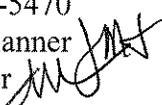


**PLANNING COMMISSION
STAFF REPORT**

REPORT DATE: April 3, 2008
AGENDA DATE: April 10, 2008
PROJECT ADDRESS: 601 E. Micheltorena Street (MST2003-00827)
 Santa Barbara Cottage Hospital Foundation Workforce Housing Project
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner
 Irma Unzueta, Project Planner 

I. SUBJECT

The project applicant for the Santa Barbara Cottage Hospital Foundation Workforce Housing Project has submitted a request for a substantial conformance determination (Exhibit A). The purpose of this hearing is for members of the Planning Commission and the public to provide input to the Community Development Director regarding the director's determination of substantial conformance for proposed revisions to the Santa Barbara Cottage Hospital Foundation Workforce Housing Project. This hearing relates exclusively to the proposed changes to the site plan layout, project statistics and architecture associated with the project, which result from refinement of the project by the City's design review process.

II. BACKGROUND

In September 2006, the Planning Commission approved the land use permits and actions necessary for the subject project, including the certification of the Final EIR, approval of two tentative subdivision maps for the re-subdivision of the 7.39-acre project site and the creation of one lot for the purpose of developing 115 residential units. Also approved were modifications related to lot area, separation between buildings and yard setbacks. In addition, the Planning Commission forwarded a recommendation to the City Council that it approve the rezone to allow the C-O/R-2 zone line to follow the proposed property lines.

On September 29, 2006, the project was appealed by James Westby on behalf of the Lower Riviera Neighbors, the Bungalow Haven Neighborhood Association and the Upper East Association. The appeal asserted that the Final EIR failed to adequately evaluate historic resources, traffic and health risk issues associated with the project and that the Planning Commission ignored the environmentally superior alternative for an adaptive reuse project option. On November 21, 2006, the City Council considered the appeal and voted to deny the appeal and uphold the decision of the Planning Commission, including the certification of the EIR and approval of the rezone.

In 2007, the applicant informally discussed with Staff conceptual refinements intended to improve the proposed residential development on the 5.94-acre parcel. The applicant emphasized that the project would continue to provide the same number of residential units, including the 81 affordable units

approved with the original project. As well, the same number of bedrooms would also remain as part of the revised project. One of the improvements discussed was the incorporation of a "woonerf" on the project site. A woonerf is a Dutch term referring to a street where pedestrians and cyclists have priority over motorists. The applicant believes that such an element would improve the residential street design of the project and provide a shared space for pedestrians, cyclists and automobiles, therefore promoting traffic calming and safety. The applicant also indicated that there would be other revisions that would result in a better design and configuration of the project site. Prior to making a determination that such changes were substantially in conformance with the 2006 approval, Staff directed the applicant to work with the Architectural Board of Review (ABR) to further refine the design and then provide information detailing all proposed revisions.

Preliminary information associated with the proposed changes and refinements to the project, resulting from the design review process, was provided to Staff, which identified the more substantial revisions to be:

- inclusion of the "woonerf" to provide a better street design;
- improvements to the Micheltorena Street frontage;
- rearrangement of the proposed buildings to provide additional open space and eliminate the need for numerous modifications; and
- reconnection of the upper and lower portions of the project site.

In Staff's opinion, these changes appeared to be beneficial fine-tuning of the project, and could be considered in substantial conformance with the approved project.

In addition, during the process of comparing the approved project with the proposed revised project, the applicant team realized that there were discrepancies in the original site statistics approved by the Planning Commission and City Council in 2006. The original statistics do not accurately reflect what the approved plans illustrated. As a result, the original project statistics have been recalculated to provide a more accurate account of what was actually reflected on the approved project plans. These recalculated figures are referred to as the reconciled project statistics. There was also a discrepancy in the landscaping number as it correlates to the building footprint and paved area that were miscalculated. The reconciled statistics have been delineated on a spreadsheet provided by the applicant.

In accordance with Planning Commission Resolution No. 039-06, the project was required to receive a courtesy review from the Historic Landmarks Commission. The HLC was charged with review of the project's architectural style and its compatibility with the neighborhood, as well as the design of the commemorative display area. On January 23, 2008, the HLC reviewed the project and provided comments to the ABR regarding neighborhood compatibility, architecture, landscaping, and the historical commemoration (Exhibit B). In summary, the HLC concluded that, although the site plan was well received, there was still concern about its compatibility with the Bungalow Haven neighborhood to the south. The HLC acknowledged that the design of the project was improved by the proposed changes. The Commission supported the organic mix of styles and found the Spanish Village scale more compatible with the neighborhood than the Craftsman style.

The HLC also expressed the desire that the project incorporate more drought-tolerant plant species, add more tree variety to the podium level trees, provide more landscape screening at the upper parking

lot and add canopy trees to the perimeter of the project site. Support was also expressed for the applicant's proposal to incorporate a variety of landscaping as though the neighborhood was built over time and the combining of units into groups in order to make more landscaping available. The HLC also stated that the historical commemoration should be in a more prominent location.

The revised project has been reviewed by the ABR on 13 separate occasions and was granted preliminary approval on January 28, 2008 (Exhibit C). The ABR stated that they have worked hard with the applicant and have achieved a residential project that will artistically blend into the City. Also, the Commissioners should note that the ABR preliminary approval has been appealed and is scheduled to be heard by the City Council on April 29, 2008.

In March 2008, the applicant submitted a letter, statistical information and materials, as well as plans, requesting a substantial conformance determination by the Community Development Director as allowed by the City's Planning Commission Guidelines. The Community Development Director is requesting input from the Planning Commission and the public before making his decision regarding the proposed revisions to the project.

III. SUBSTANTIAL CONFORMANCE PROVISIONS

As outlined by the adopted Planning Commission Guidelines, staff may request input from the Commission prior to making the substantial conformance determination. It is important to keep in mind that the purpose of this hearing is to provide advisory comments to the Community Development Director only in respect to the proposed project revisions and whether they can be considered to be in "substantial conformance" with the 2006 approved project. The merits of the original approval, including the conditions of approval, are not under consideration for revision as part of this discussion.

If a substantial conformance determination is made, then the applicant may submit the plans to the ABR for final design approval. If a substantial conformance determination is not made, the applicant may either make additional adjustments to the revised design necessary to achieve substantial conformance or submit an application for a revised project to the Planning Commission, following all the usual procedures now in effect. The Community Development Director's determination is not appealable.

IV. PROJECT REVISIONS

Reduced copies of the 2006 Council-approved and 2008 ABR-approved site plans are included as Exhibits A.1 and A.2, respectively, and changes are illustrated in Exhibit A.3. The approved and revised projects both include 115 residential units, 81 units to be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units to be sold at market rates. Additionally, the revised project would continue to contain the same number of bedrooms as the approved project. The applicant proposes the following changes to the project:

- A. The revised project would reduce the total number of structures on the project site from 49 buildings to 43 buildings.
- B. Six of the 23 distance-between-building modifications required for the original project would be eliminated. The distance for 13 of the 23 distance-between-building modifications required with the original project would be increased, therefore bringing these modifications

more in compliance with the Zoning Ordinance requirement. In addition, the distance for four of the 23 modifications would be decreased, bringing them less in compliance with the Zoning Ordinance requirement.

C. One of the six front yard setback modifications required for the original project would be eliminated. The remaining five front yard modifications would be brought more into conformance with the Zoning Ordinance requirement by the revised project.

D. The revised project would increase the approved net floor area for the residential units from 121,310 SF to 132,920 SF, an increase of 11,610 SF (a 9.6% increase). Using the reconciled net floor area for the residential units, there would be an increase of 5,113 SF, from 127,807 SF (reconciled statistics) to 132,920 SF, resulting in a 4.0% increase in floor area.

E. The approved garage/storage/mechanical floor area would be increased from 64,496 SF to 66,446 SF, an increase of 1,950 SF, therefore resulting in a 3.0% increase in floor area. Using the reconciled square footage for the garage/storage/mechanical floor area, there would be an increase of 1,302 SF from 65,144 SF (reconciled statistics) to 66,446 SF, resulting in a 2.0% increase in floor area.

F. The approved total open space for the project would increase from 101,215 SF to 114,259 SF, an increase of 13,044 SF. However, using the reconciled total open space square footage of 113,418 SF, the revised project would increase the total open space by 841 SF.

G. The approved building footprint square footage would increase from 80,771 SF to 81,373 SF, an increase of 602 SF. Using the reconciled building footprint square footage of 85,650 SF, the revised project would decrease the building footprint by 4,277 SF (a 5% decrease).

H. The approved paved areas would increase by 14,242 SF, from 85,334 SF to 99,576 SF, an increase of 17%. Using the reconciled square footage of 91,364 SF of paved areas, the revised project would increase paved areas by 8,212 SF, an increase of 8.9%.

I. The approved landscaping would be decreased by 14,844 SF (16%), from 92,641 SF to 77,797 SF. Using the reconciled landscaping square footage of 91,364 SF, the revised project would decrease the landscaping by 3,935 SF, a decrease of 4.8%.

J. The approved grading quantities would be reduced from 36,400 cubic yards to 26,600 cubic yards, a decrease of 9,800 cubic yards.

K. Aside from the changes listed above, the revised site plan would be modified in the following manner:

- A "woonerf" would be incorporated into the street design of the project site to promote a shared environment between the pedestrian, cyclist and motorist.
- An additional open space area would be created on the upper portion of the project site.
- The lower and upper portion of the project site would be reconnected by providing access stairs.
- The courtyard width would be increased from 14 feet to an average of 22 feet.

- Units would be reoriented toward the street to enhance street presence.
- One row of buildings would be eliminated on the upper level and units would be relocated to the lower level fronting the woonerf.
- One building fronting Micheltorena Street would be eliminated, the fire turnaround would be relocated, and the pedestrian entrance at the corner of Micheltorena and California Streets would be improved.
- The courtyard connection would be enhanced and enlarged, a new plaza space would be incorporated, and the separate parking garages below the courtyard would be connected to allow for improved vehicle circulation.

V. ISSUES

In staff's opinion, the revised project clearly includes changes that significantly improve the project, while remaining within the sphere of and consistent with the project approved by the Planning Commission, especially in the area of reducing the number of required modifications, reducing the number of buildings on the project site, increasing open space, improving street design with the "woonerf", and enhancing pedestrian circulation within the project site. The following discussion addresses potential issue areas associated with the substantial conformance request:

A. ERRORS IN ORIGINAL PROJECT STATISTICS

As previously discussed, calculation errors related to the approved project statistics have been acknowledged by the applicant (Exhibit A.4). However, staff believes that, even if the substantial conformance analysis is based solely on the approved project statistics, the project could still be found in substantial conformance to the originally approved project.

Most of the revisions related to square footage increases would not exceed 10%, which has been historically applied as a rule of thumb when assessing whether changes to a project could be found substantially conforming with an approved project. The revised project would result in several areas where the increases exceed 10%, especially when using the approved project statistics. Some of these increases result in project benefits, as noted below.

Patios/Site Stairs/Walks. With respect to the project statistics related to patios/site stairs/walks, the originally approved project calculated 13,013 SF. The revised project indicates that approximately 22,487 SF would be dedicated to such uses. This is an increase of approximately 9,474 SF or 73%. The applicant has explained that the original project statistic was inaccurate and the actual square footage should have been 18,141 SF, which would represent an increase of 4,346 SF or 24%. In addition, since the actual hardscape (i.e., patios, stairs and walks) for the project had not yet been developed through the ABR process to the level required for design review, this square footage was understated in the original approval. The revised project has been reviewed by the ABR and now reflects a more refined and precise project, which results in 22,487 SF of patios/stairs/walks.

It should also be noted that the site stairs and walkways, which make up approximately 16,298 SF, is also included in open space square footage, as defined by the Zoning Ordinance. Based

on this, it is Staff's opinion that the revised project is consistent with, and enhances the approved project.

Landscaping. The approved project reflected 92,641 SF of landscaping. The revised project statistics shows approximately 77,797 SF of landscaping, a decrease in landscaped area of 14,844 SF or 16%. The reconciled square footage for landscaping is 81,732 SF. Using the reconciled figure, there would be a decrease of 3,935 SF or 4.8% compared to the revised project. The discrepancy in the landscaping square footage correlates to the discrepancies in the building footprint and paved area statistics. Because the landscaping square footage was derived by subtracting the building footprint and paved area square footage from the total site area, and because these numbers were incorrect, the landscaping figure was also not accurate. The decrease in landscaped area can also be attributed to the refined walkway plan and patios proposed in the revised project. It is also important to remember that the overall open space area (which includes landscaped areas) provided by the revised project is 114,259 SF, approximately 44% of the overall project site.

Building Statistics. The approved net floor area for the residential units is 121,310 SF, and the floor area for the revised project is 132,920 SF, an increase of approximately 11,610 SF or 9.6%. The applicant has indicated that the net floor area for the residential units was incorrectly reflected on the approved plans. The reconciled square footage is 127,807 SF and the revised floor area would be 132,920 SF, an increase in floor area of approximately 5,113 SF or 4.0%. In addition, the net floor area for the garages/storage/mechanical uses would also increase by 1,950 SF or 3.0% compared to the approved project, and 1,302 SF or 2.0% compared to the reconciled floor area.

