associated Securities.

7. **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 units.
 - b. **Carports Available for Parking.** A covenant that includes a requirement that all carports be kept open and available for the parking of vehicles owned by the residents of the property in the manner for which the carports 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.** 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.
 - 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.
- B. **Design Review.** The following items are subject to the review and approval of the Architectural Board of Review (ABR). ABR shall not grant preliminary approval of the project until the following conditions have been satisfied.
 1. **Second Floor Decks.** The second floor decks shall not encroach into the required interior yard setback.
 2. **Pedestrian Pathway.** A pedestrian pathway shall be provided to the units at the rear of the property from the sidewalk using a different paving material or design.
 3. **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. **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 and landscape elements, as approved by the Architectural Board of Review, outlined in Section B above.
 2. **Off-Site Public Street Improvement Plans.** The Owner shall submit building plans for construction of improvements along the property frontage on East Arrellaga Street. As determined by the Public Works Department, the improvements shall include new and/or remove and replace to City standards, the following: sidewalk, driveway apron modified to meet Title 24 requirements, curbs, gutters, asphalt concrete, crack seal to the centerline of the street along entire subject property frontage, underground service utilities, connection to City/private water and sewer mains, public drainage improvements with supporting drainage calculations and/or hydrology report for installation of (drainage pipe, curb drain outlets, slot/trench drain, drop inlet, detention, erosion protection (provide off-site storm water BMP plan), etc.), preserve and/or reset survey monuments and contractor stamps, supply and install directional/regulatory traffic control signs, pollution prevention interceptor device, new street trees and tree grates per approval of the City Arborist and provide adequate positive drainage from site. Existing private sewer lateral(s) serving the property shall be repaired before new dwelling(s) is occupied. Any existing sewer lateral(s) identified to be abandoned, shall be disconnected at the sewer mainline connection. A licensed plumber shall verify if the property requires a backwater valve. If existing lateral already has a backwater valve, then it shall be inspected. The building plans, drainage calculations and hydrology report shall be prepared by a registered civil engineer or licensed architect. Any work in the public right of way requires a public works permit.
 3. **Hydrology Calculations.** All drainage conveyance systems shall be designed to convey the 25-year storm event. If additional drainage conveyance structures are needed based on the review of the results of the hydrology calculations, the improvements shall be constructed prior to Certificate of Occupancy, prior to obtaining the Condo Conversion Permit from Building and Safety, and prior to recordation of the Final Map, at the sole expense of the Owner.
 4. **Storm Water Quality Control.** The Owner shall apply storm water quality control guidelines to the project per the Public Works Department Construction Project Best Management Practices.
 5. **Utilities.** Provide individual water, electricity, and gas meters, and sewer lateral for each residential unit. Service lines for each unit shall be separate until a point five feet (5') outside the building.

6. **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.

- D. **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. **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.
2. **Green Building Techniques Required.** Owner shall design the project to meet Santa Barbara Built Green Three-Star Standards.
3. **Photo-voltaics Required.** Owner shall design the project to include highly efficient, aesthetically well-integrated photo-voltaics, consistent with the City Solar Design Guidelines as feasible with roof space, to meet at least 50 percent of the project's power needs. The Community Development Director shall determine if the photo-voltaics are sufficient to meet the performance standard and may reduce the requirement if it is determined to be infeasible.

- E. **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 Subsection 28.88.100.G as specified below):

1. **Notice of Approval of Conversion.** Owner shall deliver written notice to each tenant household within 15 days of the approval of the conversion. The content

of such notice shall include an explanation of any conditions of approval that affect the tenants.

2. **Notice of Final Map.** Owner shall deliver written notice to each tenant household of the approval of the final map within 10 days of such approval.
 3. **Notice of Department of Real Estate Report.** Owner shall deliver written notice to each tenant household that an application for a public report has been submitted with the California Department of Real Estate within 10 days of the submission of such application.
 4. **Exclusive Right to Purchase (Right of First Refusal).** Prior to issuance of a Certificate of Occupancy on the Conversion Permit, Owner shall provide evidence of the extension of an exclusive right to purchase in accordance with the provisions of Section 66427.1(d) of the Government Code.
 5. **Notice of Vacation of Unit.** Each non-purchasing tenant household that is not in default shall have not less than 180 days from the date of approval of the conversion in which to find substitute housing and to relocate. This 180-day period may be extended in special cases, as specified in Subsection 28.88.100.E of the Municipal Code.
 6. **Tenant Displacement Assistance.** In the 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. Evidence of compliance with this condition shall be submitted prior to the issuance of a Certificate of Compliance for the conversion permit.
- 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.
1. **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.
 2. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Saturday before 7:00 a.m. and after 5:00 p.m., and all day on Sundays and holidays observed by the City of Santa Barbara, as shown below:

New Year's Day	January 1st*
Martin Luther King's Birthday	3rd Monday in January
Presidents' Day	3rd Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4th*
Labor Day	1st Monday in September

Thanksgiving Day	4th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25th*

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the 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.

