

City of Santa Barbara California

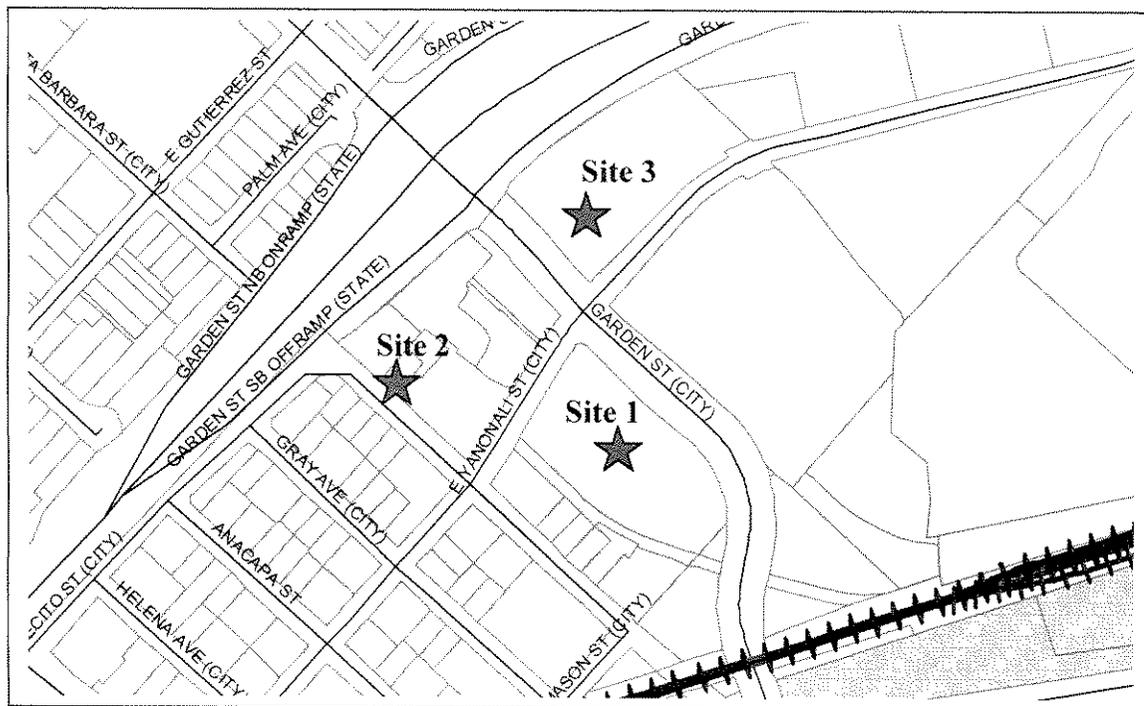
PLANNING COMMISSION STAFF REPORT

REPORT DATE: January 30, 2008
AGENDA DATE: February 7, 2008
PROJECT ADDRESS: 101 Garden Street, 222 Santa Barbara Street and 301 E. Yanonali Street
 (MST2006-00210)
 "Paseo de la Playa"
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner *JMH*
 Allison De Busk, Project Planner *AD*

I. SUBJECT: ENVIRONMENTAL SCOPING HEARING

Public scoping hearing to accept comments from the public, agencies and Planning Commissioners on the proposed scope of analysis for an Environmental Impact Report (EIR) to be prepared for the Paseo de la Playa Project at 101 Garden Street (Site 1), 222 Santa Barbara Street (Site 2), and 301 E. Yanonali Street (Site 3).

II. PROJECT LOCATION



III. PROJECT DESCRIPTION

The Project consists of residential and commercial development on three Sites (totaling approximately 7.79 acres) located near the Garden/Yanonali Street intersection. The project would result in a total of 108 residential units and 44,558 square feet (net) of commercial development.

Site 1 (4.52 acres), commonly referred to as 101 Garden Street, is located at the southwest corner of Garden and Yanonali Streets. Development on this Site includes 91 residential condominiums, a 672 square foot Community Center and a pool, and covered parking for 205 cars.

Site 2 (0.23 acre), commonly referred to as 222 Santa Barbara Street, is located on Santa Barbara Street, between Highway 101 and Yanonali Street. Development on this Site includes 16 affordable rental units.

Site 3 (3.04 acres), commonly referred to as 301 East Yanonali Street, is located at the northeast corner of Garden and Yanonali Streets. Development on this Site includes a 46,103 square foot commercial building and uncovered at-grade parking for 140 cars. Proposed building uses include a market, retail space, a restaurant, office space, mini-storage units, and a manager's office.

IV. ENVIRONMENTAL REVIEW PROCESS

An Initial Study was prepared for the project and a Notice of Preparation for an EIR was issued on January 24, 2008 for a 30-day public review and comment period that extends through February 25, 2008. Written comments should be sent to the attention of Allison De Busk, Project Planner, at the City Planning Division, P.O. Box 1990, Santa Barbara, CA 93102-1990, or via e-mail at adebusk@SantaBarbaraCA.gov. Following the end of the public comment period, Staff will refine the EIR scope of analysis as necessary, and proceed with preparation of the Draft EIR. A subsequent public review period will be held to receive comments on the Draft EIR, followed by preparation of a proposed Final EIR and public hearings before the Planning Commission to certify the proposed Final EIR and take action to approve the project. A public hearing will also be held by the City Council to consider the Specific Plan Amendment.

V. PROPOSED EIR SCOPE OF ANALYSIS

The Initial Study evaluates the potential environmental effects resulting from the proposed project. Potentially significant environmental effects associated with traffic/circulation, public services (sewer), hazards (soil contamination), archaeological resources and visual/aesthetic impacts will be further evaluated in the EIR. Additional analysis of these issue areas is required to determine if there is a significant impact associated with any of these environmental concerns. Mitigation measures that can feasibly avoid or reduce significant impacts and alternatives to the project proposal that might reduce significant impacts will also be considered as part of the EIR.

The Initial Study determined that for all other issue areas, the project would result in potentially significant but mitigable impacts, less than significant impacts or no impacts. Required and recommended mitigation measures for these issue areas are identified in the Initial Study.

Planning Commission Staff Report

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VI. RECOMMENDATION

Staff recommends that the Planning Commission hold an environmental hearing to receive comments from the public, agencies and Commissioners on the proposed EIR scope of analysis.

No action will be taken at this hearing on the environmental document or the project. Subsequent Planning Commission hearings will be scheduled to consider actions to adopt the final environmental document and make a decision (contingent on City Council and California Coastal Commission approval of the proposed Specific Plan Amendments) on the project.

Exhibits:

- A. Applicant's letter, dated January 3, 2008
- B. Draft Initial Study (previously provided under separate cover; available upon request or on the City's website: http://www.santabarbaraca.gov/Resident/Environmental_Documents/)

3 January 2008

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

Subject: ***Paseo de la Playa***
Applicant Letter/Project Description

Dear Planning Commissioners:

On behalf of the *Wright Family Living Trust* and the *Wright Family H Limited Partnership* and in coordination with the project team, we are pleased to submit this applicant letter and the enclosed DART application materials for ***Paseo de la Playa*** a new mixed use project in Santa Barbara's Waterfront area.

