



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** May 15, 2008  
**AGENDA DATE:** May 22, 2008  
**PROJECT ADDRESS:** 101 E. Victoria Street (MST2006-00758)

**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
 Jan Hubbell, AICP, Senior Planner *JMH*  
 Kathleen Kennedy, Associate Planner *KK*

### I. PROJECT DESCRIPTION

The project consists of a proposal to demolish an existing two-story 11,900 square foot commercial office building and construct 17,607 square feet of commercial space comprised of 50 condominium office units on a parcel of approximately 19,725 square feet. The proposal consists of one-, two and three-story elements and would have a maximum height of 35 feet. The commercial condominium units would range in size from approximately 294 to 333 square feet each. The first floor would consist of 22 units and a common locker room, shower and restroom facility, the second floor would consist of 17 units and a common conference room and the third floor would consist of 11 units. Because the existing development of 11,900 square feet is less than the 17,607 square feet required for the proposal, an additional 5,707 square feet of commercial space would be needed. A total of 3,000 square feet is requested from the Minor and Small Addition categories and the remaining 2,707 square feet is requested from the Economic Development Project category. A total of forty-five parking spaces would be provided in an underground garage, with eight reserved for the adjacent parcel located at 109 E. Victoria Street (see Exhibit B – Site Plan).

Currently, there are reciprocal easements for vehicular and pedestrian access and parking between the subject parcel and the adjacent parcel (109 E. Victoria St.). As part of the proposed project, new easement agreements between the two parcels would be executed. A new parking and access easement would allow tenants of the adjacent parcel to use eight of the parking spaces within the underground garage. A new trash area and access easement would allow the subject property to use the trash area on the adjacent parcel. A light, air and landscaping easement located on the adjacent parcel would allow the proposed project to construct openings on the property line. In addition, a 10 foot wide subsurface easement is proposed to allow a portion of the underground parking to encroach into the adjacent parcel. The locations of the easements are shown on the project plans.

Also, the 14 foot high walls associated with that portion of the existing building located near the residential condominiums in Arlington Court would remain. The adjacent parcel (Arlington Court) has an easement to maintain the exterior of the walls that face their property.

The project site is an active Leaking Underground Fuel Tank (LUFT) site with ongoing soil and groundwater remediation activities as required by the Santa Barbara County Fire Department. Written evidence of completion of all requirements has been added as a conditional of approval for this project. Additional project information is included in the letter from the applicant (see Exhibit C – Applicant’s Letter).

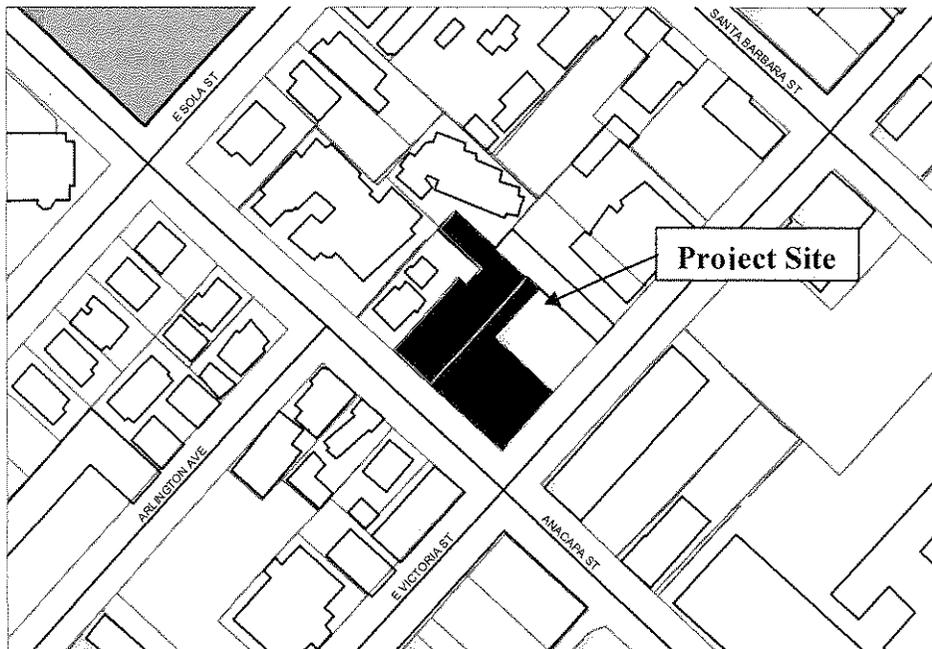
## II. REQUIRED APPLICATIONS

The proposed project requires the following discretionary applications:

1. Modification of the parking requirements to allow less than the number of required parking spaces (SBMC§28.90);
2. Tentative Subdivision Map to create a one-lot subdivision for 50 commercial condominium units (SBMC§27.07);
3. Development Plan approval to allow 5,707 square feet of additional non-residential development (SBMC§28.87.300); and
4. Preliminary Economic Development Determination (SBMC28.87.300) for 2,707 square feet.

## III. RECOMMENDATION

With approval of the parking modification, the proposed project conforms to the City’s Zoning and Building Ordinances and policies of the General Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A, and forward the project to the City Council with a recommendation for approval of the Final Economic Development Determination.



Vicinity Map for 101 E. Victoria Street

**APPLICATION DEEMED COMPLETE:** March 4, 2008  
**DATE ACTION REQUIRED:** May 23, 2008

**IV. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

Applicant: Cearnal Andrulaitis LLP	Property Owner: 101 E. Victoria, A California Limited Partnership
Parcel Number: 029-071-013	Lot Area: 19,725 square feet
General Plan: Commercial Office	Zoning: C-2, Commercial
Existing Use: Residential	Topography: flat
Adjacent Land Uses: North - Residential South - Commercial East - Commercial West - Commercial and Residential	

**B. PROJECT STATISTICS**

Commercial	Use	Square Feet (net)
First floor	22 units and common locker room	7,772 sq. ft.
Second Floor	17 units and common conference room	5,804 sq. ft.
Third Floor	11 units	3,493 sq. ft.
Underground Garage	45 parking spaces	15,746 sq. ft.

**V. ZONING ORDINANCE CONSISTENCY**

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks -Front -Interior/Rear	none none	Varies 0' to 100' Varies 0' to 40'	Varies 0' to 6'-7"
Building Height	4 stories, 60 feet	2 stories, 24 feet	3 stories, 35 feet
Parking Spaces	1/250 sq. ft.; 20 % zone of benefit; 10 % reduction for buildings over 10,000 sq. ft. = 50 spaces	32 parking spaces	45 parking spaces (37 for the project; 8 for the adjacent parcel)
Lot Coverage -Building -Paving/Driveway -Landscaping	N/A N/A N/A	9,529 sq. ft. (48.3%) 9,154 sq. ft. (46.4%) 1,042sq. ft. (5.3%) 19,725 sq. ft. (100%)	9,199 sq. ft. (46.6%) 6,541 sq. ft. (33.2%) 3,985 sq. ft. (35%) 19,725 sq. ft. (100%)

*Parking Modification:* The proposed project would meet all of the C-2, Commercial, zone requirements with the exception of the required number of parking spaces. Based on the size of the proposal (17,607 sq. ft.), 50 parking spaces are required for the commercial condominium units (70 spaces less the 20% zone of benefit and less 10 % for a building over 10,000 sq. ft.). With the inclusion of the additional eight parking spaces for the adjacent parcel, a total of 58 parking spaces would be needed.

The applicant submitted a Parking Study prepared by Associated Traffic Engineers, dated September 12, 2007 (see Exhibit D – Parking Study), which concludes that the parking demand for the 50 commercial condominium units would be 37 parking spaces. The demand was calculated using the parking demand rate for General Office buildings located in downtown urban areas from the Institute of Transportation Engineers (ITE) Parking Generation report, along with a 20% reduction based on the City's Zone of Benefit.

The proposal consists of a total of 45 parking spaces with 37 parking spaces for the fifty commercial condominium units and 8 parking spaces for the exclusive use of the adjacent development at 109 E. Victoria Street; therefore, the project meets the estimated parking demand.