3. **Tree Protection.** All trees not indicated for removal on the site plan shall be preserved, protected, and maintained, in accordance with any related Conditions of Approval.
4. **Graffiti Abatement Required.** Owner and Contractor shall be responsible for removal of all graffiti as quickly as possible. Graffiti not removed within 24 hours of notice by the Building and Safety Division may result in a Stop Work order being issued, or may be removed by the City, at the Owner's expense, as provided in SBMC Chapter 9.66.
5. **Unanticipated Archaeological Resources Contractor Notification.** 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 associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the applicant 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.

- G. **Public Works Submittal Prior to Final Map Recordation.** The Owner shall submit the following, or evidence of completion of the following, to the Public Works Department for review and approval, prior to recordation of the Final Map:
1. **Building Permit Required for Conversion.** Provide evidence that a conversion permit has been issued and all work completed for the conversion of the eight units to condominiums.
 2. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an "Agreement Assigning Water Extraction Rights." Engineering Division Staff will prepare said agreement for the Owner's signature.
 3. **Final Map Preparation.** Owners shall submit a Final Map to the Public Works Department acceptable for recordation. The Final Map shall be prepared by a licensed land surveyor or registered civil engineer in conformance with current Subdivision Map Act and in conformance with the requirements of the City Survey Control Ordinance.
 4. **Final 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. If the private covenants required pursuant to Section A.7 above have not yet been approved by the Department of Real Estate, a draft of such covenants shall be submitted.
 5. **Drainage and Water Quality.** Project drainage shall be designed, installed, and maintained such that stormwater runoff from the first inch of rain from any storm event shall be retained and treated onsite in accordance with the City's NPDES Storm Water Management Permit. Runoff should be directed into a passive water treatment method such as a bioswale, landscape feature (planter beds and/or lawns), infiltration trench, etc. Project plans for grading, drainage, stormwater treatment methods, and project development, shall be subject to review and approval by City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants or groundwater pollutants would result from the project. The Owner shall maintain the drainage system and storm water pollution control methods in a functioning state.

6. **Removal or Relocation of Public Facilities.** Removal or relocation of any public utilities or structures must be performed by the Owner or by the person or persons having ownership or control thereof.
- H. **Prior to Certificate of Occupancy for the Conversion Permit.** Prior to issuance of the Certificate of Occupancy for the Conversion Permit, the Owner of the Real Property shall complete the following:
1. Recordation of Final Map.
 2. Recordation of the Agreement Relating to Subdivision Map Conditions Imposed on Real Property.
 3. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, roadways, etc.) subject to the review and approval of the Public Works Department per SBMC §22.60.090. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
 4. **Complete Public Improvements.** Public improvements, as shown in the building plans, including utility service undergrounding and installation of street trees.
 5. **Recordation of Final Map and Agreements.** After City Council approval of the Map and Agreements, the Owner shall provide evidence of recordation to the Public Works Department.
- 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 TENTATIVE SUBDIVISION MAP (INCLUDING CONDOMINIUM CONVERSIONS) 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.

This motion was passed and adopted on the 17th day of May, 2007 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 4 NOES: 2 (Jacobs, Bartlett) ABSTAIN: 0 ABSENT: 1 (White)

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.

Julie Rodriguez, Planning Commission Secretary

Date

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



City of Santa Barbara California

DRAFT

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 022-07

814-816 WEST FIGUEROA

LOT AREA MODIFICATION, INTERIOR SETBACK MODIFICATION, FRONT SETBACK
MODIFICATION, CONDOMINIUM CONVERSION AND TENTATIVE SUBDIVISION MAP

MAY 17, 2007

APPLICATION OF SUSAN McLAUGHLIN, AGENT FOR ELCONIN FAMILY TRUST, 814 & 816 WEST FIGUEROA STREET, APN: 039-191-023 AND -026, R-2 TWO FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL - 12 UNITS PER ACRE (MST2006-00271)

The proposed project involves the conversion of seven residential apartments to seven residential condominium units. Six of the units are 2-bedroom units and one unit is a one-bedroom unit that would be sold as an affordable unit. The project includes the addition of approximately 200 gross square feet to Unit 816-D, construction of a two-car garage, the conversion of an existing four-car carport to garage space, the conversion of an existing carport to storage and other related site improvements.

The discretionary applications required for this project are:

1. A Lot Area Modification to allow the addition of square footage to a development that is non-conforming as to density (SBMC §28.18.075.D);
2. A Modification of the required front yard setback (SBMC §28.92.110);
3. A Modification of the required interior yard setback to allow the conversion of an existing non-conforming carport to storage space within the required interior yard setback (SBMC §28.92.110.A);
4. A Tentative Subdivision Map for a one-lot subdivision to create seven (7) residential condominium units (SBMC 27.07 and 27.13); and
5. A Condominium Conversion Permit to convert seven (7) existing residential units to seven (7) condominium units, including a waiver of the parking and unit size requirements for Unit 816 D and a waiver of the storage space location requirement (SBMC 28.88).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301.