Paseo de la Playa offers 108 residences at various levels of affordability as well as a public marketplace, mini-storage, restaurant and service commercial space on three sites comprised of nine parcels totaling nearly 8-acres and summarized in the following table:

| Site Reference | Zoning and Proposed Use | Address (APN) |
|----------------------------|---|--|
| Site 1 (SP-2/S-D-3) | 71 Market-Rate Residential Condominiums 20 Affordable Residential Condominiums (Total = 22% affordable at middle income level) | 101 Garden Street (017-630-008, 009, 018, 021, 024, 027) |
| Site 2 (OC/S-D-3) | 16 Rental Apartments (100% affordable at low income level) | 222 Santa Barbara Street (017-021-007, 031) |
| Site 3 (SP-2/S-D-3) | Public marketplace, Restaurant, Mini-Storage, Service Commercial, Manager's Residential Unit | 301 East Yanonali Street (017-630-005) |

We have organized this letter into the following sections in an effort to provide a comprehensive and concise overview of the project itself, pertinent City processing history, environmental considerations and project justification:

- Section 1.0 Planning Background
- Section 2.0 Project Description
- Section 3.0 Environmental Considerations
- Section 4.0 Discretionary Actions Requested
- Section 5.0 Modification and Specific Plan Amendment Requests
- Section 6.0 Project Justification

¹ The project site numbers have been revised from the previous plans submitted to the City for review. Previous site #2 (located at the NW corner of Garden and East Yanonali Street) is no longer a part of the project.

Section 1.0 Planning Background

A pre-application review of an earlier version of the project was filed and processed in 2004 (Current Sites 1 & 2) and in January 2006 (Current Site 3). Concept review by a joint meeting of the Planning Commission and City Council occurred in September 2004 and the Historic Landmarks Commission reviewed the project several times. An initial DART filing that was responsive to many constructive comments received during the PRT phase was submitted in June 2006 and was followed by two DART re-submittal packages in 2007.

Approved Specific Plan & Owner Participation Agreement

Development on Sites 1 and 3 is regulated by a Specific Plan (SP-2) that was approved by the City and the California Coastal Commission in 1983. The uses proposed for Site 1 and 3 are consistent with SP-2. Site 2 is located in the OC zone district (outside the boundaries of SP-2) and the 100% affordable, multi-family residential component is an allowed use in this zone.

On September 27, 1983 the City of Santa Barbara adopted Resolution No. 83-155, which adopted Specific Plan No. 2 (SP-2), also identified as the "Cabrillo Plaza Project". In adopting this Specific Plan, the City found that the Specific Plan is consistent with both the Land Use Plan for the Local Coastal Plan and the Coastal Act. The purpose of SP-2 is to "*ensure the orderly development of the real property in accordance with the General Plan and Local Coastal Plan of the City of Santa Barbara.*" The Specific Plan was subsequently approved by the State Coastal Commission.

SP-2 established four distinct development zones: A, B, C and D. Each of these zones sets forth anticipated uses that ensure orderly and appropriate development of the area. The owner's request with ***Paseo de la Playa*** is to initiate the build-out of Areas 'A' and "D" of SP-2 as well as to develop an additional parcel of land on Santa Barbara Street (Site 2) in close proximity to the Specific Plan Area.

Area 'A' of the Specific Plan (Site 1) allows three distinct types of uses:

- Recreational/Open Space/Public parking
- Visitor-Serving uses in accordance LCP designation of "Hotel and Related Commerce II and Residential" (HRC-2)
- Multiple-Family residential subject to the restrictions and limitations of the R-3 zone

Area "D" of the Specific Plan (Site 3) allows general industrial and light manufacturing uses, more specifically:

- Uses permitted in the M-1, Light Manufacturing Zones

- 45,150 square feet, two stories with 25% office²

Paseo de la Playa proposes a multiple-family residential component (subject to R-3 zone restrictions) for Site 1 and a market/light industrial project for Site 3 both of which are consistent with SP-2 which, by definition, ensures the future development of a mixed use neighborhood, including multi-family residential, commercial, visitor-serving, recreational, ocean-oriented light manufacturing and general industrial uses.

When it was approved SP-2 required that certain public improvements be undertaken at the time development was initiated in the Specific Plan area. The central improvement was the extension of Garden Street, from Yanonali Street to Cabrillo Boulevard, and the extension of Yanonali Street across its terminus with Garden Street to the Laguna Channel.

Prior to development occurring in the Specific Plan area, the City and its Redevelopment Agency desired to complete these important public improvements. To effectuate the construction of these improvements, the City and the owners entered into an Owner Participation Agreement (“OPA”) in which the owner and the City agreed to cooperate on the Garden Street Extension project. As summarized in a letter from the City’s Community Development Director dated October 16, 1996, the Garden Street Extension “...will be the first development component implementing Specific Plan No. 2, the Cabrillo Plaza Specific Plan. This will ultimately lead to phased development, by plan area, as Areas are described in the Specific Plan.”

In conjunction with the Redevelopment Agency, the City of Santa Barbara completed the construction of the Garden Street Extension Project, and the roadway was opened for public use in July 1998. This project provided a critically needed extension of Garden Street from Yanonali Street to Cabrillo Boulevard. On November 24, 1998 the City Council accepted the work as complete. This project’s completion was facilitated and expedited because of the Wrights’ willingness to cooperate with City and agency officials and has served as a benefit to the community over the last eight years.

Two provisions of the OPA are important to the City and the owner at this time:

- Section 6.2 of the OPA provides that the owner reimburse the City for their share of the street improvements for the Garden Street Extension consistent with the Garden Street Extension Assessment Resolution so long as the City approves a development application and is ready to issue building permits for same within ten (10) years of the date of the Notice of Completion, or November 2008.

² The second bullet recognized an approved development plan for this site which existed at the time the Specific Plan was approved. That development plan was never acted upon and ultimately expired.

- Section 6.3 of the OPA provides that the City use all best efforts to assist the owner in processing the owners' applications to enable the owners to develop the property within this same ten (10) year period.

It is clear from these agreements and understandings that the Garden Street Extension was viewed by both the City and the owner as the first phase of development, the installation of the necessary public road, flood control and drainage improvements that served to facilitate development of the entire Specific Plan Area. Additionally, by completing these improvements in a cooperative manner, the City and community benefited by being able to complete the Chase Palm Park Expansion in addition to providing a major arterial boulevard to the waterfront, including bikeways and sidewalks. These improvements, carried out in advance of the Specific Plan area being developed, must be taken in to consideration when evaluating the potential traffic and circulation impacts of *Paseo de la Playa*.

Approved Project under Measure E

On November 16, 2005, the City Council unanimously approved Ordinance 5378 which amended the definition of approved projects for purposes of implementing Measure E. This new Ordinance language reclassified an "approved project" to include a previously approved Specific Plan which had completed substantial circulation system improvements pursuant to an OPA prior to the approval of any development plans.

With the approved OPA and subsequent completion of the Garden Street/Yanonali Street extensions, the Cabrillo Plaza Specific Plan was re-designated by this change from a "pending project" to that of an "approved project" under Measure E. With the "pre-mitigation" of the traffic impacts of the Specific Plan components pursuant to the approved OPA, build-out of the approved Specific Plan such as that proposed for Sites 1 and 3 qualify for findings of overriding consideration for any residual or unavoidable environmental impacts of development.

Section 2.0 Project Description

Site 1

Site 1 located at 101 Garden Street is comprised of six (6) Assessors Parcels each of which is a legal lot that will be merged to create a new Tentative Map for 91 residential condominium units. The units are clustered in two and three story buildings over parking that is provided underneath a structural podium.