The applicant's response to the ABR's direction that additional articulation be incorporated into the architecture of the proposed units resulted in square footage added to the overall floor area of the units. The applicant indicates that an average of 44 SF per unit was added as the project evolved through the design review process. A graphic of a typical triplex showing the original floor area discrepancy and the increase of square footage that resulted from the ABR review process was submitted by the applicant to illustrate the average increase in floor area (Exhibit A.7).

The building footprint for the approved project is 80,771 SF. The reconciled building footprint is 85,650 SF, an increase of 4,879 SF. However, the building footprint for the revised project is proposed to be 81,373 SF, an increase of 602 SF from the approved project, but a decrease of 4,277 SF from reconciled project statistics. Overall, the increase in building footprint between the approved project and the revised project is minimal. In addition, the building footprint would be decreased by 5.3% when comparing the reconciled footprint with the revised project.

Conclusion. Generally, evaluation of residential project impacts is based more on the layout and massing than the overall residential square footage. As a rule, the focus is typically on the number of units, individual unit sizes and massing, and not necessarily the square footage associated with the whole of the project. Therefore, the total square footage associated with residential buildings is less critical than project massing.

During review and consideration of the Workforce Housing Project, both the Planning Commission and the City Council considered the total number of dwellings and the average size for these units. It is Staff's opinion that the revised project is fully consistent with the previously approved project with respect to the number of units and unit sizes, as well as the site layout. In addition, while the project statistics were summarized incorrectly on the approved plans, the massing of the project was accurately shown; therefore, the revised project is not expected to have an effect on aesthetic concerns.

As discussed, the applicant has recalculated the approved project statistics and found that the building footprint square footage is 85,650 SF. With the proposed removal of six buildings, the footprint will decrease by approximately 4,277 SF. Additionally, the 5,113 SF increase in floor area for the units (Exhibit A.8) can be mostly attributed to the design review process, which has enhanced the architecture and design of the revised project. Landscaped areas will be reduced, but the overall open space will be increased and, as stated previously, 44% of the project site will remain in open space.

Further, the project includes many design elements that can be considered improvements to the original project. Seven of the required modifications will be eliminated with the revised plans and many of original modifications would become more in compliance with the Zoning Ordinance (Exhibit A.5). Overall grading will be reduced (Exhibit A.6) and larger and improved courtyard connections will be provided. Pedestrian entrances and circulation through the project site have been enhanced and connectivity between the lower and upper portion of the project site is proposed, which was supported by the Planning Commission in its discussion of the project. Therefore, it is Staff's opinion that the revised project is substantially conforming to the original project.

B. POTENTIAL ENVIRONMENTAL ISSUES

The Environmental Analyst has prepared an Addendum to the previously Certified Final EIR for the Santa Barbara Cottage Hospital Foundation Workforce Housing Project (SCH#2004061105) in accordance with CEQA Guidelines, Section 15164, to accurately reflect the revised project changes. A copy of the Addendum is attached as Exhibit D for your reference. The Addendum is being provided to the Planning Commission for informational purposes. No action related to environmental review is required by the Planning Commission. In addition, a copy of the Certified Final EIR is available for public review at 630 Garden Street.

VI. INITIAL STAFF FINDINGS AND NEXT STEPS

As submitted, staff is inclined to recommend that the Community Development Director conclude that the revised Santa Barbara Cottage Hospital Foundation Workforce Housing Project meets the criteria for a substantial conformance determination. The revised project resulting from the completion of the ABR design review process would not result in a substantially different project than was approved by the Planning Commission and City Council in 2006.

After receiving comments from staff and the Planning Commission, the Community Development Director will make a determination about whether the revised project is in substantial conformance with the approved project. If the project is in substantial conformance, the applicant may proceed to

the ABR for Final design and architectural approvals and, ultimately, building permits. If the revised project is not in substantial conformance, the applicant would have the option to further revise the project to resolve outstanding issues.

Exhibits:

- A. Applicants Letter
 - A.1 City Council-approved Site Plan
 - A.2 Architectural Board or Review Preliminary Approved Site Plan
 - A.3 Key Map and Figures 1-6, Illustrating Site Changes
 - A.4 Reconciled Project Statistics
 - A.5 Modifications Analysis
 - A.6 Penfield & Smith Grading Analysis
 - A.7 Typical Triplex Configuration
 - A.8 Net Square Footage Analysis
- B. Historic Landmarks Commission Minutes
- C. Architectural Board of Review Minutes
- D. Addendum to Certified Final Impact Report (without Attachment 1 – refer to Exhibit A)



CEARNAL ANDRULAITIS LLP
ARCHITECTURE & INTERIOR DESIGN

RECEIVED
MAR 20 2008

**CITY OF SANTA BARBARA
PLANNING DIVISION**

March 4, 2008

Jan Hubbell
City of Santa Barbara
Planning Department
630 Garden Street
Santa Barbara, CA 93101

Re: Cottage Workforce Housing Project (MST#2003-00827)

Dear Jan,

We are pleased to submit the Cottage Workforce Housing Project, which received Preliminary Approval from ABR on January 28, 2008, for a Substantial Conformity Determination by the Community Development Director.

Through the course of 7 months of ABR Preliminary Review, which included our collaboration with local architects and a total of fourteen meetings, we have significantly refined and improved the site plan and the aesthetics of the architecture. We believe these refinements are clearly consistent with and conform to the originally approved project and reflect the Design Review process at work. Collectively, these refinements have vastly improved the City Council approved development plan.

The following is a list summarizing the refinements we have made.

- Eliminated seven of the thirty-two modifications originally granted and reduced the modified distance requested for a majority of the remaining modifications.
- Increased the distance between a majority of the units to allow for larger courtyards and public open space.
- Reduced the number of buildings and the overall building footprint.
- Created more open space with an additional park at the upper site and far exceeded the outdoor living space requirements.
- Reconnected the upper and lower areas of the site.
- Enhanced the street presence of the project by reorienting units towards the street and creating more covered entry porches.
- Strengthened the pedestrian experience throughout the site with additional connectivity and accessibility.
- Refined the architecture to be more compatible with the neighborhood.

Specifically, we have illustrated seven site revisions that contribute to the refinements listed.

1. Eliminated one row of buildings on lower site.
2. Reduced the number of buildings facing Micheltorena.
3. Simplified Unit B.
4. Enhanced & enlarged courtyard connection.
5. Additional pedestrian access at California Street.
6. New park on upper site and eliminated one building at the northern property line.

During this Design Review process we discovered discrepancies in the original site statistics provided to the Planning Commission and the City Council. Specifically, we discovered that the net floor area of the dwellings was off by 6,497 sq. ft., the total building footprint was off by 4,879 sq. ft., and the paved areas were off by 6,030 sq. ft. Therefore, we did a thorough reconciliation of the original site statistics. One of the larger discrepancies between the original site statistics and our reconciled analysis is in the landscaping. The reason for this is explained by two of the discrepancies above; the building footprint and the paved areas. Because the landscaping number is derived by subtracting the building footprint and paved areas from the total site area, the building footprint and paved area miscalculation exactly accounts for the landscaping error. The good news is that the original open space number was under calculated by over 12,000 sq. ft. These errors in our original site statistics are obviously regrettable and unfortunate and we apologize for them. However, all we can do at this point is disclose these errors and provide you with precise and accurate current information.

As the plans evolved through the ABR process and we responded to the Board's request for additional articulation in the architecture, the net floor area increased 5,113 sq. ft. from the reconciled amount. This increase in square footage, when spread across the 115 units, amounts to an average of 44 sq. ft. per unit, or only 22 sq. ft. per floor per unit. We have provided a floor area comparison illustration showing the original floor area discrepancy and the increase resulting from ABR Review for a typical triplex unit.

The current ABR Preliminary Approved site plan shows the landscaping reduced from the reconciled number. This reduction is easily explained by the design refinement of the site walkways and patios that reduced the landscaping or planting areas. This was inevitable since the hardscape design at the time of the original approval was not developed to the level required for ABR Preliminary Approval.

We have enclosed a spreadsheet of the project statistics that compares not only the original site statistics, but also the reconciled statistics to the current ABR Preliminary Approved statistics. The spreadsheet also provides additional statistics that were not shown originally to help clarify the

Jan Hubbell
March 4, 2008
Re: Cottage Workforce Housing
Page 3

revisions that have occurred. We have also enclosed a letter from Penfield & Smith summarizing the revised grading numbers based on the current ABR Preliminary Approved plan, an analysis of the modifications granted on the project showing the eliminations and reductions, and a unit-by-unit floor area breakdown that identifies the floor plan changes to each and every unit.

We believe you will conclude that the collective input from ABR along with our design effort over the last seven months has resulted in a much-improved project from the original approval that will be a benefit to the future residents and surrounding neighborhood. Ultimately, we have endeavored, through this long and arduous process, to make the Cottage Workforce Housing project the best it can be. It is that simple. We are proud of the design work that we have done in collaboration with the ABR and believe that the process has been well served by the changes that have occurred.

Thank you for your consideration of our request.

Respectfully,

A handwritten signature in black ink, appearing to read 'B. Cearnal', with a stylized flourish at the end.

Brian Cearnal, AIA
Partner
Cearnal Andrulaitis LLP

encl.: City Council Approved Site Plan
ABR Preliminary Approved Site Plan
Key Maps & Figure 1-6 Illustrations
Project Statistics
Modifications Analysis
Penfield & Smith Letter
Floor Area Breakdown/Typical Triplex
'Net Square Foot Analysis

cc.: Ron Biscaro
Tom Thomson
Doug Fell
Ken Marshall



Key Map Legend

X = Figure 'X'

City Council Approved Site Plan (11.21.06)

Scale: 1"=60'

EXHIBIT A.3



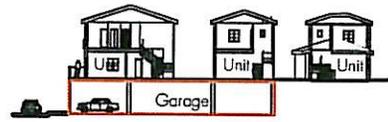
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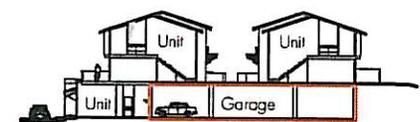
ABR Preliminary Approved Site Plan (1.28.08)

Scale: 1"=60'

FIGURE 1 UPPER LEVEL



Section 1
Scale: 1" = 40 ft



Section 1
Scale: 1" = 40 ft

Eliminated one row of buildings at the upper level by relocating 6 units to the lower level fronting the "woonerf"* (see Section). Moving these units to the lower level eliminates the large blank wall of the parking garage from facing the "woonerf", and provides flexibility for other site revisions. Increased open space and courtyard width (from 14' to an average of 22'). Incorporated stairs providing access to upper level. Eliminated 4 modifications (1.5, 1.7, 1.8, 1.9) to allow a reduction in the required 15' distance between buildings.



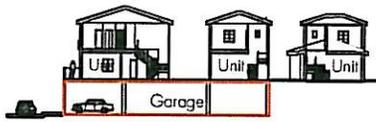
City Council Approved Site Plan (11.21.06)
Scale: 1" = 40 ft



ABR Preliminary Approved Site Plan (1.28.08)
Scale: 1" = 40 ft

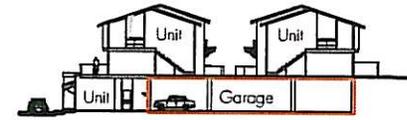
* A woonerf is a Dutch term referring to a street where pedestrians and cyclists have priority over motorists.

FIGURE 1 LOWER LEVEL



Section 1

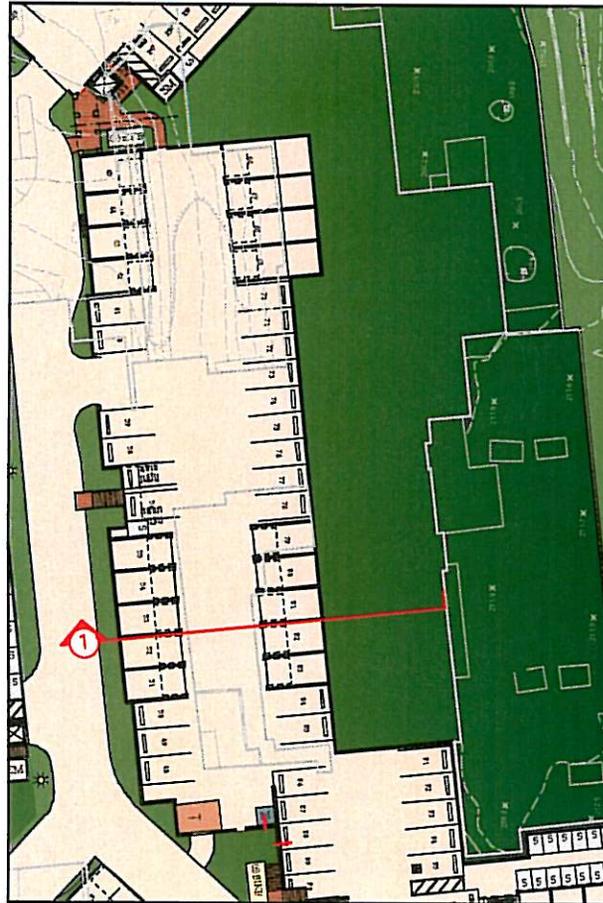
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Section 1

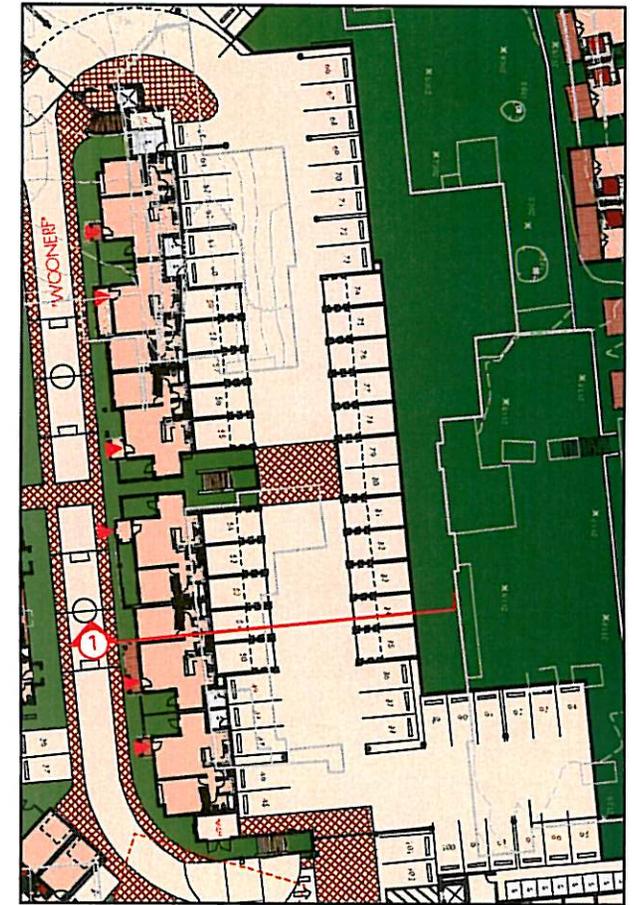
Scale: 1" = 40 ft

Eliminated one row of buildings at the upper level by relocating 6 units to the lower level fronting the "woonerf" (see Section). Moving these units to the lower level eliminates the large blank wall of the parking garage from facing the "woonerf", and provides flexibility for other site revisions.