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

WHEREAS, no one appeared to speak in favor of the application, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, May 10, 2007
2. Site Plans

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

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

A. **Lot Area Modification**

The Planning Commission finds that the requested lot area modification is consistent with the purposes and intent of the Zoning Ordinance and that it is necessary to secure an appropriate improvement on the lot, and construct a housing development which is affordable to moderate-income households. The existing development of the project site exceeds the maximum density provisions of the R-2 zone. The proposed conversion to condominium units includes minor square footage additions to two of the residential units. This modification can be supported because the additional square footage is proposed in order to make these two units more livable and consistent with the City's condominium standards. The project also includes one residential unit that is affordable to a moderate-income household, and the additional square footage will make this unit more consistent with the City's minimum unit size requirements as outlined in the Affordable Housing Policies and Procedures manual and the Condominium Conversion Ordinance, as well as more consistent with the size of the other units on site.

B. **Front Yard Modification**

The Planning Commission finds that the requested front yard setback modification is consistent with the purposes and intent of the Zoning Ordinance and that it is necessary to secure an appropriate improvement on the lot. The front yard setback modification allows the new trash enclosure to encroach into the required 15' setback from West Figueroa Street. This modification can be supported because the proposed trash enclosure would be located farther back than the existing two-story building on site; the modification is only necessary because of the right-of-way dedication required for future street improvements, which are a public benefit; and the enclosure satisfies the minimum 15' setback from the existing property line and will appear to satisfy the setback requirement until such time as a cul-de-sac is developed at the terminus of West Figueroa Street.

C. **Interior Yard Modification**

The Planning Commission finds that the requested interior yard setback modification is consistent with the purposes and intent of the Zoning Ordinance and that it is necessary to secure an appropriate improvement on the lot. The interior yard modification allows the existing carport located on the property line to be converted to storage space. This structural encroachment can be supported because it is an existing structure, the new use as storage is not be more intensive than the current use, relocating the parking to another area will reduce the amount of paving on the site and create better vehicular and

pedestrian circulation, and provides storage in an area that is easily accessible to residents of the development.

D. For the Condominium Conversion (SBMC §28.88.120)

1. The project is consistent with the provisions of the Condominium Conversion Ordinance and the project will not be detrimental to the health, safety, and general welfare of the community. 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.
2. The proposed conversion is legally nonconforming to the density requirement of the Land Use Element of the General Plan (Residential- 12 units/acre). The unit density of the project is 15.38 units/acre.
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.
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.
5. The conversion has mitigated impacts to the City's low and moderate income housing supply by agreeing to record an affordability control covenant (price restricted to a moderate-income homebuyer) on the one unit (816-D) that was rented as an "affordable rental unit".
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.
7. The owner has made a reasonable effort to assist those tenants wishing to purchase their units for purposes of minimizing the direct effect on the rental housing market created by relocating such tenants.
8. The requirements of Section 28.88.130 have been met because there are fewer than 50 units proposed for conversion this year.
9. The use of the site as condominium units will not be detrimental to the public peace, health, safety, comfort or general welfare, nor will it decrease property values in the neighborhood. Adequate consideration has been given to setbacks, visibility, amenities and parking such that there will be no impact on surrounding properties or the neighborhood in general.

E. Exceptions To The Physical Standards For Condominium Conversions (SBMC §28.88.040.N)

1. Unit Size – The project includes one unit that is less than 600 square feet. This unit is provided as an affordable housing unit and the project includes amenities,

such as ample outdoor living space and an open floor plan, which offset the project's failure to meet the 600 square foot unit size minimum. ~~Additionally, increasing the size of the unit beyond that proposed would result in increased development on a site that is non-conforming as to density.~~

2. **Parking** – The project includes the provision of an affordable for-sale housing unit and design features which offset the project's failure to meet the standard of providing fourteen parking spaces (two parking spaces per unit). The unit for which only one parking space is provided is a moderate-income affordable unit with one-bedroom and less than 600 square feet, thus making it more conducive to fewer residents and therefore fewer vehicles. Additionally, the project is providing one parking space within a garage for six of the seven units, which is above and beyond the requirements of the condominium conversion ordinance, and, providing an additional parking space to serve the unit would reduce common open space, which is an amenity that benefits the entire development.
3. **Location of Storage** – The project's design features, such as providing storage in a location that is easily accessible to all affected residents, offsets the fact that the storage is not accessible directly from that unit's parking space.

F. **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 density provisions of the Municipal Code and the General Plan, and the proposed use is consistent with the vision for this neighborhood of the General Plan. The design of the project will not cause substantial environmental damage, and associated improvements will not cause serious public health problems.