Architectural Concept

Site 1 is designed to reflect an inviting pedestrian oriented village. Generous tree-lined pedestrian walkways and paseos meander throughout the development while overlooking public streets and sidewalks. The residential entry stoops and porches on the street level are designed to encourage and promote social interaction.

The site design is sensitive to the scale and character of the surrounding boundaries: along Garden Street, the residential units are set well back from the street with stepped massing respecting the boulevard nature as well as maximizing and preserving public mountain views; along Yanonali Street, row houses and townhouses with street facing entries enhance and reflect the existing urban residential character of the residences across Yanonali Street; at the southern portion of the site, row houses with balconies and entries face a tree-lined alley. The lively nature of these units will create a very real sense of place, invigorating the existing terminus of this currently neglected space at Santa Barbara and Mason Streets.

The *Plaza Entrada* at the corner of Yanonali and Garden Streets serves to welcome residents, visitors and passersby while the Plaza at the southwestern portion of the site, offers a Paseo facing Chase Palm Park and the beach beyond.

The primary building form on Site 1 is terraced housing stepping down the sides of the parking structure, creating a hillside village reminiscent in character and scale of a Spanish hill town with paseos meandering throughout the village, connecting a series of plazas gracefully ascending to the upper paseos and connecting the elevated clustered residences above the parking structure. Entrances to the residential units along the paseos greet visitors with intimate low walled garden entry courts. In addition, each residence has a private terrace or balcony overlooking paseos, plazas or neighborhood views.

The finish floor levels of the residential units will be established with respect to the flood elevations.

Vehicle access to Site 1 will be provided by three separate drive entries, one each on Yanonali Street, Garden Street and Santa Barbara Street. Each driveway will lead to the ground level parking garage. The driveway entrances will be crowned to prohibit tributary water from entering the garage. There are 205 (including 18 tandem and 4 accessible parking spaces) proposed for residences, visitors and guests on Site 1 and this number meets the zoning ordinance requirements. All spaces are covered and there are 110 spaces within private garages.

The existing grade elevation of Site 1 varies from approximately 5-feet to 8-feet above sea level and is essentially flat. The bulk of the site drainage flows to the east and will be directed to a bio-swale that will be created in an existing drainage ditch along the northeast side of the site, then to the Laguna Channel via existing drainage culverts constructed by the City as part of the Garden and Yanonali Street improvements.

Amenities

In addition to ample private and common open space provided within the project, Site 1 proposes several amenities, including the following:

- *Plaza Mayor* – The main beachside pedestrian entrance is also the location of the Community Center, Community Plaza and Pool all of which are on-grade, below the ‘observation deck’ area in the southern portion of the site. The Center and Meeting Room will serve as a community focal point as well as provide access onto a larger plaza area of outdoor seating of benches, tables and chairs, and similar amenities. The area around the pool includes benches, tables, chairs, and a loggia covering portions of the seating areas overlooking the Community Plaza.
- *Rambla* – The tree-lined hill street, bordered with residences, balconies and terraces, inviting residents and visitors to stroll the cobblestone walk from the lower grade level to the upper residences and paseos.
- *Paseos* – Typical Spanish village “pedestrian” streets providing access to the paseo residences, lined with trees and vegetation, accented with wrought iron balconies and fountains while enjoying various views of Santa Barbara, the mountains and the ocean.

Summary Statistics

SITE DATA

SITE AREA: 196,892 SF (4.52 ACRES)
 SITE SLOPE: 0% - 2%

BUILDING DATA

| | | |
|-----------------------------|------------|-----------------|
| BUILDING AREA: | (NET) | (GROSS) |
| GROUND FLOOR | 119,152 SF | 126,350 SF |
| SECOND FLOOR (PODIUM LEVEL) | 74,926 SF | 82,520 SF |
| THIRD FLOOR | 65,930 SF | 75,413 SF |
| <u>ROOF TERRACES</u> | | <u>4,793 SF</u> |
| TOTAL | 260,008 SF | 289,828 SF |

SITE COVERAGE:

| | <u>AREA</u> | <u>% COVERAGE</u> |
|------------------------------------|-----------------|-------------------|
| -BUILDING | 130,070 SF | 66% |
| -COVERED DECKS AND LOGGIA'S | 9,084 SF | 4% |
| -HARDSCAPE (DRIVEWAYS & SIDEWALKS) | 31,097SF | 16% |
| -LANDSCAPE | 23,190 SF | 12% |
| <u>-DRAINAGE CHANNEL/BIOSWALE</u> | <u>3,451 SF</u> | <u>2%</u> |
| TOTAL LOT AREA | 196,892 SF | 100% |

OUTDOOR LIVING SPACE:

| | <u>TOTAL REQ.</u> | <u>TOTAL PROP.</u> |
|--|-------------------|--------------------|
| PRIVATE OUTDOOR (See Unit Legend A1.1-4 per unit): | 9,676 SF | 32,340 SF |
| ADDITIONAL OUTDOOR (Req. = 10% Total Lot Area): | 19,689 SF | 60,970 SF |

Site 2 Summary Statistics

SITE AREA: 10,278 SF (0.23 ACRES)
 SITE SLOPE: 0% - 2%

BUILDING DATA

RESIDENTIAL:

(6) STUDIO TYPE 'A' UNITS @ 471.5 SF = 3,420 SF
 (2) STUDIO TYPE 'B' UNITS @ 432 SF = 864 SF
 (4) 1 BEDROOM A UNITS @ 572 SF = 2,288 SF
 (2) 1 BEDROOM B UNITS @ 577 SF = 1,154 SF
 (2) 1 BEDROOM A UNITS @ 551 SF = 1,102 SF
 SUBTOTAL RESIDENTIAL UNITS = 8,828 SF

(1) COMMON ROOM, (1) LAUNDRY ROOM & (1) UTILITY ROOM = 500 SF
 COVERED, UNENCLOSED EXIT BALCONIES SERVING RESIDENCES = 2,145 SF
 UNCOVERED, UNENCLOSED EXIT BALCONIES SERVING RESIDENCES = 385 SF
 OPEN PRIVATE DECKS = 452 SF
 OPEN COMMON DECK = 235 SF
PARKING GARAGE: INCLUDES UTILITY SPACE, TRASH & STORAGE = 4,762 SF
 STRUCTURE: RESIDENTIAL + PARKING = 17,169 SF

| SITE COVERAGE | <u>AREA</u> | <u>% COVERAGE</u> |
|----------------------|-------------|-------------------|
| - BUILDING | 6,624 SF | 64.4% |
| - PAVING | 1,677 SF | 16.3% |
| - LANDSCAPE | 1,977 SF | 19.3% |
| TOTAL LOT AREA | 10,278 SF | 100.0% |

DENSITY BONUS CALCULATION

BASE DENSITY (ALL AFFORDABLE UNITS):
 (4) STUDIO @ 1,600 SF = 6,400 SF
 (2) 1-BDRM @ 1,840 SF = 3,680 SF
 10,080 SF

DENSITY BONUS:
 (4) STUDIO @ 1,600 SF = 6,400 SF
 (6) 1-BDRM @ 1,840 SF = 9,200 SF
 15,600 SF

67.8 UNITS PER ACRE = RESIDENTIAL DENSITY

REQUIRED OPEN SPACE:

10,278 LOT AREA X 15% = 1,542 SF
 GROUND LEVEL: 1,791 SF
 PODIUM LEVEL: 201 SF
 3RD LEVEL: 354 SF
 OPEN SPACE: 2,346 SF

GRADING:

CUT: 500 cy
 FILL: 1,030 cy

PARKING:

RESIDENTIAL REQUIRED: 8-STUDIO x1 SPACE/UNIT = 8 SPACES
 8-ONE BEDROOM x1 SPACE/UNIT = 8 SPACES
 TOTAL REQUIRED = 16 SPACES
 RESIDENTIAL PROPOSED = 12 SPACES

Site 3

Site 3 at 301 E. Yanonali Street is composed of a two-story commercial structure with a manager's residential unit and office on the third floor and a surface parking lot. The uses include retail, a restaurant, office space, mini-storage, and a marketplace which is proposed to offer produce, fish, meat, flowers, etc. from local vendors who would come with their goods and sell directly to the public.