City Council Approved Site Plan (11.21.06)

Scale: 1" = 40 ft



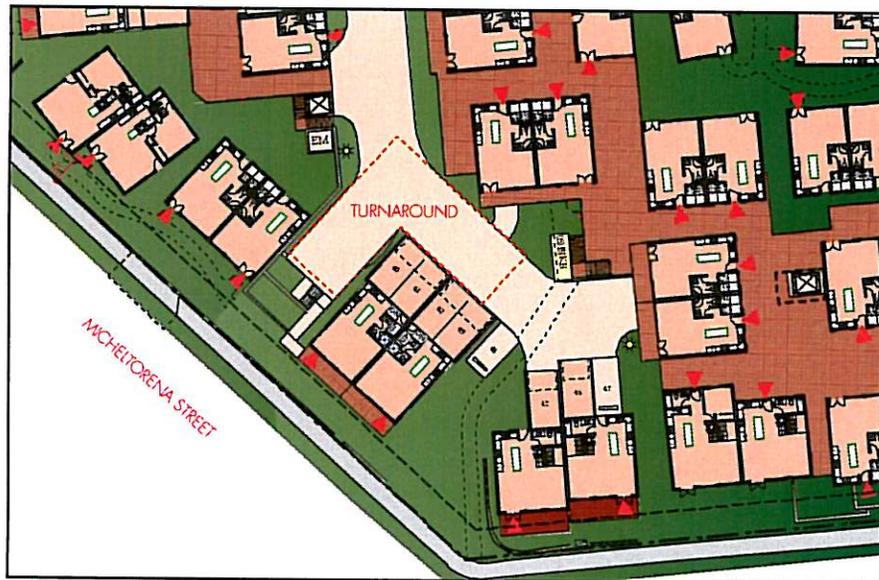
ABR Preliminary Approved Site Plan (1.28.08)

Scale: 1" = 40 ft

* A woonerf is a Dutch term referring to a street where pedestrians and cyclists have priority over motorists.

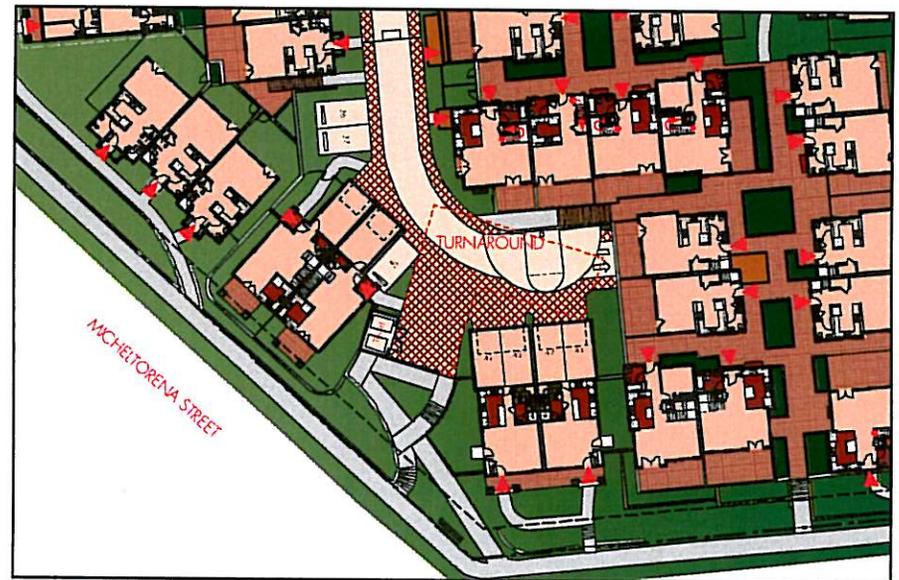
FIGURE 2

Removed one building from the Micheltorena Street frontage.
Relocated the fire turnaround and enhanced the pedestrian entrance at the Micheltorena/California street corner.



City Council Approved Site Plan (11.21.06)

Scale: 1" = 40 ft

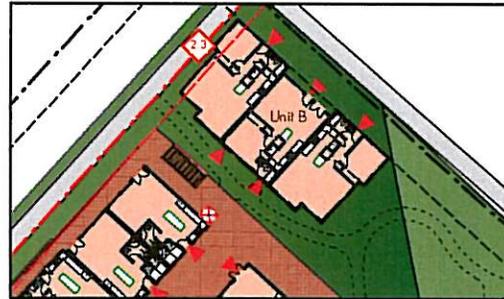


ABR Preliminary Approved Site Plan (1.28.08)

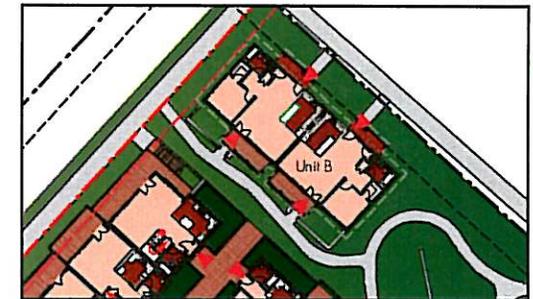
Scale: 1" = 40 ft

FIGURE 3

Reduced and simplified unit B (from 5 to 4 one bedroom units). Eliminated 1 modification (2.3) to allow structures to encroach into the required front yard setback.



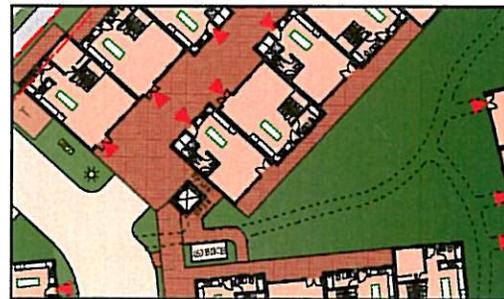
City Council Approved Site Plan (11.21.06)
Scale: 1" = 40 ft



ABR Preliminary Approved Site Plan (1.28.08)
Scale: 1" = 40 ft

FIGURE 4

Enhanced & enlarged courtyard connection. Incorporated a new plaza space. Connected the previously separate parking garages below to allow vehicular circulation to occur within the parking structure and reduce traffic on the "woonerf".*



City Council Approved Site Plan (11.21.06)
Scale: 1" = 40 ft



ABR Preliminary Approved Site Plan (1.28.08)
Scale: 1" = 40 ft

FIGURE 5

Opened up the courtyard access (from 7' to 19') and provided a direct connection to the sidewalk.



City Council Approved Site Plan (11.21.06)
Scale: 1" = 40 ft



ABR Preliminary Approved Site Plan (1.28.08)
Scale: 1" = 40 ft

FIGURE 6

Eliminated two buildings (2 less units). Created a new park for the upper neighborhood. Eliminated 1 modification (1.23) to allow a reduction in the required 15' distance between buildings.

Eliminated one building by creating a triplex building type (for better architectural massing and articulation). Reoriented entrances to the south side to enhance and engage the "woonerf"**, and create private backyards.



City Council Approved Site Plan (11.21.06)

Scale: 1" = 40 ft



ABR Preliminary Approved Site Plan (1.28.08)

Scale: 1" = 40 ft

* A woonerf is a Dutch term referring to a street where pedestrians and cyclists have priority over motorists.

COTTAGE WORKFORCE HOUSING PROJECT STATISTICS

3/4/08

(ITEMS ITALICIZED IN YELLOW REPRESENT ADDITIONAL SITE STATISTICS PROVIDED THAT WERE NOT SHOWN IN THE ORIGINAL SITE STATISTICS ON THE PLANS)

	A	B	C	D	E
	CITY COUNCIL APPROVED (11.21.2006)	CITY COUNCIL ² APPROVED (RECONCILED)	ABR PRELIM APPROVED (01.28.2008)	DIFFERENCE (C-A)	DIFFERENCE (C-B)
BUILDING STATISTICS					
1) NET FLOOR AREA	SF	SF	SF	SF	SF
2) DWELLINGS	121,310	127,807	132,920	11,610	5,113
3) GARAGES/STORAGE/MECHANICAL	64,496	65,144	66,446	1,950	1,302
4) <i>ATTACHED GARAGES</i>		13,575	11,298		(2,277)
5) <i>SUBTERRANEAN GARAGE/</i>					
6) <i>STORAGE/MECHANICAL</i>		51,569	55,148		3,579
7) <i>SUBTOTAL</i>		65,144	66,446		1,302
8) UNIT BEDROOM COUNT					
9) ONE BEDROOM	10	10	10	0	0
10) TWO BEDROOM	67	67	67	0	0
11) THREE BEDROOM	38	38	38	0	0
12) <i>BUILDING TYPES</i>					
13) <i>SINGLE</i>		1	0		(1)
14) <i>DUPLEX</i>		38	25		(13)
15) <i>TRIPLEX</i>		6	12		6
16) <i>MULTI-PLEX (4 UNITS)</i>		1	2		1
17) <i>MULTI-PLEX (5 UNITS)</i>		2	3		1
18) <i>MULTI-PLEX (6 UNITS)</i>		1	1		0
19) <i>NUMBER OF BUILDINGS</i>		49	43		(6)
OPEN SPACE					
20) REQUIRED OUTDOOR LIVING SPACE:	SF	SF	SF	SF	SF
21) REQUIRED (258,746 SF X .15) (COMMON OPEN YARD AREA)	38,812	38,812	38,812	0	0
23) TOTAL OPEN SPACE	101,215	113,418 ³	114,259 ³	13,044	841
SITE COVERAGE STATISTICS					
24) BUILDING FOOTPRINT	80,771	85,650	81,373	602	(4,277)
25) PAVED AREAS					
26) ROADS/DECKS	55,014	56,316	59,225	4,211	2,909
27) <i>ROADS</i>		40,300	39,061		(1,239)
28) <i>DECKS (PODIUM)</i>		16,016	20,164		4,148
29) <i>SUBTOTAL</i>		56,316	59,225		2,909
30) PARKING (SURFACE)	17,307	16,907	17,864	557	957
31) PATIOS/SITE STAIRS/WALKS	13,013	18,141	22,487	9,474	4,346
32) <i>COVERED PATIOS</i>		2,471	6,189		3,718
33) <i>SITE STAIRS</i>		1,297	1,515		218
34) <i>WALKS</i>		14,373	14,783		410
35) <i>SUBTOTAL</i>		18,141	22,487		4,346
36) TOTAL PAVED AREAS	85,334	91,364	99,576	14,242	8,212
37) LANDSCAPING	92,641	81,732	77,797	(14,844)	(3,935)
38) TOTAL SITE AREA	258,746 (5.94 ACRES)	258,746 (5.94 ACRES)	258,746 (5.94 ACRES)		

1. PER SITE STATISTICS SHOWN ON PLANS APPROVED BY THE CITY COUNCIL ON NOVEMBER 21, 2006
 2. PRECISE RECALCULATION OF ACTUAL AREA REFLECTED ON CITY COUNCIL APPROVED SITE PLAN
 3. TOTAL OF LANDSCAPE + WALKS + SITE STAIRS + DECKS (PODIUM)