II. Said approval is subject to the following conditions:

- A. **Recorded Agreement.** The following conditions shall be imposed on the use, possession and enjoyment of the Real Property and shall be memorialized in an "*Agreement Relating to Subdivision Map Conditions Imposed on Real Property*" reviewed and approved as to form and content by the City Attorney, Community Development Director and Public Works Director that shall be executed by the Owners concurrent with the Final Map, and recorded by the City prior to issuance of a Certificate of Occupancy for the condominium conversion permit. Said agreement(s) shall be recorded in the Office of the County Recorder:
 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 watercourses, conduits and any access road, as appropriate.
 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 Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan. If said landscaping is removed for any reason without approval by the ABR, the owner is responsible for its immediate replacement.
4. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices intended to intercept siltation and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc.) in a functioning state and in accordance with the Operations and Maintenance Procedure Plan approved by the Building Official. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat, 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 applicant 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. **Ownership Unit Affordability Restrictions.** The dwelling unit designated as unit number 816-D on the Tentative Subdivision Map shall be designated as an Affordable Moderate Income Unit with a price targeted to 110% of Area Median Income and sold only to households who, at the time of their purchase, qualify as Moderate Income Households as defined in the City's adopted Affordable Housing Policies and Procedures. The maximum sale price upon initial sale shall not exceed the following:

Unit No. 816-D (1-bedroom unit) = \$186,600

The Affordable Unit shall be sold and occupied in conformance with the City's adopted Affordable Housing Policies and Procedures (AHP&P). The resale prices of the Affordable Units 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. **Approved Development.** The development of the Real Property approved by the Planning Commission on May 17, 2007 is limited to the conversion of seven (7) apartment units on two lots to seven (7) condominium units on one lot, including construction of a new garage, conversion of a carport to garages, conversion of a carport to storage units, and minor residential additions and

improvements as shown on the Tentative Subdivision Map and architectural plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.

7. **Public Improvement Agreement.** "Agreement for Land Development Improvements", and associated Securities.
8. **Dedication(s).** "Irrevocable Offer of Street Easement Deed" for an easement described as follows:

"Easement for all Street Purposes along the proposed roadway, as shown on the Tentative Map, in order to expand an existing right of way to accept a 25 foot radius cul-de-sac (1975 Interim Design And Improvement Standards), 18 inch gutter, 6 inch curb, 4 foot parkway, and 6 foot sidewalk (Pedestrian Master Plan) terminating an existing 60 foot wide public right of way."
9. **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 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. **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.** 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.
 - 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.

10. **Oak Tree Protection.** The existing oak trees shown on the Landscape Plan shall be preserved, protected, and maintained. The following provisions shall apply to any oak trees to remain on the property:
 - a. No irrigation systems shall be installed within three feet of the drip line of any oak tree.
 - b. The use of herbicides or fertilizer shall be prohibited within the drip line of any oak tree.
- B. **Design Review.** The following items are subject to the review and approval of the Architectural Board of Review (ABR). ABR shall not grant preliminary approval of the project until the following conditions have been satisfied.
 1. **Tree Protection Measures.** The landscape plan shall include the following tree protection measures:
 - a. **Landscaping Under Trees.** Landscaping under the tree(s) shall be compatible with the preservation of the tree(s).
 - b. **Oak Tree Protection Measures.** The following provisions shall apply to existing oak trees on site:
 - (1) Landscaping provided under the oak tree(s) shall be compatible with preservation of the trees as determined by the Architectural Board of Review (ABR). No irrigation system shall be installed under the dripline of any oak tree.
 - (2) Oak trees greater than four inches (4") in diameter at four feet (4') above grade removed as a result of the project shall be replaced at a three to one (3:1) ratio, at a minimum five (5) gallon size, from South Coastal Santa Barbara County Stock.
 2. **Pedestrian Pathway.** A pedestrian pathway shall be provided to the units at the rear of the property from the sidewalk using a different paving material or design.
 3. **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. **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 Architectural Board of Review, outlined in Section B above.
 2. **West Figueroa Street Public Improvement Plans.** The Owner shall submit C-1 building plans for construction of improvements along the property frontage on

West Figueroa Street. As determined by the Public Works Department, the improvements shall include new and/or remove and replace to City standards, the following: sidewalk; driveway apron modified to meet Title 24 requirements; curbs; gutters; asphalt concrete; crack seal to the centerline of the street along entire subject property frontage and a minimum of 20 feet beyond the limit of all trenching; underground service utilities; connection to City water and sewer mains; public drainage improvements with supporting drainage calculations and/or hydrology report for installation of drainage pipe, curb drain outlets, slot/trench drain, drop inlet, detention, erosion protection (provide off-site storm water BMP plan), etc.; supply and install 1 residential standard street light, style to be determined by the Public Works Department and the appropriate design review board; preserve and/or reset survey monuments and contractor stamps; supply and install directional/regulatory traffic control signs. The existing private sewer laterals serving the property are subject to the Sewer Line Inspection Program (S.L.I.P.) and shall be repaired before new dwellings are occupied. The building plans, drainage calculations and hydrology report shall be prepared by a registered civil engineer. Any work in the public right-of-way requires a Public Works Permit. The owner shall work with Public Works Staff to incorporate the initiation of public improvements to allow for the future cul-de-sac.