Architectural Concept

Site 3 is located at the intersection of Garden and Yanonali Streets, a prime corner for commercial uses and a compliment to the project's proposed residential development located diagonally across the street as well as the existing residential use in the neighborhood. Also, because of its proximity to the Highway 101 interchange, there is both a local and transient customer base readily available.

The proposed commercial building presents itself to the intersection with an open courtyard and a large welcoming entrance archway. The intent is to have a significant public space for pedestrian commerce. The prime tenant space will be a market place with doors opening onto the public plaza and an arcade leads one to retail businesses at the east end of the building. It is anticipated that the tenants will be small, local service providers catering to both the nearby residents and visitors to the City.

The architectural character of the building is a modified Monterey style featuring simple forms, deeply recessed openings and extended covered verandas for both the ground floor and second floor levels consistent with the quality expected in *El Pueblo Viejo*. The building colors reflect the traditional pallet of earth tone colored walls, two piece clay roof tiles (for all visible portions of the roof) and stained wood beams and posts. Decorative light fixtures and ironwork will provide simple accents.

Laguna Channel runs along the east side of this site and we are proposing a 25-foot setback from the top of bank within which we are proposing a native plant restoration area. Surface drainage will be directed to a 12" HDPE storm drain that runs along the east side of the proposed parking lot.

Site 3 Summary Statistics

SITE AREA: 134,690 SF (3.04 ACRES)
SITE SLOPE: 0% - 2%

BUILDING DATA

RESIDENTIAL:

| | <u>GRND. FLR.</u> | <u>2ND FLR.</u> | <u>3RD FLR.</u> | <u>TOTAL</u> |
|--------------|-------------------|----------------------------|----------------------------|--------------|
| MANAGER APT. | | | 1,545 SF | 1,545 SF |
| TOTAL | | | 1,545 SF | 1,545 SF |

COMMERCIAL:

| | GRND. FLR. | 2 ND FLR. | 3 rd FLR. | TOTAL |
|--------------|------------|----------------------|----------------------|-----------|
| MARKET | 18,669 SF | | | 18,669 SF |
| RETAIL | 4,553 SF | | | 4,553 SF |
| RESTAURANT | | 2,912 SF | | 2,912 SF |
| OFFICE | | 5,034 SF | | 5,034 SF |
| MINI-STORAGE | 2,760 SF | 8,655 SF | | 11,415 SF |
| MGR. OFFICE | | | 150 SF | 150 SF |
| STAIRS ETC. | 813 SF | 579 SF | 433 SF | 1,825 SF |
| TOTAL | 26,795 SF | 17,180 SF | 583 SF | 44,558 SF |

SITE COVERAGE:

| | AREA | % COVERAGE |
|------------------------------|------------|------------|
| -BUILDING | 27,629 SF | 21% |
| -DRIVEWAYS/PARKING | 59,262 SF | 44% |
| -LANDSCAPE/SIDEWALKS | 35,203 SF | 26% |
| -DRAINAGE CHANNEL/OPEN SPACE | 12,596 SF | 9% |
| TOTAL LOT AREA | 134,690 SF | 100% |

OUTDOOR AREA: PRIVATE RESIDENTIAL OUTDOOR AREA PER SBMC 28.21.081

| | |
|-----------|--------|
| -REQUIRED | 84 SF |
| -PROVIDED | 136 SF |

PARKING:

| | | | |
|-----------------------|---|----------------|--------------------------------|
| MARKET | 1 / 250 | 18,669 / 258 | = 74.68 |
| RETAIL | 1 / 250 | 4,553 / 250 | = 18.21 |
| RESTAURANT | 1 / 3 | 69 / 3 | = 23.00 |
| OFFICE | 1 / 250 | 5,034 / 250 | = 20.13 |
| MINI-STORAGE | 1 / 5,000 SF | 11,415 / 5,000 | = 2.29 |
| MGR OFFICE | 1 / 250 | 150 / 250 | = .60 |
| RESIDENTIAL | 2 spaces/2 bedrm (50% per SBMC28.50.100H) | | = 1.0 SPACES |
| PROVIDED | | | 140 SPACES req'd 140 SPACES |
| REQ'D BICYCLE PARKING | 1/7 | 140/7 | = 20 |
| PROVIDED | | | 20 |

Section 3.0 Environmental Considerations

Following a brief description of the existing setting, this section summarizes the environmental analyses that have been conducted to assess the potential impacts of the proposed project.

Existing Setting/Uses

Located in the Waterfront area there are a variety of commercial, industrial and recreational uses in the immediate vicinity of the project site and a residential condominium project is located

between Sites 1 and 2. Highway 101 and the Union Pacific Railroad exist to the north and south (respectively) of the project.

Site 1 is currently developed with a variety of commercial and industrial uses, primarily related to open storage, fabrication, contractor yards, moving, and automobile repair. All of the existing uses will be discontinued and the four (4) existing structures will be demolished. These structures are all located on APN 017-630-018 and total approximately 11,320 square feet. Additionally, two other structures were previously removed on Site 1 during the Garden Street Extension. These structures contained 6,320 square feet of existing commercial uses, as documented in the OPA.

As part of this project request, the applicants will seek Measure E credits for the removal of these commercial and industrial structures, as well as credits for the pre-existing structures already removed as part of the Garden Street extension.

Site 2 consists of two legal parcels and is currently developed with a small house (1,000 square feet/2-bdrm, 1-bath) and a cottage (500 square feet/1-bdrm, 1-bath). Both will be removed in conjunction with this project.

Site 3 is 3.04 acres and is currently utilized as open yard contractor supply services and storage. All existing uses and a temporary modular building will be removed in order to develop the project.

Environmental Analysis

Site 1 was the subject of a previous hotel, visitor-serving project application that received extensive City review but was withdrawn during its processing. The draft environmental document for this project, ENV97-0115, establishes baseline environmental data that is useful in the review of the current residential request on that site.

For the ***Paseo de la Playa*** project, several studies were submitted with the project's PRT and initial DART applications and these have since been updated, as necessary, to address project revisions and staff comments. Each key topical area is briefly summarized below. Please refer to the actual reports for a detailed discussion regarding approach, methodology and conclusions.