COTTAGE WORKFORCE HOUSING MODIFICATIONS

3/4/08

DISTANCE BETWEEN BUILDINGS

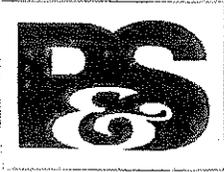
MOD #	REQUIRED	CITY COUNCIL APPROVED (11.21.2006)	ABR PRELIM APPROVED (01.28.2008)	DIFFERENCE
1.1	15'-0"	5'-0"	8'-4"	3'-4"
1.2	15'-0"	6'-0"	10'-0"	4'-0"
1.3	15'-0"	11'-0"	9'-0"	(2'-0")
1.4	15'-0"	11'-0"	ELIMINATED	
1.5	15'-0"	10'-0"	ELIMINATED	
1.6	15'-0"	12'-2"	10'-7"	(1'-7")
1.7	15'-0"	8'-0"	ELIMINATED	
1.8	15'-0"	8'-2"	ELIMINATED	
1.9	15'-0"	10'-1"	ELIMINATED	
1.10	15'-0"	6'-5"	8'-7"	2'-2"
1.11	15'-0"	8'-2"	8'-11"	9 INCHES
1.12	15'-0"	9'-0"	8'-6"	(6 INCHES)
1.13	15'-0"	7'-0"	11'-9"	4'-9"
1.14	15'-0"	9'-5"	13'-2"	3'-9"
1.15	15'-0"	9'-1"	12'-11"	2'-7"
1.16	15'-0"	13'-5"	9'-7"	(3'-10")
1.17	15'-0"	9'-5"	11'-2"	1'-9"
1.18	15'-0"	6'-3"	6'-4"	1 INCH
1.19	15'-0"	6'-8"	10'-8"	4'-0"
1.20	15'-0"	8'-2"	11'-2"	3'-0"
1.21	15'-0"	6'-0"	7'-5"	1'-5"
1.22	15'-0"	6'-7"	8'-5"	1'-10"
1.23	15'-0"	8'-3"	ELIMINATED	

FRONT YARD SETBACK

MOD #	REQUIRED	CITY COUNCIL APPROVED (11.21.2006)	ABR PRELIM APPROVED (01.28.2008)	DIFFERENCE
2.1	10'-0"	1'-1"	7'-2"	6'-1"
2.2	10'-0"	1'-8"	4'-2"	2'-6"
2.3	10'-0"	2'-6"	ELIMINATED	
2.4	10'-0"	7'-2"	8'-6"	1'-4"
2.5	10'-0"	5'-7"	7'-11"	2'-4"
2.6	10'-0"	6'-7"	8'-3"	1'-8"

INTERIOR YARD SETBACK

MOD #	REQUIRED	CITY COUNCIL APPROVED (11.21.2006)	ABR PRELIM APPROVED (01.28.2008)	DIFFERENCE
3.1	10'-0"	10'-1"	10'-3"	2 INCHES
3.2	10'-0"	10'-0"	10'-0"	SAME
3.3	10'-0"	10'-1"	10'-1"	SAME



Penfield & Smith

111 East Victoria Street
Santa Barbara, CA 93101

tel 805-963-9532
fax 805-966-9801

www.penfieldsmith.com

Santa Barbara
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Santa Maria
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Civil Engineering

Land Surveying

Land Use Planning

Construction
Management & Inspection

Traffic & Transportation
Engineering

Transportation Planning

W.O. 15623.02

March 19, 2008

Mr. Brian Cearnal, AIA
Cearnal Andrulaitis, LLP
521 ½ State Street
Santa Barbara, Ca. 93101

**Subject: Cottage Workforce Housing
Earthwork Analysis**

RECEIVED
MAR 20 2008

CITY OF SANTA BARBARA
PLANNING DIVISION

Dear Brian:

Penfield & Smith has re-evaluated the grading and earthwork for the Cottage Workforce Housing project located at the Saint Francis Hospital site in Santa Barbara, California.

The earthwork analysis was based on the following information:

1. An aerial topographic survey supplemented with field surveyed spot elevations;
2. Architectural and structural plans of the Hospital including the Surgery Wing Addition dated January 26, 1984; and
3. Cearnal Andrulaitis' site and grading plan dated January 28, 2008.

Autodesk AutoCAD Civil 3D® software was utilized for the earthwork analysis. The contours and spot elevations from the topographic survey were used to create a 3-dimensional surface or digital terrain model. Where existing buildings are to be demolished the model surface reflects the bottom of the building's foundation based on the dimensions and elevations from the record architectural drawings.

A 3-dimensional surface was also created for the proposed Workforce Housing development. The proposed grading surface reflects the finished grade of the earth to be constructed which consists of subgrade elevations for pavements and building pad elevations.

The software computes the volume between the two surfaces yielding the earthwork quantity for the project.

The Cearnal Andrulaitis site and grading plan dated January 28th approximately balanced the raw earthwork cut and fill quantities. To account for soil volume losses from clearing and grubbing operations, "shrinkage" from removal and re-compaction of soil, boulders and cobbles, and other factors, Penfield & Smith lowered the

Mr. Brian Cearnal, AIA
March 20, 2008
Page 2

proposed grades, north of the east-west retaining wall dividing the site, by one-foot to yield the following earthwork quantities.

Excavation	=	14,500 cubic yards
Fill	=	12,100 cubic yards
Estimated Losses	=	2,400 cubic yards

Based on the available information and this analysis, Penfield & Smith estimates that earthwork construction, per grading plans prepared by Penfield & Smith, will balance on-site. This estimate factors in the removal and re-compaction of soils, the volume attributed to underground utility trenching and refinements to the grading plan to be made during final engineering.

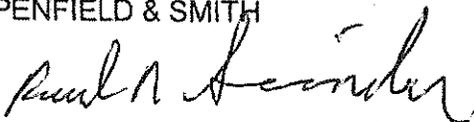
Two exhibits are included with this letter. Exhibit 'A' is the topographic map of the existing site and illustrates the existing condition 3-dimensional surface used in the analysis. Exhibit 'B' is a contour map of the proposed development grading and illustrates the proposed 3-dimensional surface used in the analysis.

This earthwork analysis differs from the analysis prepared in 2004. The existing condition surface has been modified to correct how portions of some structures were modeled; namely, some of the basements or lower levels of structures were not properly accounted for in the 2004 models. Not accounting for the lower levels resulted in the overall earthwork quantities being overstated by approximately 9,800 cubic yards. The areas that were not accounted for in the 2004 analysis are delineated on Exhibit 'A'.

If you have questions or require additional information, please contact me at 805-963-9532, extension 113.

Sincerely,

PENFIELD & SMITH



David W. Rundle, P.E. *FOR*
Principal Engineer
RCE C48,540

Attachments: Exhibit 'A' Existing Condition Survey
Exhibit 'B' Proposed Condition Contour Map

W:\Work\15623\02\Earthwork\EW_Analysis_20080319.doc



LEGEND

LINETYPES

- EXISTING INTERMEDIATE CONTOURS
- EXISTING ROUGH CONTOURS
- PROPOSED INTERMEDIATE CONTOURS
- PROPOSED ROUGH CONTOURS
- PROPERTY LINE

ABBREVIATIONS

- RF=188.2 - ROOM GRADE BELOW FINISH FLOOR
- GF=188.8 - ROOM GRADE BELOW DAMAGE FLOOR

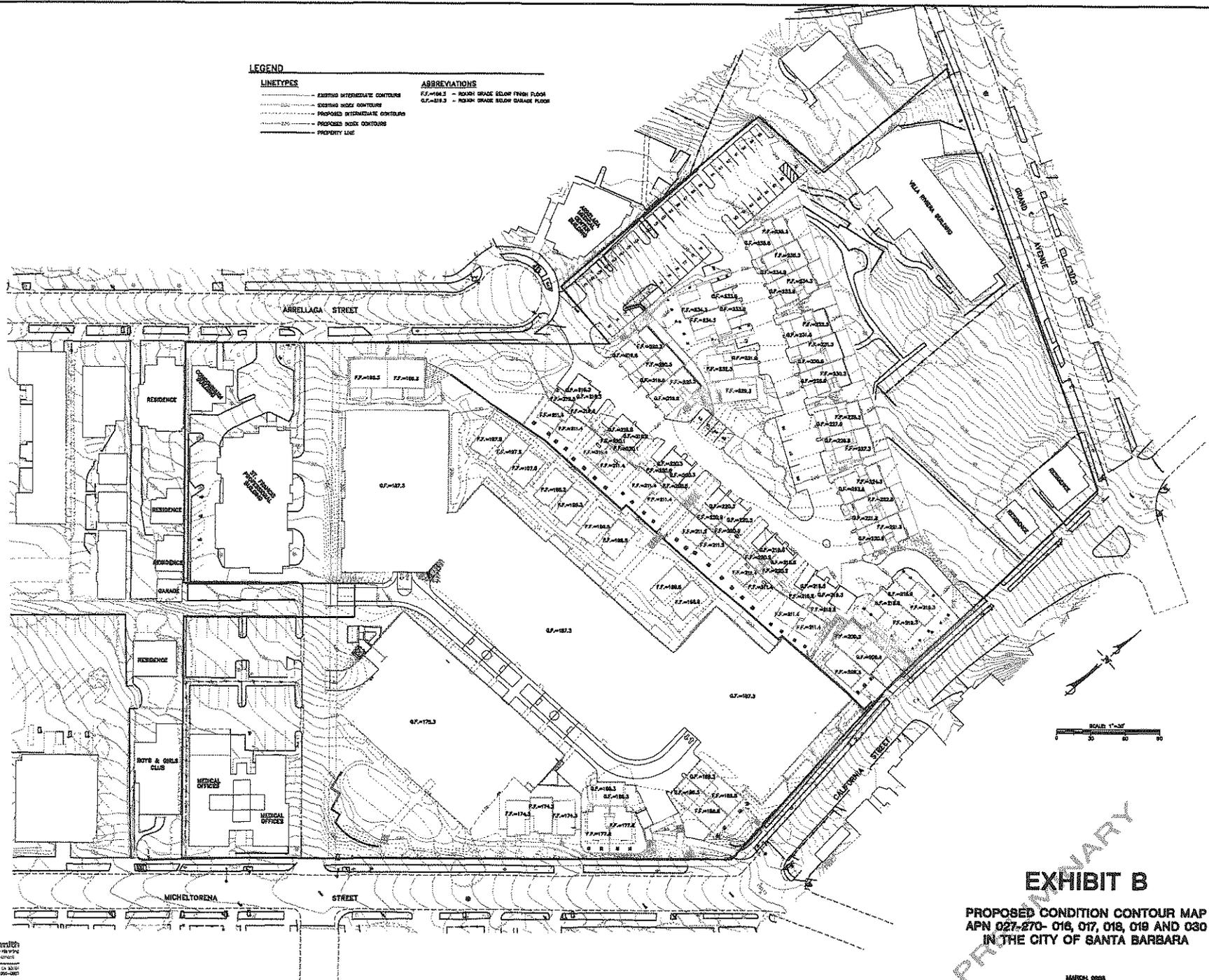


EXHIBIT B

PROPOSED CONDITION CONTOUR MAP
 APN 027-270-018, 017, 016, 019 AND 030
 IN THE CITY OF SANTA BARBARA

Prentiss & Gordon
 CIVIL ENGINEERS
 111 East Adams Street, Santa Barbara, CA 93101
 Phone: (805) 965-4000 Fax: (805) 965-0800

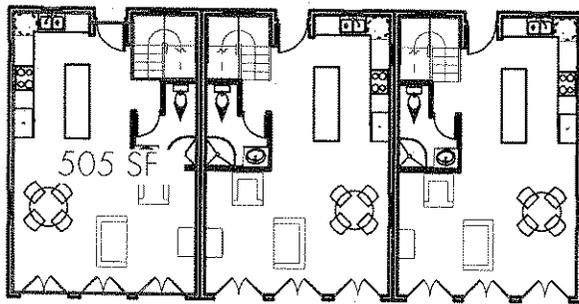
MARCH 2005

TMS

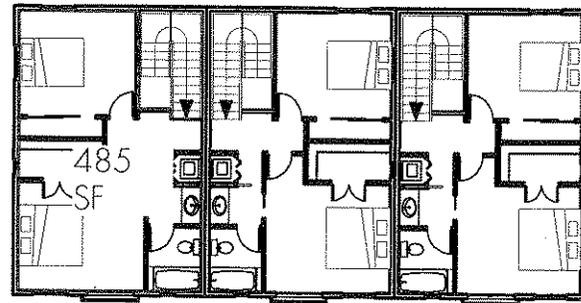
Floor Area Comparison / Typical Triplex

City Council Approved (11.21.2006)

3/4/08



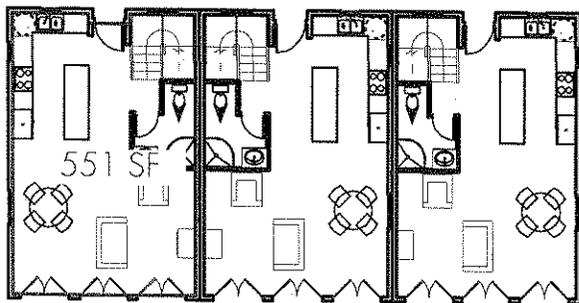
1st Floor Plan



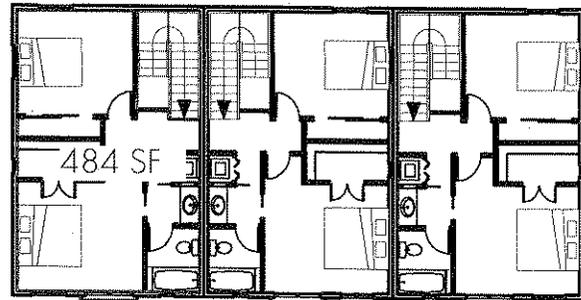
2nd Floor Plan

990 SF

City Council Approved (Reconciled)