3. **Hydrology Calculations.** All drainage conveyance systems shall be designed to convey the 25-year storm event. If additional drainage conveyance structures are needed based on the review of the results of the hydrology calculations, the improvements shall be shown on the improvement plans and constructed prior to Certificate of Occupancy for the improvements permit, and prior to recordation of the Final Map, at the sole expense of the Owner.
4. **Storm Water Quality Control.** The Owner shall apply storm water quality control guidelines to the project per the Public Works Department Construction Project Best Management Practices.
5. **Utilities.** Provide individual water, electricity, and gas meters, and sewer lateral for each residential unit. Service lines for each unit shall be separate until a point five feet (5') outside the building.
6. **Handicapped Parking.** The owner shall include space allocation for future handicapped parking.
- 6.7. **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.

D. **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. **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.
2. **Green Building Techniques Required.** Owner shall design the project to meet Santa Barbara Built Green Two-Star Standards and strive to meet the Three-Star Standards.
3. **Recorded Affordability Covenant.** Submit to the Planning Division a copy of an affordability control covenant that has been approved as to form and content by the City Attorney and Community Development Director, and recorded in the Office of the County Recorder, which includes the following:
 - a. **Initial Sale Price Restrictions.** The dwelling units designated as unit number 816-D on the Tentative Subdivision Map shall be designated as Affordable Moderate Income Unit and sold only to households who, at the time of their purchase, qualify as Moderate Income Households as defined in the City's adopted Affordable Housing Policies and Procedures. The maximum sale prices upon initial sale shall not exceed the following:
 Unit No. 816 D (1-bedroom unit) = \$186,600
 - 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 prices of the Affordable Units 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.

4. **Noise Measurements.** Submit an interior noise analysis from a licensed acoustical engineer, verifying that interior noise levels for future conditions (20 years) are no more than 45 dBA CNEL. As part of the structural and seismic upgrades, any deficiencies in noise mitigation shall be remedied.
- E. **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 Subsection 28.88.100.G as specified below):
1. **Notice of Approval of Conversion.** Owner shall deliver written notice to each tenant household within 15 days of the approval of the conversion. The content of such notice shall include an explanation of any conditions of approval that affect the tenants.
 2. **Notice of Final Map.** Owner shall deliver written notice to each tenant household of the approval of the final map within 10 days of such approval.
 3. **Notice of Department of Real Estate Report.** Owner shall deliver written notice to each tenant household that an application for a public report has been submitted with the California Department of Real Estate within 10 days of the submission of such application.
 4. **Exclusive Right to Purchase (Right of First Refusal).** Prior to issuance of a Certificate of Occupancy on the Conversion Permit, Owner shall provide evidence of the extension of an exclusive right to purchase in accordance with the provisions of Section 66427.1(d) of the Government Code.
 5. **Notice of Vacation of Unit.** Each non-purchasing tenant household that is not in default shall have not less than 180 days from the date of approval of the conversion in which to find substitute housing and to relocate. This 180-day period may be extended in special cases, as specified in Subsection 28.88.100.E of the Municipal Code.
 6. **Tenant Displacement Assistance.** In the 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. Evidence of compliance with this condition shall be submitted prior to the issuance of a Certificate of Compliance for the conversion permit.
- 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.
1. **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.

2. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Saturday before 7:00 a.m. and after 5:00 p.m., and all day on Sundays and holidays observed by the City of Santa Barbara, as shown below:

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

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the 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.

3. **Tree Protection.** All trees not indicated for removal on the site plan shall be preserved, protected, and maintained, in accordance with any related Conditions of Approval.
4. **Oak Tree Protection.** The following provisions shall apply to existing oak trees on site:
- During construction, fencing or protective barriers shall be placed around and three feet outside of the dripline of all oak trees located within 25 feet of development.
 - Grading within the dripline of any oak tree shall be minimized and shall be done with light (one ton or less) rubber-tired equipment or by hand. If use of larger equipment is necessary within the dripline of any oak, it shall only be operated under the supervision and direction of a qualified Arborist.
 - No storage of heavy equipment or materials, or parking shall take place within five (5) feet of the dripline of any oak tree.

- d. Oak seedlings and saplings less than four inches (4") at four feet (4') above the ground that are removed during construction shall be transplanted where feasible. If transplantation is not feasible, replacement trees shall be planted at a minimum one to one (1:1) ratio. Replacement trees shall be a minimum of one (1) gallon size derived from South Coastal Santa Barbara County stock.
5. **Graffiti Abatement Required.** Owner and Contractor shall be responsible for removal of all graffiti as quickly as possible. Graffiti not removed within 24 hours of notice by the Building and Safety Division may result in a Stop Work order being issued, or may be removed by the City, at the Owner's expense, as provided in SBMC Chapter 9.66.
6. **Unanticipated Archaeological Resources Contractor Notification.** 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 associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the applicant 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.