Archaeology

The project area is within four (4) resource sensitivity zones as defined in the City's Master Environmental Assessment (MEA). A Phase 1 survey covering a larger project site area but including Sites 1 and 3 of the Paseo de la Playa project was completed in 1998 during the processing of the proposed Cabrillo Plaza project and thus it was not necessary to repeat for this project.³ Because Site 2 was not part of the Cabrillo Plaza project, a Phase I survey for this site

³ Per communication with Ms. Jan Hubbell, February 13, 2006.

was necessary. Copies of both the 1998 and the 2006 reports are enclosed with our application materials (please refer to reports by Applied EarthWorks, Inc., dated July 29, 1998 and April 24, 2006).

Though Site 2 is located at the western edge of the former estuary "*El Estero*," background and archival research indicated that there are no recorded prehistoric archaeological sites in the project area.

To determine if the site might contain any historic cultural resources, field surveys were performed (Sites 1 and 3 in 1998 and Site 2 in 2006). There were no resources encountered during the surveys but ground surface visibility is very limited due to the extent of structures and pavement covering the sites. The archaeologists who performed the surveys conclude that due to the lack of ground surface visibility the field investigation is inconclusive with respect to the presence of cultural resources. This combined with the potential for subsurface cultural resources to exist at the site resulted in the following recommendations:

Site 1 & 3 Recommendations:

For pre-historic resources: Implement a Phase 1-a testing program prior to ground disturbance.

For historic resources: a Phase 2 study to be implemented prior to ground disturbance may be necessary if a pavilion associated with the historic fairgrounds in the proximity of the project area is determined to have historic significance.

Site 2: Recommendations:

Implement one of two alternative options:

- Option 1: Demolition and debris removal on the site, to be monitored by an archaeologist and Native American would be followed by an extended Phase 1 subsurface survey. Results of the extended Phase 1 study would be filed with the City and the Central Coast Information Center (CCIC).
- Option 2: Demolition, debris removal and earth-disturbance would be monitored by an archaeologist and Native American observer who, in the event that a potentially significant archaeological resource is uncovered, would take the required steps to ensure protection, evaluation, avoidance or recordation as required by CEQA and the City's MEA.

Prior to the commencement of demolition and/or earth disturbance activities on any of three project sites, the applicant will implement one of the alternative options recommended.

Biology

Site 1:

Biological resources on this site are limited to vegetation found within a man made drainage ditch along the eastern boundary of the site.

An updated report by SAIC, dated May 16, 2007 discusses the ditch in that it does not appear to have ever been part of a natural tributary drainage system and was likely excavated for the purpose of conveying local runoff from developed properties. The ditch was formerly part of a larger man-made drainage system, but construction of the Garden Street extension in 1997-98 isolated this portion of the ditch. The report concludes that although there could be some short-term, construction related impacts, the project as proposed with its bioswale and native plantings (including 225 SF of bulrush or other similar native perennial wetland vegetation) would result in an improvement and enhancement of the area and any impacts will be self-mitigating. The applicant proposes to implement all of SAIC's recommendations in their updated report for Site 1.

Site 3:

Because Laguna Channel runs along the eastern boundary of Site 3, a biological assessment was completed to evaluate vegetation resources and potential wetlands (please refer to an updated report by SAIC, dated May 16, 2007).

The SAIC report evaluates the on-site portion of Laguna Channel as well as the context upstream and downstream from the site. The onsite portion is not known or expected to support any sensitive plant or animal species, although south of Yanonali Street, Laguna Channel supports a breeding location for southwestern pond turtles and the Mission Creek lagoon (into which Laguna Channel flows) provides habitat for the tidewater goby and steelhead trout.

A 25-foot setback (calculated per SBMC 28.87.250) from the Laguna Channel is included in the project plans and the SAIC report concludes that construction would not directly or indirectly affect wetlands, riparian habitats, or aquatic resources associated with Laguna Channel. The project has been revised to include a system that includes vegetated swales for infiltration, biofiltration and limited detention in order to comply with the City's Storm Water Management Program. The proposed development will slightly increase runoff from the site; therefore, pre-development runoff levels will be maintained by providing adequate retention area in the proposed vegetated swales.

SAIC identifies other potential impacts to biological resources related to an increase in human and vehicle activity, noise, air quality and lighting but considers these to be minimal given that the site currently supports light industrial activity and is adjacent to high-use roads including Highway 101.

The project will implement a native plant restoration plan within the Laguna Channel 25-ft setback/buffer area. The enhancement plan will provide native plantings to enhance and improve the channel setback area which is currently devoid of vegetation. The revegetation plan will be finalized prior to grading permits being issued and will be directed by City-approved, qualified biologist. All of SAIC's recommendations are proposed to be implemented including erosion control measures, oil and gas separators, the landscape of the buffer above the channel bank, the use of locally collected native plant species, removal of non-native species and the minimization or elimination of use of fertilizers and herbicides/pesticides.

Noise

A study by Veneklasen Associates was completed to document the ambient noise environment at the three project sites and determine the necessary construction requirements that would ensure compliance with Title 24 and the City of Santa Barbara General Plan (please refer to their updated report dated February 2007 enclosed with our submittal materials).

The study concludes that with the implementation of appropriate construction details and standards specified in the report, the exterior and interior noise levels at habitable locations will comply with all State and local requirements.

The applicant is proposing to follow the recommendations contained in the Veneklasen report.

Traffic/Circulation/Parking/Public Transit

An updated *Phase I Traffic and Parking Assessment* dated January 24, 2007, was prepared by Associated Transportation Engineers, is enclosed with our application materials and is briefly summarized below. The updated report also responds to several requests made by City transportation staff (please refer to the enclosed study for details).

Traffic

In order to compare existing and proposed traffic trip generation data, ATE conducted traffic counts at the six driveways serving Sites 1 and 3 on two weekdays during peak A.M. and P.M. hours as well as on a summer Sunday during the afternoon peak period (1-4 P.M.).

The existing trip generation rates for the two residences on Site 2 was estimated using average weekday rates contained in Transportation Engineers' (ITE) Trip Generation report (7th Edition, 2003).

Existing data was then compared to projected trip generation rates for each of the proposed uses and analyzed to determine *Net Project-Added Traffic Volumes* and *Project-Added Intersection Peak Hour Trips*. The data presented in the study show that based on the City's "5-trip standard," the project would have the potential to generate impacts during the A.M. and P.M. peak hours.

ATE concludes that a more in-depth study of potential project impacts be completed as part of the project's environmental review process. As mentioned in Section 1.0 above, this analysis should also account for the pre-mitigation of traffic impacts accomplished when the Garden Street extension project was completed through the Specific Plan area in 1998.

Parking

ATE also studied the *Paseo de la Playa* proposed parking supply presenting the City's parking requirements per the zoning ordinance as well as the results of a parking demand analysis for each of the project components. ATE concludes that the parking supply proposed for each of the three project sites will accommodate the weekday and weekend parking demand.

Public Transit

The applicant's representatives met with Sherrie Fischer and David Damiano of the Metropolitan Transit District (MTD) to discuss how new bus/shuttle routes might be incorporated into this area upon completion of the project. No decisions or conclusions were reached, and it was agreed to restudy the topic later in the process.

Visual Impacts/Line of Site Study

In accordance with the requirements of SP-2 and staff instructions, a View Corridor and Line of Site Study was prepared to ensure that public views of the mountains from Cabrillo Blvd., the beach, and the intersection of Garden Street and Yanonali Streets are not negatively impacted (please refer to the exhibit prepared by MAC Design Associates dated April 2006). The study confirms that *Paseo de la Playa* will not result in obstructing mountain views from these public vantage points.