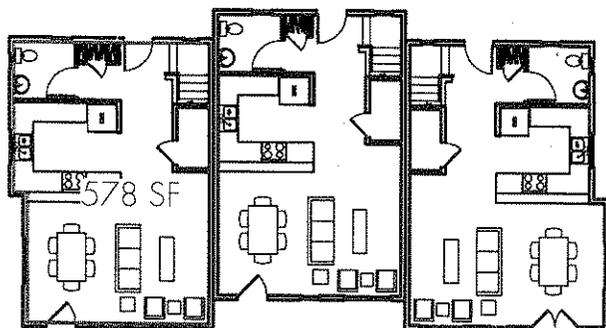
1st Floor Plan



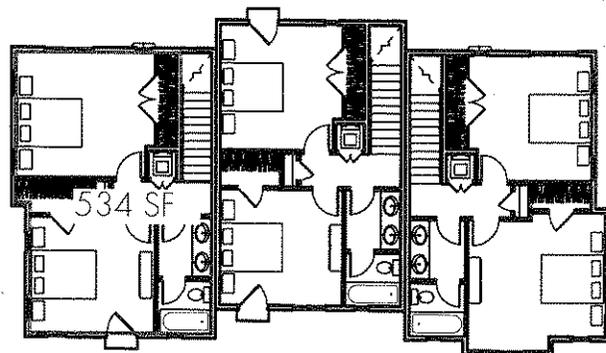
2nd Floor Plan

1,035 SF

ABR Prelim Approval (01.28.2008)



1st Floor Plan



2nd Floor Plan

1,112 SF

Scale: 1"=20'

COTTAGE WORKFORCE HOUSING NET FLOOR AREA BREAKDOWN

UNIT NUMBER	LEVEL	APPROVED UNIT TYPE	CITY COUNCIL APPROVED (11.21.2006)	CITY COUNCIL APPROVED (RECONCILED)	DIFFERENCE (B-A)	PROPOSED UNIT TYPE	ABR PRELIM APPROVED (01.28.2008)	DIFFERENCE (D-B)
1	First Floor		510	555	45		555	0
	Second Floor	O2	775	768	(7)	O3	827	59
	Subtotal		1,285	1,323	38		1,382	59
2	First Floor		510	555	45		555	0
	Second Floor	O2	775	768	(7)	O3	827	59
	Subtotal		1,285	1,323	38		1,382	59
3	First Floor		510	555	45		555	0
	Second Floor	O1	775	768	(7)	O2	827	59
	Subtotal		1,285	1,323	38		1,382	59
4	First Floor		555	555	0		555	0
	Second Floor	O1	768	768	0	O2	827	59
	Subtotal		1,323	1,323	0		1,382	59
5	First Floor		510	555	45		555	0
	Second Floor	O2	775	768	(7)	O1	827	59
	Subtotal		1,285	1,323	38		1,382	59
6	First Floor		510	555	45		555	0
	Second Floor	O2	775	768	(7)	O1	827	59
	Subtotal		1,285	1,323	38		1,382	59
7	First Floor		655	655	0		555	(100)
	Second Floor	A	0	0	0	F2	530	530
	Subtotal		655	655	0		1,085	430
8	First Floor		655	655	0		573	(82)
	Second Floor	A	0	0	0	F2	529	529
	Subtotal		655	655	0		1,102	447
9	First Floor		505	551	46		584	33
	Second Floor	I	485	484	(1)	F2	548	64
	Subtotal		990	1,035	45		1,132	97
10	Garage		0	0	0		230	230
	First Floor		505	551	46		527	(24)
	Second Floor	I	485	484	(1)	H2	483	(1)
	Third Floor		0	0	0		0	0
	Subtotal		990	1,035	45		1,010	(25)
11	Garage		390	391	1		230	(161)
	First Floor		510	555	45		527	(28)
	Second Floor	P	830	825	(5)	H2	483	(342)
			0	0	0		0	0
	Subtotal		1,340	1,380	40		1,010	(370)
12	Garage		390	391	1		400	9
	First Floor	P	510	555	45	P	555	0
	Second Floor		830	825	(5)		761	(64)
	Subtotal		1,340	1,380	40		1,316	(64)
13	Garage		250	249	(1)		400	151
	First Floor	N	585	638	53	P	555	(83)
	Second Floor		675	673	(2)		761	88
	Subtotal		1,260	1,311	51		1,316	5

14	First Floor		585	638	53		555	(83)
	Second Floor	N	675	673	(2)	F2	530	(143)
	Subtotal		1,260	1,311	51		1,085	(226)
15	First Floor		505	551	46		573	22
	Second Floor	F1	485	484	(1)	F2	529	45
	Subtotal		990	1,035	45		1,102	67
16	First Floor		505	551	46		584	33
	Second Floor	F1	485	484	(1)	F2	548	64
	Subtotal		990	1,035	45		1,132	97
17	First Floor		505	551	46		584	33
	Second Floor	F1	485	484	(1)	D2	548	64
	Subtotal		990	1,035	45		1,132	97
18	First Floor		505	551	46		596	45
	Second Floor	F1	485	484	(1)	D2	552	68
	Subtotal		990	1,035	45		1,148	113
19	First Floor		505	551	46		555	4
	Second Floor	F1	485	484	(1)	F2	530	46
	Subtotal		990	1,035	45		1,085	50
20	First Floor		505	551	46		573	22
	Second Floor	F1	485	484	(1)	F2	529	45
	Subtotal		990	1,035	45		1,102	67
21	First Floor		505	551	46		584	33
	Second Floor	I	485	484	(1)	F2	548	64
	Subtotal		990	1,035	45		1,132	97
22	First Floor		505	551	46		578	27
	Second Floor	I	485	484	(1)	RSS	534	50
	Subtotal		990	1,035	45		1,112	77
23	First Floor		700	758	58		611	(147)
	Second Floor	U	700	363	(337)	RSS	586	223
	Subtotal		1,400	1,121	(279)		1,197	76
24	First Floor		570	620	50		555	(65)
	Second Floor	U	570	562	(8)	RSS	511	(51)
	Subtotal		1,140	1,182	42		1,066	(116)
25	First Floor		505	551	46		615	64
	Second Floor	U	485	484	(1)	RSS	570	86
	Subtotal		990	1,035	45		1,185	150
26	First Floor		570	620	50		555	(65)
	Second Floor	U	570	562	(8)	RSS	511	(51)
	Subtotal		1,140	1,182	42		1,066	(116)
27	First Floor		505	551	46		639	88
	Second Floor	U	485	484	(1)	RSS	597	113
	Subtotal		990	1,035	45		1,235	200
28	First Floor		505	551	46		750	199
	Second Floor	U	485	484	(1)	RS1	403	(81)
	Subtotal		990	1,035	45		1,152	117
29	First Floor		700	758	58		611	(147)
	Second Floor	T	700	363	(337)	RS1	586	223
	Subtotal		1,400	1,121	(279)		1,197	76
30	First Floor		570	620	50		555	(65)
	Second Floor	T	570	562	(8)	RS1	511	(52)
	Subtotal		1,140	1,182	42		1,066	(116)

31	First Floor		505	551	46		639	88
	Second Floor	T	485	484	(1)	RS1	597	113
	Subtotal		990	1,035	45		1,235	200
32	First Floor		570	620	50		805	185
	Second Floor	T	570	562	(8)	B	0	(562)
	Subtotal		1,140	1,182	42		805	(377)
33	First Floor		505	551	46		805	254
	Second Floor	T	485	484	(1)	B	0	(484)
	Subtotal		990	1,035	45		805	(230)
34	First Floor		715	715	0		805	90
	Second Floor	B	0	0	0	B	0	0
	Subtotal		715	715	0		805	90
35	First Floor		655	655	0		805	150
	Second Floor	B	0	0	0	B	0	0
	Subtotal		655	655	0		805	150
36	First Floor		715	715	0		555	(160)
	Second Floor	B	0	0	0	F2	530	530
	Subtotal		715	715	0		1,085	370
37	First Floor		810	808	(2)		573	(235)
	Second Floor	B	0	0	0	F2	529	529
	Subtotal		810	808	(2)		1,102	294
38	First Floor		810	808	(2)		584	(224)
	Second Floor	B	0	0	0	F2	548	548
	Subtotal		810	808	(2)		1,132	324
39	First Floor		505	551	46		639	88
	Second Floor	I	485	484	(1)	S2	597	113
	Subtotal		990	1,035	45		1,235	200
40	First Floor		505	551	46		555	4
	Second Floor	I	485	484	(1)	S2	511	27
	Subtotal		990	1,035	45		1,066	31
41	First Floor		570	620	50		574	(46)
	Second Floor	Q	570	562	(8)	F1	542	(20)
	Subtotal		1,140	1,182	42		1,117	(65)
42	First Floor		505	551	46		555	4
	Second Floor	Q	485	484	(1)	F1	511	27
	Subtotal		990	1,035	45		1,066	31
43	First Floor		570	620	50		578	(42)
	Second Floor	Q	570	562	(8)	F1	534	(28)
	Subtotal		1,140	1,182	42		1,112	(70)
44	First Floor		700	758	58		595	(163)
	Second Floor	Q	700	363	(337)	D3	550	187
	Subtotal		1,400	1,121	(279)		1,145	24
45	First Floor		505	551	46		555	4
	Second Floor	I	485	484	(1)	D3	530	46
	Subtotal		990	1,035	45		1,085	50
46	First Floor		505	551	46		578	27
	Second Floor	I	485	484	(1)	F1	534	50
	Subtotal		990	1,035	45		1,112	77
47	First Floor		505	551	46		555	4
	Second Floor	F2	485	484	(1)	F1	511	27
	Subtotal		990	1,035	45		1,066	31

48	First Floor		505	551	46		574	23
	Second Floor	F2	485	484	(1)	F1	542	58
	Subtotal		990	1,035	45		1,117	82
49	First Floor		505	551	46		578	27
	Second Floor	F2	485	484	(1)	F1	534	50
	Subtotal		990	1,035	45		1,112	77
50	First Floor		505	555	50		555	0
	Second Floor	D	481	481	0	F1	511	30
	Subtotal		986	1,036	50		1,066	30
51	First Floor		505	555	50		574	19
	Second Floor	D	481	481	0	F1	542	61
	Subtotal		986	1,036	50		1,117	81
52	First Floor		505	555	50		584	29
	Second Floor	C	481	481	0	D2	548	67
	Subtotal		986	1,036	50		1,132	96
53	First Floor		655	655	0		596	(59)
	Second Floor	C	0	0	0	D2	552	552
	Subtotal		655	655	0		1,148	493
54	First Floor		505	551	46		574	23
	Second Floor	G	485	484	(1)	F1	542	58
	Subtotal		990	1,035	45		1,117	82
55	First Floor		505	551	46		555	4
	Second Floor	G	485	484	(1)	F1	511	27
	Subtotal		990	1,035	45		1,066	31
56	First Floor		505	551	46		578	27
	Second Floor	G	485	484	(1)	F1	534	50
	Subtotal		990	1,035	45		1,112	77
57	First Floor		505	551	46		574	23
	Second Floor	F1	485	484	(1)	F1	542	58
	Subtotal		990	1,035	45		1,117	82
58	First Floor		505	551	46		555	4
	Second Floor	F1	485	484	(1)	F1	511	27
	Subtotal		990	1,035	45		1,066	31
59	First Floor		505	551	46		578	27
	Second Floor	F1	485	484	(1)	F1	534	50
	Subtotal		990	1,035	45		1,112	77
60	First Floor		505	555	50		555	0
	Second Floor	D	485	481	(4)	D3	530	49
	Subtotal		990	1,036	46		1,085	49
61	First Floor		505	555	50		595	40
	Second Floor	D	485	481	(4)	D3	550	69
	Subtotal		990	1,036	46		1,145	109
62	First Floor		655	655	0		639	(16)
	Second Floor	C	0	0	0	RS2	596	596
	Subtotal		655	655	0		1,235	580
63	First Floor		505	555	50		555	0
	Second Floor	C	485	481	(4)	RS2	511	30
	Subtotal		990	1,036	46		1,066	30
64	First Floor		505	555	50		611	56
	Second Floor	G	485	484	(1)	RS2	586	102
	Subtotal		990	1,039	49		1,197	158