- G. **Public Works Submittal Prior to Final Map Recordation.** The Owner shall submit the following, or evidence of completion of the following, to the Public Works Department for review and approval, prior to recordation of the Final Map:

1. **Building Permit Required for Conversion.** Provide evidence that a conversion permit has been issued and all work completed for the conversion of the seven units to condominiums.
 2. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an "Agreement Assigning Water Extraction Rights." Engineering Division Staff will prepare said agreement for the Owner's signature.
 3. **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.
 4. **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. If the private covenants required pursuant to Section A.10 above have not yet been approved by the Department of Real Estate, a draft of such covenants shall be submitted.
 5. **Drainage and Water Quality.** Project drainage shall be designed, installed, and maintained such that stormwater runoff from the first inch of rain from any storm event shall be retained and treated onsite in accordance with the City's NPDES Storm Water Management Permit. Runoff should be directed into a passive water treatment method such as a bioswale, landscape feature (planter beds and/or lawns), infiltration trench, etc. Project plans for grading, drainage, stormwater treatment methods, and project development, shall be subject to review and approval by City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants or groundwater pollutants would result from the project. The Owner shall maintain the drainage system and storm water pollution control methods in a functioning state.
 6. **Removal or Relocation of Public Facilities.** Removal or relocation of any public utilities or structures must be performed by the Owner or by the person or persons having ownership or control thereof.
- H. **Prior to Certificate of Occupancy for the Conversion Permit.** Prior to issuance of the Certificate of Occupancy for the Conversion Permit, the Owner of the Real Property shall complete the following:
1. Recordation of Final Map.
 2. Recordation of the Agreement Relating to Subdivision Map Conditions Imposed on Real Property.
 3. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, roadways, etc.) subject to the review

and approval of the Public Works Department per SBMC §22.60.090. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.

4. **Complete Public Improvements.** Public improvements, as shown in the building plans, including utility service undergrounding and installation of street trees.
 5. **Manholes.** Raise all sewer and water manholes on easement to final finished grade.
 6. **Noise Measurements.** Submit a final report from a licensed acoustical engineer, verifying that interior and exterior living area noise levels are within acceptable levels as specified in the Noise Element. In the event the noise is not mitigated to acceptable levels, additional mitigation measures shall be recommended by the noise specialist and implemented subject to the review and approval of the Building and Safety Division and the Architectural Board of Review (ABR).
 7. **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.
 8. **Recordation of Final Map and Agreements.** After City Council approval of the Map and Agreements, the Owner shall provide evidence of recordation to the Public Works Department.
- 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 TENTATIVE SUBDIVISION MAP (INCLUDING CONDOMINIUM CONVERSIONS) 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.

This motion was passed and adopted on the 17th day of May, 2007 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 4 NOES: 2 (Jostes, Larson) ABSTAIN: 0 ABSENT: 1 (White)

DRAFT

PLANNING COMMISSION RESOLUTION No. 022-07
814 & 816 W. FIGUEROA STREET
MAY 17, 2007
PAGE 16

DRAFT

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.

Julie Rodriguez, Planning Commission Secretary

Date

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

DRAFT



City of Santa Barbara

California

DRAFT

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 023-07

1418 SANTA ROSA AVENUE

TENTATIVE SUBDIVISION MAP, MODIFICATIONS, & A COASTAL DEVELOPMENT PERMIT

MAY 17, 2007

APPLICATION OF SANTA ROSA ASSOCIATES, LLC, AGENT/OWNER, 1418 SANTA ROSA AVENUE, 045-132-014, E-3 SINGLE-FAMILY RESIDENTIAL AND SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2006-00288)

The proposed project involves the subdivision of a 30,163-square foot lot into three parcels. The three resulting parcels would range from 9,239 – 9,288 net square feet of lot area each and are proposed to be developed with three one-story single-family residences ranging in size from 2,995 – 3,060 net square feet including the attached garage. Parcel 1 will have the required street frontage with Parcels 2 and 3 being interior lots with access via a 16-foot wide driveway along the eastern property line. The proposal includes the demolition of all existing structures on site, including the existing 1,681 square foot single-family residence, and approximately 1,100 cubic yards of grading (200 cubic yards of fill and 900 cubic yards of export). All site drainage would direct surface runoff towards Santa Rosa Avenue via storm drains and swales, and include on-site detention structures.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map to allow the division of one parcel into three lots (SBMC §27.07);
2. A Public Street Waiver to allow the approval of a subdivision where access is provided by a private road that serves more than two lots (SBMC §22.60.300);
3. Two Modifications to allow the creation of Parcel 2 and Parcel 3 with less than the required sixty feet of street frontage on a public street (SBMC §28.15.080);
4. A Modification for covered parking (Parcel 2 garage) to have a total aggregate floor area of more than 500 square feet (SBMC §28.87.160.4);
5. A Modification for covered parking (Parcel 3 garage) to have a total aggregate floor area of more than 500 square feet (SBMC §28.87.160.4);
6. A Modification to locate an uncovered parking space (Parcel 3) within the required interior yard setback (SBMC §28.87.190.1 and 28.15.060.2); and
7. A Coastal Development Permit (CDP2006-00007) to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15332.