Section 4.0 Discretionary Approvals Requested

We have listed the discretionary approvals we are seeking below referencing each request by site:

Site 1

1. A Tentative Subdivision Map for a one-lot subdivision to subsequently create 91 residential condominium units (SBMC §27.07 and 27.13);
2. A Coastal Development Permit to allow the proposed development in the appealable jurisdiction of the City's Coastal Zone (SBMC §28.45.009);
3. Design Review by the HLC for alterations to real property located in the El Pueblo Viejo Landmark District (SBMC §22.22.130).
4. A Modification of the lot area requirements to allow 14 over-density units (bonus density) on a lot in the SP-2 Zone (SBMC §28.21.080);

5. An Amendment of the Cabrillo Plaza Specific Plan to reduce the required front yard setback along Yanonali Street and Garden Street to be reduced from 20-ft to 10-ft (SBMC §28.22.060) The Garden Street amendment is only necessary to allow two fountains in the setback area, all buildings meet the setback requirement;
6. An Amendment of the Cabrillo Plaza Specific Plan to reduce the required interior yard setback along the west property line to be reduced from 22.5-ft to 10-ft to the building face (with the exception of a covered stair that is proposed 5-ft from the property line (SBMC §28.22.060) ;
7. An Amendment of the Cabrillo Plaza Specific Plan to reduce the required interior yard setback along the south property line to be reduced from 22.5-ft to 19-ft (SBMC §28.22.060);
8. An Amendment of the Cabrillo Plaza Specific Plan regarding water conservation conditions to reflect current City policy.

Site 2

1. A Coastal Development Permit to allow the proposed development in the non-appealable jurisdiction of the City's Coastal Zone (SBMC §28.45.009);
2. Design Review by the ABR for multiple family residential development (SBMC §22.68.040).
3. Historic Landmarks Commission review and approval of the Phase 1 Archaeological Resources Report.
4. A Modification of the lot area requirements to allow 10 over-density units (bonus density) on a lot in the OC Zone (SBMC §28.21.080);
5. A Modification to allow less than the required number of parking spaces (SBMC §28.92.026).
6. A Modification of the open space requirement (§SBMC 28.21.081).

Site 3

1. A Coastal Development Permit to allow the proposed development in the appealable jurisdiction of the City's Coastal Zone (SBMC §28.45.009);
2. Development Plan approval for 44,558 square feet of non-residential development from the Cabrillo Plaza Specific Plan area (SBMC §28.87.300);
3. Design Review by the HLC (SBMC §22.22.100).
4. An Amendment of the Cabrillo Plaza Specific Plan to reduce the required front yard setback along Yanonali Street (SBMC §28.22.060);
5. An Amendment of the Cabrillo Plaza Specific Plan regarding water conservation conditions to reflect current City policy.

Section 5.0 Modifications and Specific Plan Amendment Requests

Addressed below are the requests for modifications to Lot Area for Site 1 and Lot Area, Setback, and Parking requirements on Site 2, followed by the requests to amend the sections of SP-2 regarding front yard and interior setbacks and water use for Sites 1 and 3.

Modifications:

Site 1: Lot Area/Bonus Density

The base density is 77 units (40 two-bedroom units, 25 three-bedroom units and 12 four-bedroom units) which requires a total lot area of 196,400 square feet. The project site is 196,892 square feet. In order to achieve a 91 unit project, a lot area modification is required to allow 14 density bonus residential units. The City Housing Element encourages the use of bonus density units as a means to provide affordable housing to a variety of income levels. The project can be found consistent with the Housing Element because it provides housing opportunities for a range of middle-income households.

Site 1 is subject to the development standards established by SP-2. For residential development, SP-2 refers to the development standards outlined in the R-3 Zone. The R-3 Zone allows for multiple-residential development which provides for variable density. Although the project proposes a residential density that exceeds variable density standards, the additional residential units will be market restricted to middle income households. Therefore, the proposed project can be found consistent with the Zoning Ordinance.

The project and the proposed lot area modification can also be found consistent with the intent of the Zoning Ordinance as evidenced by the primary finding that allows the Planning Commission to grant a lot area modification (SBMC§28.21.080.7) when the modification is necessary to construct a housing development which is affordable to very low-, low-, moderate – or middle income households.

Site 2: Lot Area/Bonus Density

The lot area required for eight (8) studio units and eight (8) one-bedroom units is 25,878 square feet. The project site is 10,278 square feet; therefore, the project requires a lot area modification to allow 10 density bonus residential units. The City Housing Element encourages the use of bonus density units as a means to provide affordable housing for low-income individuals, seniors, homeless, and other special needs households. Because the proposed project provides housing opportunities for low-income households, the project is consistent with the General Plan Housing Element.

The subject site is zoned OC, Ocean-Oriented Commerce Zone. Under allowed uses (SBMC §28.71.020. 5.b.), the code states, *Development projects comprised exclusively of units affordable to very low, low, or moderate income households (as evidenced by the recordation of*

long-term affordability covenants consistent with the City's Affordable Housing Policies and Procedures) shall be exempt from the above-stated mixed-use requirements for this zone. Therefore, the proposed project can be found consistent with the Zoning Ordinance.

The project and the proposed lot area modification can also be found consistent with the intent of the Zoning Ordinance as evidenced by the primary finding that allows the Planning Commission to grant a lot area modification (SBMC§28.21.080.7) when the modification is necessary to construct a housing development which is affordable to very low-, low-, moderate – or middle income households.

Site 2: Parking

The project proposes 12 covered parking spaces. The Zoning Ordinance requires 16 parking spaces (8 studios x 1space/unit + 8 one-bedroom units x 1 spaces/unit). The project intent is to target residents within a geographic boundary of employment of the project site; in addition, a lease condition will require continued employment in the defined area and a limitation on vehicle ownership/use. The HACSB has a record of success with this approach to parking supply and supports the number of spaces proposed (please refer to their letter dated July 6, 2007, *Attachment 1*).

The ATE parking analysis indicates that the weekday parking demand is 10 spaces; therefore, by supplying 12 parking spaces, the project meets the parking demand. The Zoning Ordinance states that the findings to support a parking modification can be made if the project demand is met (§28.92.110.A.1).

There are also several policies in the City's General Plan Housing Element that address flexible development standards relative to parking. The proposed parking modification would relieve the requirement to provide guest parking and the project would provide housing to residents that work in the immediate area reducing the demand for providing parking on the site.

When evaluating these modification requests, please consider the following City policies and strategies several of which specifically relate to Paseo de la Playa:

Policy 5.2

Implement changes to development standards to be more flexible for housing projects, especially rental or affordable housing projects, where appropriate.

Implementation Strategy 5.2.1:

Consider incremental changes to the Zoning Ordinance parking requirements such as:

- Allowing tandem parking
- Providing more flexibility for constrained sites (e.g., allowing for more than one maneuver, use of car stacking devices or other space saving measures).

- Eliminating guest parking requirements for housing in Downtown commercial area.
- Rounding down when calculating parking requirements.

Implementation Strategy 5.2.2:

Consistent with the Circulation Element Strategy 13.2.2 (b), consider amending the Zoning Ordinance to reduce parking requirements for properties near major transit corridors if it can be demonstrated that a negative impact will not occur.