65	First Floor		505	555	50		750	195
	Second Floor	G	485	484	(1)	RS2	403	(81)
	Subtotal		990	1,039	49		1,152	113
66	First Floor		505	555	50		578	23
	Second Floor	G	485	484	(1)	D1	534	50
	Subtotal		990	1,039	49		1,112	73
67	First Floor		505	551	46		574	23
	Second Floor	I	485	484	(1)	D1	542	58
	Subtotal		990	1,035	45		1,117	82
68	First Floor		505	551	46		574	23
	Second Floor	I	485	484	(1)	D1	542	58
	Subtotal		990	1,035	45		1,117	82
69	First Floor		505	551	46		578	27
	Second Floor	I	485	484	(1)	D1	534	50
	Subtotal		990	1,035	45		1,112	77
70	First Floor		505	551	46		574	23
	Second Floor	I	485	484	(1)	D1	542	58
	Subtotal		990	1,035	45		1,117	82
71	First Floor		505	551	46		578	27
	Second Floor	I	485	484	(1)	D1	534	50
	Subtotal		990	1,035	45		1,112	77
72	First Floor		505	551	46		750	199
	Second Floor	I	485	484	(1)	R	403	(81)
	Subtotal		990	1,035	45		1,152	117
73	First Floor		505	551	46		639	88
	Second Floor	I	485	484	(1)	R	597	113
	Subtotal		990	1,035	45		1,235	200
74	First Floor		505	551	46		639	88
	Second Floor	I	485	484	(1)	S1	597	113
	Subtotal		990	1,035	45		1,235	200
75	First Floor		505	551	46		555	4
	Second Floor	I	485	484	(1)	S1	511	27
	Subtotal		990	1,035	45		1,066	31
76	First Floor		505	551	46		758	207
	Second Floor	I	485	484	(1)	A	0	(484)
	Subtotal		990	1,035	45		758	(277)
77	First Floor		635	758	123		750	(8)
	Second Floor	R	615	363	(252)	A	0	(363)
	Subtotal		1,250	1,121	(129)		750	(371)
78	First Floor		570	620	50		750	130
	Second Floor	R	570	562	(8)	A	0	(562)
	Subtotal		1,140	1,182	42		750	(432)
79	First Floor		505	551	46		722	171
	Second Floor	S	485	484	(1)	A	0	(484)
	Subtotal		990	1,035	45		722	(313)
80	First Floor		570	620	50		780	160
	Second Floor	S	570	562	(8)	A	0	(562)
	Subtotal		1,140	1,182	42		780	(402)
81	Garage		210	210	0		0	(210)
	First Floor		505	555	50		758	203
	Second Floor	H1	485	487	2	A	0	(487)
Subtotal		990	1,042	52		758	(284)	

82	Garage		210	210	0		253	43
	First Floor	H1	505	555	50		527	(28)
	Second Floor		485	487	2		484	(3)
	Subtotal		990	1,042	52		1,010	(32)
83	Garage		210	210	0		230	20
	First Floor	H2	505	555	50		527	(28)
	Second Floor		485	487	2		484	(3)
	Subtotal		990	1,042	52		1,010	(32)
84	Garage		210	210	0		250	40
	First Floor	H2	505	555	50		527	(29)
	Second Floor		485	487	2		483	(4)
	Third Floor		0	0	0		378	378
	Subtotal		990	1,042	52		1,388	346
85	Garage		210	210	0		250	40
	First Floor	H1	505	555	50		527	(29)
	Second Floor		485	487	2		483	(4)
	Third Floor		0	0	0		378	378
	Subtotal		990	1,042	52		1,388	346
86	Garage		210	210	0		230	20
	First Floor	H1	505	555	50		527	(28)
	Second Floor		485	487	2		483	(4)
	Subtotal		990	1,042	52		1,010	(32)
87	Garage		210	210	0		230	20
	First Floor	H1	505	555	50		527	(28)
	Second Floor		485	487	2		483	(4)
	Subtotal		990	1,042	52		1,010	(32)
88	Garage		210	210	0		230	20
	First Floor	H1	505	555	50		527	(28)
	Second Floor		485	487	2		484	(3)
	Subtotal		990	1,042	52		1,010	(32)
89	Garage		210	210	0		253	43
	First Floor	H2	505	555	50		527	(28)
	Second Floor		485	487	2		484	(3)
	Subtotal		990	1,042	52		1,010	(32)
90	Garage		210	210	0		250	40
	First Floor	H2	505	555	50		527	(29)
	Second Floor		485	487	2		483	(4)
	Third Floor		0	0	0		378	378
	Subtotal		990	1,042	52		1,010	(33)
91	Garage		210	210	0		250	40
	First Floor	H1	505	555	50		527	(29)
	Second Floor		485	487	2		483	(4)
	Third Floor		0	0	0		378	378
	Subtotal		990	1,042	52		1,388	346
92	Garage		210	210	0		230	20
	First Floor	H1	505	555	50		527	(28)
	Second Floor		485	487	2		483	(4)
	Third Floor		0	0	0		0	0
	Subtotal		990	1,042	52		1,010	(32)

93	Garage		320	320	0		230	(90)
	First Floor	J	505	551	46	H2	527	(24)
	Second Floor		485	484	(1)		483	(1)
	Subtotal		990	1,035	45		1,010	(25)
94	Garage		285	270	(15)		248	(22)
	First Floor	J	0	92	92	J2	593	501
	Second Floor		765	767	2		533	(234)
	Subtotal		765	859	94		1,126	267
95	Garage		250	249	(1)		248	(1)
	First Floor	M	585	638	53	J2	494	(144)
	Second Floor		675	673	(2)		760	87
	Subtotal		1,260	1,311	51		1,254	(57)
96	Garage		250	249	(1)		240	(9)
	First Floor	M	585	638	53	M2	624	(14)
	Second Floor		675	673	(2)		688	15
	Subtotal		1,260	1,311	51		1,313	2
97	Garage		620	512	(108)		240	(272)
	First Floor	K2	700	849	149	M2	624	(225)
	Second Floor		630	628	(2)		688	60
	Subtotal		1,330	1,477	147		1,313	(164)
98	Garage		620	512	(108)		462	(50)
	First Floor	K2	700	849	149	K2	178	(671)
	Second Floor		630	628	(2)		743	115
	Third Floor		0	0	0		632	632
Subtotal		1,330	1,477	147		1,553	76	
99	Garage		512	512	0		289	(223)
	First Floor	L	912	912	0	K2	236	(676)
	Second Floor		406	406	0		701	295
	Third Floor		0	0	0		335	335
Subtotal		1,318	1,318	0		1,272	(46)	
100	Garage		512	512	0		462	(50)
	First Floor	L	912	912	0	K2	178	(734)
	Second Floor		406	406	0		732	326
	Third Floor		0	0	0		627	627
Subtotal		1,318	1,318	0		1,537	219	
101	Garage		620	512	(108)		248	(264)
	First Floor	K1	700	849	149	J1	593	(256)
	Second Floor		575	575	0		533	(42)
	Subtotal		1,275	1,424	149		1,126	(298)
102	Garage		620	512	(108)		248	(264)
	First Floor	K1	700	849	149	J1	494	(355)
	Second Floor		575	575	0		760	185
	Subtotal		1,275	1,424	149		1,254	(170)
103	Garage		620	512	(108)		240	(272)
	First Floor	K2	700	849	149	M1	624	(225)
	Second Floor		630	628	(2)		688	60
	Subtotal		1,330	1,477	147		1,313	(164)
104	Garage		620	512	(108)		240	(272)
	First Floor	K2	700	849	149	M1	624	(225)
	Second Floor		630	628	(2)		688	60
	Subtotal		1,330	1,477	147		1,313	(164)

105	Garage		620	512	(108)		462	(50)
	First Floor		0	154	154		178	24
	Second Floor	K1	700	695	(5)	K1	741	46
	Third Floor		575	575	0		632	57
	Subtotal		1,275	1,424	149		1,551	127
106	Garage		620	512	(108)		289	(223)
	First Floor		0	154	154		238	84
	Second Floor	K1	700	695	(5)	K1	696	1
	Third Floor		575	575	0		335	(240)
	Subtotal		1,275	1,424	149		1,269	(155)
107	Garage		620	512	(108)		462	(50)
	First Floor		0	154	154		178	24
	Second Floor	K2	700	695	(5)	K1	741	46
	Third Floor		630	628	(2)		632	4
	Subtotal		1,330	1,477	147		1,551	74
108	Garage		620	512	(108)		462	(50)
	First Floor		0	154	154		178	24
	Second Floor	K2	700	695	(5)	K2	743	48
	Third Floor		630	628	(2)		632	4
	Subtotal		1,330	1,477	147		1,553	76
109	Garage		620	512	(108)		289	(223)
	First Floor		0	154	154		236	82
	Second Floor	L	700	758	58	K2	701	(57)
	Third Floor		405	406	1		335	(71)
	Subtotal		1,105	1,318	213		1,272	(46)
110	Garage		620	512	(108)		462	(50)
	First Floor		0	154	154		178	24
	Second Floor	L	700	758	58	K2	732	(26)
	Third Floor		405	406	1		627	221
	Subtotal		1,105	1,318	213		1,537	219
111	Garage		620	512	(108)		462	(50)
	First Floor		0	154	154		178	24
	Second Floor	K1	700	695	(5)	K3	741	46
	Third Floor		575	575	0		651	76
	Subtotal		1,275	1,424	149		1,570	146
112	Garage		620	512	(108)		289	(223)
	First Floor		0	154	154		252	98
	Second Floor	K1	700	695	(5)	K3	729	34
	Third Floor		575	575	0		359	(216)
	Subtotal		1,275	1,424	149		1,340	(84)
113	Garage		210	211	1		462	251
	First Floor		505	551	46		178	(373)
	Second Floor	E	485	484	(1)	K1	741	257
	Third Floor		0	0	0		632	632
	Subtotal		990	1,035	45		1,551	516

114	Garage	390	391	1		289	(102)
	First Floor	510	555	45		238	(317)
	Second Floor	830	825	(5)	K1	696	(129)
	Third Floor	0	0	0		335	335
	Subtotal	1,340	1,380	40		1,269	(111)
115	Garage	390	391	1		462	71
	First Floor	510	555	45		178	(377)
	Second Floor	830	825	(5)	K1	741	(84)
	Third Floor	0	0	0		632	632
	Subtotal	1,340	1,380	40		1,551	171
	Garage Area	15,349	13,575	1774		11,698	1,877
	Unit Area	122,642	127,807	(5165)		132,920	(5,113)
	Total	137,991	141,382	(3391)		144,618	(3,236)

*Items in red show an increase in square footage

**HISTORIC LANDMARKS COMMISSION
MINUTES**

**Wednesday, January 23, 2008 David Gebhard Public Meeting Room: 630 Garden Street
1:30 P.M.**

COMMISSION MEMBERS: WILLIAM LA VOIE, *Chair* – Present
DONALD SHARPE, *Vice-Chair* – Present until 2:50 p.m.
ROBERT ADAMS – Present
LOUISE BOUCHER – Present until 5:10 p.m.
KEN CURTIS – Present
STEVE HAUSZ – Present at 1:37 p.m.
FERMINA MURRAY – Present
SUSETTE NAYLOR – Present
ALEX PUJO – Present

ADVISORY MEMBER: DR. MICHAEL GLASSOW – Absent

CITY COUNCIL LIAISON: ROGER HORTON – Absent

PLANNING COMMISSION LIAISON: STELLA LARSON – Absent

STAFF: JAIME LIMÓN, Design Review Supervisor – Present from 3:45 p.m. to 4:30 p.m.
JAKE JACOBUS, Urban Historian – Present
IRMA UNZUETA, Project Planner – Present from 2:20 p.m. to 5:10 p.m.
SUSAN GANTZ, Planning Technician II – Present
GABRIELA FELICIANO, Commission Secretary – Present

CONCEPT REVIEW - CONTINUED

4. 601 E MICHELTORENA ST C-O Zone
(2:49) Assessor's Parcel Number: 027-270-030
Application Number: MST2003-00827
Owner: Santa Barbara Cottage Hospital Foundation
Agent: Ken Marshall
Architect: Cearnal, Andrulaitis, LLP

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility. THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006, AND BY THE CITY COUNCIL ON DECEMBER 19, 2006.)

(Courtesy review and advisory comments to the Architectural Board of Review in accordance with Planning Commission Resolution No. 039-06. The following is subject to review by the HLC: a.) Historic Display/Area. A commemorative display or area for the education of the public detailing the

history of St. Francis Hospital; and b.) Architectural style of the project and its compatibility with the neighborhood.)

Present: Brian Cearnal and Joe Andrulaitis, Architects
Katie O'Reilly-Rogers, Landscape Architect
Irma Unzueta, City Project Planner

Staff comments: Irma Unzueta, Project Planner, stated that this project was approved by the Planning Commission in September 2006 and by City Council in December 2006. As part of the project approval, two conditions were placed that relate to the Historic Landmarks Commission's (HLC) review: 1) A historic display area or an area detailing the history of the St. Francis Hospital shall be incorporated into the project at the corner of Micheltorena and Salsipuedes Streets. The text of such display is to be written by a City qualified historian and approved by the HLC. If feasible, at least one of the art pieces from the St. Francis Hospital should be included on site in the display as well as decorative elements from the building should be incorporated. The historic display will be reviewed/approved by the HLC at a later date. 2) Advisory comments shall be provided by the HLC to the Architectural Board of Review (ABR) with respect to the architectural style and compatibility with the neighborhood, and the design of the commemorative display area. HLC comments to the ABR are to be given today.

Ms. Unzueta clarified that courtesy reviews are not required to be noticed and stated that over 100 interested parties were sent an agenda of today's meeting. When the actual disposition of the historical commemoration is reviewed by the HLC, it will be given a ten-day public notice. Today's purpose is only to provide comments to the ABR.

Ms. Unzueta explained that substantial conformance determination of the approved project is not under the HLC's purview. The ABR is aware of the substantial conformance being requested and that approval will be determined by the Community Development Director in consultation with the Planning Commission. Staff believes that the proposed project changes are substantially in conformance with what was previously approved, but that determination has not been made yet.