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

WHEREAS, no one appeared to speak in favor of the application, and one person appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, May 10, 2007
2. Site Plans

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

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

A. **For the Lot Frontage Modifications (SBMC§28.15.080):**

The modification to allow two of the lots to be created without the required 60 feet of frontage on a public street is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on a lot because the proposed lots would provide more than the minimum lot area and, the proposed lot split is consistent with the development pattern in the surrounding area.

The Planning Commission finds that the request is consistent with the purpose and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on a lot because:

The proposed lots would provide more than the minimum lot area,

The proposed lot split is consistent with the development pattern in the surrounding area.

B. **For the Garage Size Modifications (SBMC§28.87.160.4):**

The modification to allow two of the lots to have garages in excess of 500 square feet is consistent with the purposes and intent of the Zoning Ordinance and provides additional off-street parking for the newly created interior lots reducing the impact to the surrounding neighborhood. The garage for parcel 2 is proposed to be two-car 541 square feet and the garage for Parcel 3 is 689 square foot three-car garage.

C. **For the Waiver to allow a private driveway to serve three lots instead of the maximum two lots pursuant to Sections 22.60.300 of the Code**

1. The proposed driveway, with a width of 17 feet, will provide adequate access to the subject property and other properties using said driveway. It will meet Public Works and Fire Department standards.

2. The proposed driveway and adjacent paved areas will provide adequate access for fire suppression vehicles as required by applicable fire regulations, including, but not limited to turnaround area, width, grade and construction. The Fire Department has reviewed the proposal and it is within their allowed standards.
3. There is adequate provision for maintenance of the proposed driveway a recorded agreement that provides for adequate maintenance of said driveway, and
4. The waiver is in the best interests of the City and will improve the quality and reduce the impacts of the proposed development. The private driveway would limit the amount of hardscape associated with a roadway and guest parking will be provided on-site for the rearmost lot.

D. For the Coastal Development Permit (SBMC §28.45.009.6.H)

The subdivision is consistent with all applicable policies of the California Coastal Act and the City's Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code. The proposed lot sizes are consistent with the requirements of the Municipal Code and the proposed density is consistent with the General Plan.

E. For the Tentative Subdivision Map:

The Planning Commission finds that the tentative subdivision map is consistent with the General Plan and the Zoning Ordinance of the City of Santa Barbara because the proposed project would meet the density requirements of the General Land Use Designation of five (5) dwelling units per acre. The project also complies with all of the requirements outlined in the E-3 Zone. The project will have no impacts on the environment or significant wildlife habitat. The project will not result in public health concerns nor will it disrupt any public easements.

II. Said approval is subject to the following conditions:

- 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 watercourses, conduits and any access road, as appropriate.
 2. **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 and shall be recorded concurrently with the agreement relating to subdivision conditions imposed on real property.

3. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats, or trailers shall be stored on the Real Property. This would include but is not limited to the guest parking spaces that are located on Parcel 3.
4. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Single Family Design Board (SFDB). Such plan shall not be modified unless prior written approval is obtained from the SFDB. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan. If said landscaping is removed for any reason without approval by the SFDB, the owner is responsible for its immediate replacement.
5. **Approved Development.** The development of the Real Property approved by the Planning Commission on May 17, 2007 is limited to the subdivision of a 30,163 square foot lot into three parcels. ~~The three resulting parcels would range from 9,239—9,288 net ___ square feet of lot area each and are proposed to be developed with three one-story single-family residences ranging in size from 2,995—3,060 net square feet including the attached garage. Parcel 1 will have the required street frontage with Parcels 2 and 3 being interior lots with access via a 16-foot wide driveway along the eastern property line. The proposal includes the demolition of all existing structures on site, including the existing 1,681 square foot single-family residence and detached three-car garage, and approximately 1,100 cubic yards of grading (200 cubic yards of fill and 900 cubic yards of export). All site drainage would direct surface runoff towards Santa Rosa Avenue via storm drains and swales, and include on-site detention structures and the improvements shown on the Tentative Subdivision Map 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 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.** 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.
- 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.

B. **Design Review.** The following items are subject to the review and approval of the Single Family Design Board (SFDB) shall not grant preliminary approval of the project until the following conditions have been satisfied.

- 1. **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.
- 2. **Permeable Paving.** Incorporate a permeable paving system for the project driveways, walkways, and parking areas, that will allow a portion of the paved area runoff to percolate into the ground, except as necessary to meet Fire Department weight requirements. Materials in driveways and parking areas must be approved by the Transportation Manager.
- 3. **Pedestrian Pathway.** A separate pedestrian pathway shall be provided along the driveway from the sidewalk using a different walkway material.
- 4. **Photo-voltaics Recommended.** Owner shall study the design of the project to include highly efficient, aesthetically well-integrated photo-voltaics, consistent with the City Solar Design Guidelines, to meet at least 50 percent of the project's electrical needs.
- 5. **Minimize Hardscape.** Applicant shall reevaluate the layout of lots 2 and 3 to minimize hardscape.