Site 2: Open Yard

The project includes a request for relief from providing a common open space per SBMC §28.21.081. In order to comply with the common open space requirement, the common open yard area shall consist of at least fifteen percent (15%) of the total lot area and contain at least one area shall with a minimum dimension of twenty feet (20') in any direction. In addition, the common open space is required to be provided on the ground level. A modification of the open yard area is necessary in order to maximize the number of affordable rental housing units for low income households. The proposal includes two common outdoor areas on the second and third floors. The second floor common open deck is approximately 201 square feet. A common open deck is also provided on the third floor of approximately 354 square feet. In addition, the project site is in close proximity to a variety of public open spaces including Chase Palm Park, a multitude of beaches, and other nearby City Parks.

Specific Plan Amendments:

In the more than twenty years since the adoption of the Specific Plan in 1983, the City has made a number significant of changes in policies and standards which supersede some of the requirements contemplated for this property. Two areas of importance which merit updating and amendment to the Specific Plan are "Building Setbacks" and "Water Conservation". These are discussed in more detail below and proposed Specific Plan amendment language is provided in *Attachment 2*.

Site 1 and 3: Building Setbacks

Incorporating a new emphasis in the City's design criteria on livability and pedestrian compatibility, the City adopted the *City of Santa Barbara Urban Design Guidelines: City Grid*. These guidelines significantly changed the way the City considered the functional relationship between development and pedestrians, and compatibility with adjacent properties. Specifically, the guidelines direct new development to:

- Encourage pedestrian activity on the street through building design. Frequent building entrances, windows at pedestrian height, and outdoor activity spaces create a lively, pedestrian-friendly environment along public streets.
- Create visually unified street spaces by planning the orientation of buildings and building setbacks to enhance the character of the street.
- Consider the setbacks and scale of the existing neighborhood and adjacent buildings.
- Where appropriate and consistent with neighboring development, locate new buildings on the edge of the public right-of-way to define the sidewalk line.

When reviewing the proposed developments for Sites 1 and 3 along Yanonali Street, the Historic Landmarks Commission could foresee the future pedestrian orientation of the Yanonali corridor and encouraged siting new structures closer to the pedestrian corridor, similar to adjacent properties. To that end, the amendments for building setbacks propose ten (10) feet along the Yanonali corridor for both Sites 1 and 3, consistent with those approved by the City for the existing condominium complex along the north side of the street. Additionally, an amendment for a ten (10) foot interior yard setback is proposed consistent with the commercial/industrial setbacks of the immediately adjacent properties. The existing twenty (20) foot setback is proposed to remain on Santa Barbara and Garden Street for all residential structures but there are two fountains located along the Garden Street frontage within the setback for which we are seeking a modification.

Site 1 and 3: Water Conservation

A Water Use Study has been prepared for Sites 1 and 3 to estimate water consumption on those sites to determine consistency with the Development Regulations set forth in SP-2. The study indicates that for Site 1, water consumption allocated under the Specific Plan is 12.49 acre-feet-per-year (AFY) and estimates that the proposed use will result in consuming 17.44 AFY thereby exceeding the allocation by 4.95 AFY. The allocation under the Specific Plan for Site 3 is 9.61 AFY and the estimated water use will be 9.28 AFY which is consistent with the Specific Plan (please refer to the Water Use Studies prepared by MAC Design Associates enclosed with our application materials and note that an updated study for Site 3 dated February 13, 2007 has been provided).

At the time the Specific was adopted (1983) the limitation on potable water use was based on an environmental threshold of significance then in use. This threshold was included in the Specific Plan requirements, which read, in part:

“Development of Parcels A, B, C and D shall be limited to a maximum water consumption of public potable water of 2.46 acre-feet per year per acre (2.46 AFY/Acre).

The Specific Plan also required a number of water conservation measures, including the use of low flush toilets, low water-using showerhead, low water-using and water recycling appliances in the kitchen and laundry and recycled water use for most landscaping (with the exception of specific areas on Site 1 that will use potable water as approved by the City’s Water Resources Manager in a letter dated February 6, 2007 that we have enclosed).

Later in 1994, based on the comprehensive review of the City’s water supply in the Long Term Water Supply Alternatives Analysis (LTWSSA), the City Council approved the Long Term Water Supply Program (LTWSP). The LTWSP outlines a strategy to use the various water sources to meet the projected demand of 17,900 AFY (including 1,500 AFY of demand projected to be met with conservation) plus a 10 percent safety margin for a total of 19,700 AFY and, as a result, established a new water impact threshold. The LTWSP included the build-out of the adopted Specific Plan.

With the adoption of the LTWSP, the existing Specific Plan restrictions are no longer valid. Specific Plan #1 (Park Plaza), which predated the Cabrillo Plaza Specific Plan and had similar conditions on potable water use, was amended by the City Council through resolution No. 03-076 removing such restrictions. The proposed language amending the “Water Conservation” conditions for Specific Plan #2 is modeled directly on that approved by the City Council for the Park Plaza Plan (please refer to *Attachment 2*).

Section 6.0 Project Justification

The proposed development is a significant improvement project for the City’s Waterfront area and has been in the making for a very long time. The project represents an unusual opportunity to provide a substantial number of residences in the coastal area, consistent with existing zone designations, the vision of community decision-makers, and the public at large.

In July, 1998 the Planning Commission and City Council took a walking tour of the project area to kick off the “HRC Zones Study.” At a later work session, the Council members and Commissioners were queried on possible future land uses for the area. In addition to other comments, they concluded that this area was an appropriate area for residential use and could become a vital neighborhood.

Additionally, both the Housing Element of the General Plan and the Downtown/ Waterfront Visioning Final Report promote increasing the supply of housing opportunities in the Waterfront area. The Visioning report also suggests that the Waterfront area could provide opportunities for affordable housing.

The ***Paseo de la Playa*** project meets these residential objectives and preserves the mixed-use intent of the Specific Plan while also designating 36 of its units as affordable units and offering both for-sale and rental opportunities (as well as a caretaker's unit on the commercial site). On Site 1 alone, ***Paseo de la Playa*** exceeds the City's current inclusionary housing requirement by providing 20 affordable units (22% of the total units instead of the 15% required).⁴

In addition to Site 1 of the project exceeding what is required by the City's inclusionary housing requirements, a 16-unit, 100% affordable rental component is proposed on Site 2. The number of affordable units designated on Sites 1 and 2 combined ***represents 33% of the total number of proposed residential units***. We are unaware of any other private development proposal in the City of Santa Barbara that has proposed this percentage of affordability across such a range of income levels in both for-sale and rental units.

Paseo de la Playa also meets other important community planning objectives and has the potential to make a positive and vibrant contribution to our community's Waterfront area. Consider the following key facts about the proposed project:

- Existing and unattractive industrial/open yard areas that flank an important gateway to the Waterfront area will be replaced with residential and commercial uses in beautifully designed buildings.
- The mixed-use proposal and pedestrian friendly design will reduce neighborhood and visitor traffic trips in the Waterfront area.
- The mixed-uses allowed by the Specific Plan and approved by the Coastal Commission provide a unique opportunity in the Coastal Zone to combine "visitor friendly" uses (i.e. a marketplace in the Waterfront area and an enhanced gateway to the beach) with a significant number of new residential units at a variety of affordability levels in a highly desirable location. The affordable units will give priority to people who live and work locally.
- Public views of the mountains from Cabrillo Blvd. and the beach will be preserved
- The project incorporates energy conservation measures (bio-swale, permeable paving and landscaping, flat roof areas designed for future solar installation, energy reduction techniques regarding lighting and ventilation, etc.) which meet or exceed the City of Santa Barbara's 'green' building objectives.
- With approval of the requested modifications and amendments, the project is consistent with the City's General Plan, the Zoning Ordinance, Local Coastal Plan and the Specific Plan that govern the project sites.