Jaime Limón, Senior Planner/Design Review Supervisor, explained that City Council, in view of the concern regarding the historic character of the St. Francis Hospital neighborhood, requested that, although HLC does not have purview over this project, the HLC utilize its expertise in historic resources to help guide the ABR on the project's architectural and neighborhood compatibility.

Public comment opened at 3:32 p.m.

1. Tony Fischer, Attorney for St. Francis Friends and Neighbors, expressed concern regarding the lack of public notice for this project's review and the differences between what is now being proposed and what was approved by City Council. Mr. Fischer commented that too much density

is on the site and is not compatible with the neighborhood. He presented aspects of the "Refined Site Plan" that he was concerned with, including increases in: 1) the number of buildings, 2) the residential density, and 3) parking.

2. Jim Westby, St. Francis Friends and Neighbors representative, expressed concern with more hardscape and less landscape being proposed, and that the changes are less compatible with the neighborhood than what was approved by City Council. He also commented on the inconveniences of the construction for the neighborhood.
3. Kellam De Forest, local resident, questioned where visitors will park and how they will get to the units. He also commented that an architectural feature of the Hospital should be displayed. In view of the former St. Francis Hospital's significance in the community, any display area should be the central feature of the memorial park, not just placed to the side. Mr. De Forest suggested that a substantially sized scaled model of the former St. Francis Hospital be displayed for future generations to see where family members were born and others passed-away. He also suggested the display of a statue of St. Francis, such as the "Stigmata of St. Francis" by (Francis Minturn) "Duke" Sedgwick.

Public comment closed at 3:48 p.m.

Historic Landmarks Commission comments (Naylor/Sharpe absent) to the Architectural Board of Review:

- 1) **Neighborhood compatibility:** As to land use and scale, an aerial photograph of the neighborhood would be useful and should be provided to the HLC if the project is reviewed again by the Commission.
- 2) The site planning was well received, with the concern for the density being compatible with the neighborhood, particularly the Bungalow Haven neighborhood to the south.
- 3) As the project proceeds, would like to see that the reviewing bodies allow for the refinement in the design development; even with the apparent loss of some landscape areas and an increase in building area. The design is improved by these changes.
- 4) The pedestrian access through the center of the site, reminiscent of existing historical access to the Riviera, is supportable.
- 5) Would like to see the conservation of topsoil and, as the plan develops, a balance of cut-and-fill to minimize the impact of dirt transportation through the neighborhood.
- 6) There are concerns about the upper parking lot location and its potential use by visitors and users of the property.
- 7) **Historical commemoration:** Would like to see it in a more prominent location and recommend the acquisition of a statue of St. Francis. (The statue referenced was the "Stigmata of St. Francis of Assisi" by Francis Minturn "Duke" Sedgwick.) The commemoration should incorporate the

history, importance to the community, photographs, and, in particular, the connection of people and personal stories to the former hospital site.

- 8) **Landscape:** The palette should incorporate more drought-tolerant species; and add eucalyptus, pepper, and carob trees.
- 9) Add more variety of trees to the podium level trees.
- 10) Would like to see more landscape screening in a significant way for the upper parking lot location.
- 11) Landscaping on the perimeter is extremely important in *neighborhood compatibility*, particularly the incorporation of canopy trees.
- 12) The Commission supports the proposal to incorporate a variety of landscaping as though the neighborhood was built over time.
- 13) Supports the combining of units into groups so that more landscape area is available.
- 14) **Architecture:** The Commission supports the organic mix of styles and finds the Spanish Village scale perhaps more compatible with the neighborhood than the Craftsman style.
- 15) Concerned about the scale and size of the building styled in the Craftsman style, although the style itself is authentic.
- 16) Suggests a simplification of roof forms and certain serendipity in the articulation of massing of the Spanish-style units.
- 17) Has difficulty supporting an asphalt shingle roof on a Spanish-style building. If the asphalt shingles are suggested, the style should shift to the Monterey style or Stucco Bungalow, as being more appropriate to that style.
- 18) Unit R at California Street is the unit that seems to be the most incompatible with the entire project; and problematic issues include the podium on which it sits and should come down to the ground in relationship to the street and particularly to pedestrian access.
- 19) **HLC representatives will attend the next ABR meeting:** Chair La Voie, and Commissioners Hausz and Murray.

ARCHITECTURAL BOARD OF REVIEW
MINUTES

Monday, January 28, 2008

David Gebhard Public Meeting Room: 630 Garden Street

3:

BOARD MEMBERS:

MARK WIENKE, Chair
CHRISTOPHER MANSON-HING, Vice-Chair
CLAY AURELL
JIM BLAKELEY
GARY MOSEL
RANDY MUDGE
DAWN SHERRY
PAUL ZINK

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: BRUCE BARTLETT

STAFF: JAIME LIMÓN, Design Review Supervisor
MICHELLE BEDARD, Planning Technician
GLORIA SHAFER, Commission Secretary

PRELIMINARY REVIEW

3. 601 E MICHELTORENA ST

C-O Zone

Assessor's Parcel Number: 027-270-030
Application Number: MST2003-00827
Owner: Santa Barbara Cottage Hospital Foundation
Agent: Ken Marshall
Architect: Cearnal, Andrulaitis LLP

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility.

(THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006 AND BY THE CITY COUNCIL ON DECEMBER 19, 2006.)

(Preliminary Approval of project is requested. Substantial Conformance determination is required by Community Development Director.)

(4:44)

Present: Brian Cearnal, Architect; Joseph Andrulaitis, Landscape Architect.
Irma Unzueta, Project Planner, City of Santa Barbara.

Staff Comment: Ms. Unzueta provided the Board with a copy of HLC's draft minutes and announced that Historic Landmarks Commissioners LaVoie and Murray were present to answer questions. Staff is continuing to evaluate square footages to determine substantial conformance.

Public comment opened at 5:17 p.m.

Sydney Siemens: concerned about loss of views; parking lot lights; parking lot activity, dumpsters.

Public comment closed at 5:22.

Historic Landmark Commissioner Comments:

William LaVoie reported that the HLC is aware of the pattern in the bungalow area having building widths at approximately 35 feet, after a reduction for setbacks. Density is compatible with the neighborhood, site planning is good; requested more prominence for the historical commemoration; HLC liked the landscape plan, particularly the diversity of planting materials to appear planted over time; canopy trees should be of substantial size and dense. Smaller scale for the R Units on California Street is preferred, suggested reading as 2 units. The Spanish style buildings appear compatible with the neighborhood; consider simplification of the roof forms to reduce appearance of building mass.

Femina Murray suggested historical commemoration of the site. The public entering the site should immediately be made aware of the history of the site with a statue of St Francis, incorporating the history of St Francis Hospital.

Public Comment reopened at 5:29 p.m.

- 2) Gary Hoffman: project has changed from that approved by PC in 2006; cut has increased; scope has increased.
- 3) Jan Winford: concerns about the park space, density; loss of green space to the woonerf; drainage; parking violations at Villa Riviera (submitted photographs of Villa Riviera).
- 4) Robert Cibull: commended the ABR. Concerned with density.
- 5) Kellem de Forest: suggested project return to Council for updated review before an appeal is filed; finalize memorial park prior to substantial conformance; craftsman style window treatment is odd.
- 6) Jim Westby: ABR should read the EIR; revised project requires EIR by law; HLC did not receive adequate time to review the project; lack of compatibility with the neighborhood; lack of grading plans (submitted written comments).
- 7) Cheri Rae McKinney: significant amount of excavation; EIR study is needed; health effects of truck trips; further review by City Council.
- 8) Michael Self for Scott Wenz (CAB): traffic issues; insufficient off street parking; increased air pollution; street pattern will harm local environment (submitted written comments).
- 9) Michael Self, Santa Barbara Safe Streets: concerned about plan changes; negative impact of heavy traffic; lack of cross town arterial roads, safety

study is needed (submitted written comments)

- 10) Russ Jones: concerned about density.
- 11) Tony Fisher: concerned that ABR and HLC have not read the EIR and Council approved Resolution and plans; lack of a grading plan (submitted: neighborhood photographs, and drawn changes to the parking garage).
- 12) Clay Cole: supports the notion of housing for hospital staff, but is concerned with density; concerned that critical stages are being rushed; increased excavation; EIR does not address proposed changes; HLC did not have sufficient time and material to address the project.
- 13) Mike Cahill: requested consideration be given to previous speaker's comments.
- 14) Letters from Walter Stein, Steve Dowty, Lisa Ann Kelly, Jennifer Miller, Jacques Habra, Paula Westbury, Dee Duncan, Chris and John McKinney, Walter and Jean Stine, were acknowledged.

Public comment closed at 6:09 p.m.

Motion: Preliminary Approval of the project and continued indefinitely to the Planning Commission for substantial Conformance with return to Full Board for an in-progress review with the following comments:

- 1) H1 Units: a) Make the column bases stone finish; b) Make the porch supports and porch surround walls stone finish.
- 2) K2 Units: Thicken the entry porch support walls at the middle unit.
- 3) K3 Units: Reduce/open the corner unit patio wall to reduce the wall mass.
- 4) M Units: a) Provide eave detailing; b) Provide details of the support brackets to the cantilevered floor areas.
- 5) Unit R: Continue to study minimizing the amount of visible retaining wall, including the use of landscape. Studying moving back the garage.
- 6) Along the street interfacing with rest of community, the landscape plan for street trees shall be of a substantial size and maturity to blend with the existing neighborhood.
- 7) The Board would prefer to see landscaping, particularly at street frontage, which further individualizes the units giving an individual strength to the streetscape.
- 8) The Board has worked hard with the applicant to design a project of 115 units, at 121,310 square feet, approved by City Council, and feels they have achieved a residential project that artistically will blend into the city's fabric.

The following ABR comment numbers 1 through 18 from 1/14/08 meeting are made a part of this motion:

- 1) Site: a) study the planter heights for the total effect, especially between the private outdoor spaces. Dividing plants can remain at their proposed height; consider reducing

the heights of those within private spaces. b) Provide information on surface finishes of exterior stairs and walkways. c) The Board looks forward to reviewing the refined landscaping redesign, with planters and shrubs, etc.

- 2) Overall project: provide cut sheets of garage and entry doors.
- 3) Unit B: add another (psidium) tree to the west elevation.
- 4) Unit D1: continue refining the covered entry in relation to the elevator shaft structure and planters.
- 5) Unit D2: continue to refine/restudy the proportions of the plaster corbelling at the entries.
- 6) Unit D3: continue to refine/restudy the proportions of the plaster corbelling at the entries.
- 7) Unit F1: restudy the proportion of the covered entries for extension compatibility with planters and/or grade.
- 8) Unit F2: no comment.
- 9) Lower H3 Unit: lower the second floor plaster portion of the guardrail area at the back elevation.
- 10) Unit O1: study the location of the roof corbels to window. Use a stone base at columns and at railing.
- 11) Unit O2: no comment.
- 12) Unit O3: eliminate the wood band at the elevations.
- 13) Unit P: use a stone base at columns and railings.
- 14) Unit R: no comments.
- 15) Unit S1: continue refining the covered entries.
- 16) Unit RS1: no comment.
- 17) Unit RS2: no comment.
- 18) Unit RSS: lower the highest stone wall portion at the rear elevation and have an open metal railing. Study the street elevation for an optimum landscaping experience for the pedestrian against the high walls.

The following HLC draft comments, from HLC Courtesy Review on 1/23/08, Numbers 1 through 14 are made a part of this motion:

- 1) **Neighborhood compatibility:** As to land use and scale, an aerial photograph of the neighborhood would be useful and should be provided to the HLC if the project is reviewed again by the Commission.
- 2) The site planning was well received, with the concern for the density being compatible with the neighborhood, particularly the Bungalow Haven neighborhood to the south.
- 3) As the project proceeds, would like to see that the reviewing bodies allow for the refinement in the design development; even with the apparent loss of some landscape areas and an increase in building area. The design is improved by these changes.

- 4) The pedestrian access through the center of the site, reminiscent of existing historical access to the Riviera, is supportable.
- 5) Would like to see the conservation of topsoil and, as the plan develops, a balance of cut-and-fill to minimize the impact of dirt transportation through the neighborhood.
- 6) There are concerns about the upper parking lot location and its potential use by visitors and users of the property.
- 7) **Historical commemoration:** Would like to see it in a more prominent location and recommend the acquisition of a statue of St. Francis. (The statue referenced was the "Stigmata of St. Francis of Assisi" by Francis Minturn "Duke" Sedgwick.) The commemoration should incorporate the history, importance to the community, photographs, and, in particular, the connection of people and personal stories to the former hospital site.
- 8) **Landscape:** The palette should incorporate more drought-tolerant species; and add eucalyptus, pepper, and carob trees.
- 9) Add more variety of trees to the podium level trees.
- 10) Would like to see more landscape screening in a significant way for the upper parking lot location.
- 11) Landscaping on the perimeter is extremely important in *neighborhood compatibility*, particularly the incorporation of canopy trees.
- 12) The Commission supports the proposal to incorporate a variety of landscaping as though the neighborhood was built over time.
- 13) Supports the combining of units into groups so that more landscape area is available.
- 14) **Architecture:** The Commission supports the organic mix of styles and finds the Spanish Village scale perhaps more compatible with the neighborhood than the Craftsman style.