C. **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 Parcel Map 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. **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.
4. **Drainage Calculations.** The Owner shall submit drainage calculations justifying that the existing on-site and proposed on-site drainage system adequately conveys a minimum of a 25-year storm event.
5. **Off-Site Public Street Improvement Plans.** The Owner shall submit building plans for construction of improvements along the property frontage on Santa Rosa Avenue. As determined by the Public Works Department, the improvements shall include new and/or remove and replace to City standards, the following: sidewalk, driveway apron modified to meet Title 24 requirements, curbs, gutters, crack seal to the centerline of the street along entire subject property frontage, underground service utilities, connection to City/private water and sewer mains, public drainage improvements with supporting drainage calculations and/or hydrology report for installation of (drainage pipe, curb drain outlets, slot/trench drain, drop inlet, detention, erosion protection (provide off-site storm water BMP plan), etc.), preserve and/or reset survey monuments and contractor stamps, supply and install directional/regulatory traffic control signs, new street tree(s) (and tree grates) per approval of the City Arborist and provide adequate positive drainage from site. Existing private sewer lateral(s) serving the property shall be repaired before new dwelling(s) is occupied. Any existing sewer lateral(s) identified to be abandoned, shall be disconnected at the sewer mainline connection. A licensed plumber shall verify if the property requires a backwater valve. If existing lateral already has a backwater valve, then it shall be inspected. The building plans, drainage calculations and hydrology report shall be prepared by a registered civil engineer or licensed architect. Any work in the public right of way requires a public works permit.
6. **Removal or Relocation of Public Facilities.** Removal or relocation of any public utilities or structures must be performed by the Owner or by the person or persons having ownership or control thereof.

D. **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. **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.
 2. **Traffic Control Plan.** A traffic control plan shall be submitted, as specified in the City of Santa Barbara Traffic Control Guidelines. Traffic Control Plans are subject to approval by the Transportation Manager.
- E. **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 Single Family Design Board (SFDB), outlined in Section B above.
 2. **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.
 3. **Guest Parking.** Two uncovered guest parking space(s) shall be provided on proposed lot 3 in addition to the two (2) covered parking spaces required by the Zoning Ordinance.

4. **Driveway Improvements.** The proposed driveway shall be constructed to the standards provided in the Subdivision Design and Improvement Standards and as approved by the Public Works Director.
5. **Utilities.** Provide individual water, electricity, and gas meters, and sewer lateral for each residential unit. Service lines for each unit shall be separate until a point five feet (5') outside the building.
6. **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.

- 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. (Community Development Department staff shall review the plans and specifications to assure that they are incorporated into the bid documents, such that potential contractors will be aware of the following requirements prior to submitting a bid for the contract.)

1. **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.
2. **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 1st*
Martin Luther King's Birthday	3rd Monday in January
Presidents' Day	3rd Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4th*
Labor Day	1st Monday in September
Thanksgiving Day	4th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25th*

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the 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.

- 3. Construction Parking/Storage/Staging.** Construction parking, storage or staging of construction materials and equipment within the public right-of-way shall not be permitted, unless approved by the Transportation Manager.
- 4. 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.
- 5. Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
- 6. Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) name, contractor(s) telephone number(s), work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height.
- 7. Existing Tree Preservation.** The existing tree(s) shown on the approved Tentative Subdivision Map to be saved shall be preserved and protected and fenced three feet outside the dripline during construction.

8. **Unanticipated Archaeological Resources Contractor Notification.** 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 associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the applicant 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.

- G. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, roadways, etc.) subject to the review and approval of the Public Works Department per SBMC §22.60.090. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
 2. **Complete Public Improvements.** Public improvements, as shown in the improvement/building plans, including utility service undergrounding and
 3. **Evidence of Private CC&Rs Recordation.** Evidence shall be provided that the private CC&Rs required in Section A have been recorded.
- H. **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 COASTAL DEVELOPMENT PERMIT TIME LIMITS:

The Planning Commission's action approving the Coastal Development Permit shall expire two (2) years from the date of approval, per Santa Barbara Municipal Code §28.45.009.q, unless:

1. Otherwise explicitly modified by conditions of approval of the development permit, or unless construction or use of the development has commenced.
2. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.
3. A one (1) year time extension may be granted by the Planning Commission if the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy. Not more than three (3) extensions may be granted.

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

This motion was passed and adopted on the 17th day of May, 2007 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 6 NOES: 0 ABSTAIN: 0 ABSENT: 1 (White)

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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.

Julie Rodriguez, Planning Commission Secretary

Date

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

DRAFT



City of Santa Barbara

California

The following Draft Minutes and Resolutions will be distributed to the Planning Commission separately:

I.A.2.i. Draft Minutes of June 7, 2007