We anticipate continued interest in the processing and implementation of this project as it progresses through the City's development and design review process. In its conceptual phase,

⁴ Enclosed with our application materials is an *Inclusionary Housing Plan* that was prepared in accordance with SBMC 28.43.090.C providing details of the unit sizes, bedroom counts and affordability levels.

the project generally received constructive and favorable comments. We are enthusiastic to now present and process the project in its preliminary design phase having incorporated many of the suggestions received by staff, design review boards (HLC and ABR), decision-makers, and the public.

The excellent graphics and detailed information provided by the design team on the project plans, along with this project description and all required technical reports provide a complete DART submittal package that is responsive to the information requested in the project's PRT and DART letters.

The owners and project team are enthusiastic to be achieving this application milestone and we look forward to a collaborative application process with staff, the community and decision makers.

Sincerely,
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.



Trish Allen
Associate Planner



July 6, 2007

Steve Foley, Supervising Transportation Planner
City of Santa Barbara, Public Works Department
PO Box 1900
Santa Barbara, CA 93102-1900

RE: 222 SANTA BARBARA STREET DEVELOPMENT - PARKING MODIFICATION

Dear Mr. Foley,

The Housing Authority proposes to develop an affordable housing project at 222 Santa Barbara Street. The Housing Authority in consultation with other community leaders and design professionals has determined that "work force housing" would best serve the community needs at this particular location. The project intent is to target applicants within a geographic boundary of employment, such that they will not be dependent on a personal vehicle. The income target is yet to be determined, but the apartments will be "affordable" under Housing Authority and City definitions.

The current design concept is for 8 one-bedroom and 8 studio apartments with 12 parking spaces and room to store 16 bicycles. In order to accommodate the limited parking, a condition of the lease will be continued employment in the defined area and vehicle ownership/use limitation. The defined geographical boundary of employment will be the City's Waterfront bound by Loma Alta Drive (at Ledbetter Beach) on the west, Highway 101 on the north, Los Patos Way on the east and Cabrillo Boulevard and Stearn's Wharf on the south.

The work area boundaries and vehicle limitations are intended to promote alternate transportation, such as walking, bicycling, and public transportation and reduce traffic by having the worker's housing closer to their place of employment. The project site is four blocks from State Street, a five minute walk to a major transit corridor. Vehicle ownership will be limited through the terms contained in the lease. The Housing Authority has successfully limited tenant vehicle ownership via access to DMV records and on-site observations. Residents who choose to own cars and require a parking space on-site will be required to pay a parking fee resulting in higher monthly rent versus those who do not own vehicles.

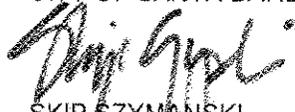
This concept of workforce housing with geographical boundaries and vehicle ownership/use limitations has been successfully implemented at the Housing Authority's "Casa de Las Fuentes" at 922 Castillo Street. Casa has 42 parking spaces for 42 units with the parking lot rarely more than half full with resident or guest vehicles. The parking at Casa had recently accommodated, without incident, off site parking for an average of 15 vehicles for the large construction project at the Housing Authority's "El Carrillo" project located adjacent to Casa.

It is with the implementation and experience of the vehicle limitation and reduced parking at Casa, that the Housing Authority confidently proposes this reduced parking. We seek the support of City staff in its review of this project to appreciate that workforce housing with geographical boundaries, reduced parking and vehicle limitation lease agreements will reduce traffic and promote alternative transportation. We feel that this project at this specific site can be a positive step we can all take in helping to address Santa Barbara's greatest socio-economic challenge, i.e. the provision of affordable workforce housing.

We appreciate the opportunity to present this project and to hopefully become a reality as another example of Santa Barbara's high quality affordable housing. Please contact me at 805-897-1062 if you have any questions or comments with regard to our requests.

Sincerely,

HOUSING AUTHORITY OF THE
CITY OF SANTA BARBARA



SKIP SZYMANSKI
Chief Operating Officer

cc: Suzanne Elledge
Stacey Wilson
Allison De Busk

Exhibit _____

Proposed Specific Plan Amendments
Specific Plan No.2
(Showing strike-outs and new additions in italics)

Visual and Aesthetics

1. Building Setbacks

- a. Front yard.—There shall be a front yard setback from the property/right-of-way line of not less than:
- (1) ~~The setbacks in the HRC-2 zone as indicated in the LCP Phase 3 Program.~~
 - 1) *Garden Street - Twenty (20) feet*
 - 2) *Yanonali Street - Ten (10) feet*
 - 3) *Santa Barbara Street - Ten (10) feet*
- b. Interior Yard. There shall be an interior yard setback from the property lines of no less than ten (10) feet. ~~or one-half (1/2) the height of the building, whichever is greater.~~
- c. Parking may encroach in the setback areas described in 1.a and b. above up to (10) feet from the property line.

Deleted: Twenty (20)

Public Service

1. Water Conservation

- a. Development of Parcels A, B, C, D shall be limited to a maximum combined water consumption of public potable water of 2.46 acre-feet per year per acre (2.46 AFY/acre). Data shall be provided by the developer to ensure compliance with this provision and based on water consumption standards approved by the Department of Public Works. The developer shall develop alternative strategies to offset the difference between 2.46 and 2.0 water demand by the project increasing the City's water supply (i.e. contribution to wastewater reclamation project). Such strategies shall be reviewed by the Water Commission and Planning Commission prior to the issuance of building permits.

Water conserving measures and *conservation* fixtures shall be incorporated in to the project, *where appropriate*, including but not limited to:

- 1) ~~Vacuum toilets, low flush toilets or equivalent~~
- 2) ~~Low flush urinals~~
- 3) ~~Flow restricted faucets and showerheads~~
- 4) ~~Foot control valves for lavatories in public restrooms or equivalent~~
- 5) ~~Food mulchers in dishwashers~~
- 6) ~~Knee bars to operate faucets in bar and restaurant kitchen sinks or equivalent~~
- 7) ~~Indigenous, drought tolerant and low water use vegetation in landscaping~~
- 8) ~~Automatic systems and drip irrigation for landscape watering, to be used during early morning or evening hours. Such water systems shall be shut off between the four of 9:00 a.m. to 5:00 p.m. in the summer season.~~

- 1) *1.5 gallon per flush toilets and urinals*
- 2) *One-half gallon per minute (0.5 gpm) flow faucets*
- 3) *Two gallon per minute (2.0 gpm) flow shower heads*
- 4) *State-of-the-art water-conserving dishwashers*
- 5) *Recycling of laundry water*

- b. Landscaping shall be drought tolerant vegetation. Irrigation systems for exterior landscaping shall be designed for ~~retrofitting for future~~ use of reclaimed water, *except in areas where salt leaching and other technical problems preclude use of reclaimed water.*
- c. Water sprinklers shut off between ~~9:00 a.m. and 5:00 p.m.~~ *8:00 a.m. and 6:00 p.m.* in the summer season.