The ABR appreciates HLC's comments concerning the size and scale of the buildings, roof forms, massing of the Spanish style units, the asphalt shingle roofing on the Spanish style building, unit R, the amount of retaining wall exposed to the street; these topics will be addressed in future meetings.

Action:
absent.)

Zink/Mosel, 5/0/0. Motion carried. (Blakeley, Mudge, Wienke



City of Santa Barbara Planning Division

ADDENDUM TO A CERTIFIED ENVIRONMENTAL IMPACT REPORT

SANTA BARBARA COTTAGE HOSPITAL FOUNDATION

WORKFORCE HOUSING PROJECT

601 E. MICHELTORENA STREET MST2003-00827

April 1, 2008

This Addendum is prepared pursuant to State CEQA Guidelines Section 15164, which provides that an Addendum to an Environmental Impact Report (EIR) may be prepared if only minor changes or additions are necessary to make the document adequate for the current project.

PREVIOUSLY APPROVED ENVIRONMENTAL DOCUMENT

The EIR for the Santa Barbara Cottage Hospital Foundation Workforce Housing Project (SCH #2004061105) was prepared to evaluate the project proposal at 601 E. Micheltorena Street (MST2003-00827) for development of 115 residential units on 5.94 acres of the 7.39 acre site. Eighty-one, or 70%, of the proposed units would be sold to Cottage Hospital employees at affordable prices per the City's affordable unit structure and 34 units, or 30%, would be sold at market rates. The remaining 1.45 acres would include the Villa Riviera, an elderly care facility, on an adjusted lot of 31,500 square feet and three reconfigured R-2, Two Family Residential lots of approximately 10,500 square feet each. Permits required for the project included a tentative subdivision map to create five lots, a tentative subdivision map for a one-lot subdivision to create 115 residential condominium units and lot area, yard setback, interior yard setback and distance between building modifications.

The EIR identified significant (Class I) short-term construction noise and cumulative traffic impacts. The EIR identified numerous mitigation measures to reduce potentially significant impacts resulting from short-term construction noise and cumulative traffic, however identified it was determined that such mitigation would not reduce impacts to less than significant levels. Potentially significant but mitigable (Class II) impacts that could be reduced to less than significant levels were identified for air quality, biological resources, cultural resources, geological hazards, hazardous materials, short-term construction-related ground vibration and truck traffic, solid waste, access/circulation and parking, and water quality. The EIR identified numerous mitigation measures to avoid or reduce potentially significant environmental effects.

The Final EIR was certified and the project approved by the Planning Commission on September 21, 2006. The project and the certification of the Final EIR were subsequently appealed to the City Council, and on November 21, 2006, the Council voted to reaffirm the certification of the Final EIR and approve the project.

PROPOSED REVISIONS TO PROJECT DESCRIPTION

The revised project would continue to provide the same number of units and bedrooms as previously approved in 2006. However, since the project's approval in 2006, the project has been under review by the Architectural Board of Review. During this process, the project has been revised to allow for refinement and improvement of the approved 2006 project site plan and architecture. In addition, during this refinement process, discrepancies were discovered in some of

the project statistics shown on the approved 2006 project plans. What was actually shown on the approved 2006 plans was not accurately reflected in the project statistics. The applicant has recalculated all project statistics and has identified where the miscalculations occurred. These discrepancies as well as project refinements and improvements are reflected as part of the corrected project statistics submitted by the applicant (Attachment 1). The revised project differs from the project evaluated in the Certified Final EIR, as follows:

- Revised the site plan in the following manner:
 - Created an additional open space area on the upper portion of the project site.
 - Reconnected the lower and upper portion of the project site.
 - Reoriented units toward the street
 - Eliminated one row of buildings on lower portion of project site.
 - Eliminated one building fronting Micheltorena Street, relocated the fire turnaround and improved the pedestrian entrance at the corner of Micheltorena and California Streets.
 - Enhanced and enlarged the courtyard connection.
- Increased the net floor area for the dwelling units from 127,807* sq. ft. to 132,920 sq. ft., an increase of 5,113 sq. ft. The 2006 approved project's statistics reflected 121,310 sq. ft. of net floor area for the dwelling units.
- Increased the net floor area for the garages/storage/mechanical from 65,144* sq. ft. to 66,446 sq. ft., an increase of 1,302 sq. ft. The 2006 approved project's statistics reflected 64,496 sq. ft. of net floor area for the garages/storage/mechanical space.
- Reduced the number of buildings on the project site from 49 to 43 buildings.
- Increased open space area from 113,418* sq. ft. to 114,259 sq. ft., an increase of 841 sq. ft. The 2006 approved project's statistics reflected 101,215 sq. ft. of total open space.
- Reduced the overall building footprint from 85,650* sq. ft. to 81,373 sq. ft., a decrease of 4,277 sq. ft. The 2006 approved project's statistics reflected 80,771 sq. ft. of overall building footprint.
- Increased the total paved areas from 91,364* sq. ft. to 99,576 sq. ft., an increase of 8,212 sq. ft. The 2006 approved project's statistics reflected 85,334 sq. ft. of total paved areas.
- Decreased the landscaped area from 81,732* sq. ft. to 77,797 sq. ft., a decrease of 3,935 sq. ft. The 2006 approved project's statistics reflected 92,641 sq. ft. of landscaped area.
- Reduced the amount of grading from 20,300 CY of cut, 16,100 CY of fill to 14,500 CY of cut, 12,100 CY of fill, a decrease of 5,800 CY of cut and 4,000 CY of fill.
- Eliminated six of the 23 distance between building modifications approved with the original project.
- Increased the distance for 13 of the 23 *distance between building* modifications bringing these modifications more in compliance with the Zoning Ordinance requirement.
- Reduced the distance for four of the 23 *distance between building* modifications making these modifications less conforming with the Zoning Ordinance requirement.

- Eliminated one of the six *front yard* modifications.
- Increased the setback distance for the remaining five *front yard* modifications bringing these modifications more into compliance with the Zoning Ordinance requirement.

*This number represents the corrected 2006 approved project statistics.

CHANGES IN ENVIRONMENTAL CIRCUMSTANCES

Since the time of the EIR analysis, there have been no substantial changes in environmental conditions on the ground, the status of environmental resources, or impact evaluation guidelines.

CHANGES IN PROJECT IMPACTS AND MITIGATIONS

Class I Impacts

Short-Term Construction Noise Impacts

The Certified Final EIR for the Workforce Housing Project concluded that the 2006 approved project would result in significant and unavoidable short-term construction noise impacts. Due to the construction duration of the project and the sensitive receptors in the project area, noise impacts associated with construction activities were determined to remain significant and unavoidable even after the implementation of mitigation measures designed to reduce construction noise. It is expected that the construction duration of the revised project would remain similar to the project evaluated by the Certified Final EIR. In addition, because grading quantities would be reduced with the revised project, short-term construction noise impacts would be reduced based on the recalculated earthwork quantities associated with the revised project. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Cumulative Traffic Impact

The Certified Final EIR concluded that the approved project would result in a small but significant and unavoidable contribution to cumulative peak hour traffic volumes at the intersections of Anapamu Street/Laguna Street, Arrellaga Street/Garden Street and Mission/Bath Street. Cumulative traffic impacts associated with the revised project would remain similar since the number of residential units would remain the same with the revised project. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Class II

Air Quality Impacts

The Certified Final EIR concluded that grading operations would result in approximately 20,300 cubic yards of cut, 16,100 cubic yards of fill, and the importation of approximately 7,000 cubic yards of "base course" fill material and that these construction related activities at the project site would result in significant, but mitigable fugitive and nuisance dust impacts.

Construction related activities resulting in fugitive and nuisance dust impacts associated with the revised project would remain similar or be reduced to the project evaluated in Certified Final EIR as the grading quantities are expected to be less than what was evaluated in the Certified Final EIR as explained below.

Grading Quantity Changes: The revised project would connect the separate below-grade parking garages in order to allow vehicular circulation within the parking structure and provide an enhanced and enlarged courtyard. Revised earthwork quantities were prepared by Penfield and Smith that determined that the revised project would result in 14,500 cubic yards of cut, 12,100 cubic yards of fill and 2,400 cubic yards of volume losses associated with clearing and grubbing operations, shrinkage from removal and re-compaction of soil, boulders and cobbles, and other factors. The analysis also indicated that the earthwork would be balanced on-site. These earthwork quantities are less than the quantities identified in the Certified Final EIR primarily because some of the basements or lower levels currently existing on-site were included in the overall earthwork quantities for the approved project. Therefore, the Certified Final EIR overestimated these grading quantities associated with the basements or lower levels of existing on-site buildings by approximately 9,800 cubic yards. In addition, the revised project provides a more exact and refined plan than that evaluated in the Certified Final EIR and therefore more precise grading quantities could be estimated.

No new significant impacts associated with fugitive and nuisance dust impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Biological Resources Impacts

Potentially significant, mitigable impacts due to the loss and relocation of trees are expected to be similar to the project evaluated in the Certified Final EIR as the revised project does not propose to remove additional trees. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Archaeological Resources Impacts

Potentially significant, mitigable impacts to unknown archaeological resources during soil disturbing activities are expected to be similar or reduced as compared to the project evaluated in the Certified Final EIR due to the reduced grading quantities associated with the revised project as explained above under Air Quality Impacts. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Historic Resources Impacts

Potentially significant, mitigable impacts to historic resources are expected to be similar to the project evaluated in the Certified Final EIR, as the removal of the St. Francis Hospital buildings would occur regardless of which project is developed. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Geological Hazards Impacts

Potentially significant, mitigable impacts associated with seismic and soils-related hazards are expected to be similar or reduced as compared to the project evaluated in the Certified Final EIR due to the reduced grading quantities associated with the revised project as explained above under Air Quality Impacts. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Hazardous Materials Impacts

Potentially significant, mitigable hazards associated with the release of asbestos fibers, lead dust, mercury and PCBs during the demolition of the existing buildings located on the project site are expected to be similar to those evaluated in the Certified Final EIR as the demolition of the existing buildings would occur regardless of which project is developed. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Diesel Fuel Soil Contamination Impacts

Potentially significant, mitigable impacts associated with the exposure of on-site soils contaminated with diesel fuel that could occur during grading and construction activities are expected to be similar or reduced as compared to the project evaluated in the Certified Final EIR as the grading quantities are expected to be less than those of the project evaluated in the Certified Final EIR as explained above under Air Quality Impacts. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Ground Vibration and Truck Traffic Noise Impacts

Potentially significant, mitigable noise impacts associated with ground vibration and truck traffic during construction activities are expected to be similar or reduced as compared to the project evaluated in the Certified Final EIR due to reduced grading quantities as explained above under Air Quality Impacts and the balance of such earthwork on site which in turn will result in a reduced number of truck trips. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Construction-Related Solid Waste Impacts

Potentially significant, mitigable construction-related solid waste impacts associated with the generation of a substantial amount of construction/demolition waste are expected to be similar or reduced as compared to the project evaluated in the Certified Final EIR due to the reduced grading quantities proposed by the revised project as explained above under Air Quality Impacts. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Access and Circulation Impacts

Potentially significant, mitigable access and circulation impacts associated with the use of tandem parking in Garage No. 3 are expected to be similar to those evaluated in the Certified Final EIR, as the revised project does not propose changes to parking facilities. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Bicycle Parking Impacts

Potentially significant, mitigable impacts associated with inadequate bicycle parking facilities are expected to be similar to the project evaluated in the Certified Final EIR, as the revised project does not propose changes to bicycle parking. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Construction Employee Parking and Materials/Equipment Storage Impacts

Potentially significant, mitigable parking impacts associated with construction employee parking and the storage of building materials and equipment are expected to be similar to the project evaluated in the Certified Final EIR, as the revised project does not propose changes to employee parking and materials/equipment storage. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Long- and Short-Term Construction Related Water Quality Impacts. Potentially significant, mitigable water quality impacts related to demolition, grading and construction activities resulting in increased erosion, sedimentation and the release of substances are expected to be similar or reduced as compared to the project evaluated in the Certified Final EIR as the amount of grading quantities are proposed to be reduced by the revised project as explained above under Air Quality Impacts. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

CEQA FINDING

Based on the above review of the project, in accordance with State CEQA Guidelines Section 15162, no Subsequent Negative Declaration or Environmental Impact Report is required for the current project, because new information and changes in circumstances, project description, impacts and mitigations do not involve new significant impacts or a substantial increase in the severity of previously identified impacts.

This Addendum identifies the current project changes and minor changes to project impacts. With implementation of applicable mitigation measures identified in the Certified Final EIR, the project would result in significant (Class I) impacts associated with short-term construction noise and cumulative traffic, and potentially significant (Class II) impacts would be reduced to less than significant levels in the areas of air quality, biological resources, archeological resources, historic resources, geological hazards, hazardous materials, diesel fuel soil contamination, ground vibration and truck traffic noise, construction-related solid waste, access and circulation, bicycle parking, construction employee parking and material/equipment storage, long and short-term construction-related water quality.

This addendum together with the Santa Barbara Cottage Hospital Foundation Workforce Housing Project Certified Final EIR constitutes adequate environmental documentation in compliance with CEQA for the current project.

Prepared by: Debra Andalaro Date: April 1, 2008
Debra Andalaro, Senior Planner/Environmental Analyst