The proposed project was presented to the Planning Commission at a concept review hearing on May 10, 2007. At that time, the Commissioners stated that the parking study was unacceptable, that they were not in support of the parking modification, and that all fifty required parking spaces should be provided for the fifty commercial units. One Commissioner stated that if it were later determined that not all of the parking spaces were needed, the extra spaces could be either converted to storage space or could be leased (see Exhibit E – PC Minutes).

Transportation Planning Staff concurs with the conclusions of the Parking Study and is in support of the parking modification for a number of reasons. The project site is directly adjacent to the Central Business District where the parking requirement is 1 space per 500 square feet instead of 1 space per 250 square feet. If the lower parking rate were to apply to this project, as it did to the recently constructed Penfield & Smith development to the east (via an approved parking modification), the requirement for the project would be for 25 parking spaces (35 spaces less the 20% zone of benefit and less 10 % for a building over 10,000 sq. ft.). With the inclusion of the additional eight parking spaces for the adjacent parcel, a total of 33 parking spaces would be needed. This is less than the 37 spaces proposed for the new commercial condominiums.

Also, as stated by the applicant, the proposed project would not be a traditional office building, as it is intended to meet the needs of sole proprietors and small businesses, and would not be expected to be completely occupied at any given time of the day. In addition, alternative transportation would be encouraged and accommodated with bicycle parking and locker rooms with showers. Finally, connections to area transit are nearby.

Because medical/dental office, restaurant, bar/night club, or retail uses would result in higher parking demand as well as increased traffic trip generation, these uses would be prohibited; therefore, Staff has included this as a recommended condition of approval.

Also, the proposed Klaus Parking lift system (Model 2062-185) has been accepted by Transportation Planning staff for use by this project to provide 6 of the 45 proposed parking spaces (see Exhibit G – Klaus Parking Lift). Because the system does not require removing one vehicle to access another, the lifts are not considered tandem parking. Therefore, staff supports granting a parking design waiver.

*Non-residential square footage allocations:* The proposed project would require an additional 5,707 square feet of non-residential floor area. A total of 3,000 square feet is requested from the Minor and Small Addition categories and the remaining 2,707 square feet is requested from the Economic Development Project category.

On May 6, 2008, the City Council made a preliminary finding that the proposed project meets the definition of an Economic Development Project and granted the proposed project a Preliminary Economic Development Designation for 2,707 square feet of non-residential floor area. The basis for this conclusion is explained in more detail in Exhibit H – City Council Report. The motion to grant the designation included a request that the number of commercial condominiums allowed to be combined be limited in order to maintain the project as a small condominium development. Staff would like the Planning Commission to consider a condition of approval to address this issue. Suggestions include limiting the number of units allowed to be combined or a limiting the maximum square footage for any given unit.

Upon approval of the project and a recommendation by the Planning Commission, the project application would be forwarded to the City Council for a Final Designation as an Economic Development Project.

## **VI. ISSUES**

### **A. PLANNING COMMISSION CONCEPT REVIEW**

As stated above, on May 10, 2007, the Planning Commission reviewed the project on a conceptual level (see Exhibit E – PC Minutes). The Commissioners commented favorably on the unique small commercial condominium development concept and on the architectural design. Most Commissioners expressed concerns regarding the location of the garage entrance on Anacapa Street and the impact of delivery trucks on Anacapa Street, which is busier than Victoria Street. While Victoria Street's average daily traffic volume is approximately one half that of Anacapa Street, Staff determined that the additional distance from the intersection provided by an Anacapa Street ramp versus a Victoria Street ramp was the superior location design. With a Victoria Street ramp, vehicle queuing impacts to the intersection could occur because the intersection is approximately 75 feet closer than the proposed ramp. Additionally, red curb will be maintained on both streets precluding vehicles from stopping with the exception of approximately 50 feet south of the garage ramp.

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

*Land Use Element:* The project site is located in the Downtown neighborhood, which is bounded on the north by Sola Street; on the south by Ortega Street; on the east by Santa Barbara Street; and on the west by De la Vina Street.

Since it is the Central Core, the Downtown area is more intensively used than other parts of the City. In addition to its primary function called for in the General Plan as General Commercial and Office Use, the Downtown also houses a small number of City residents. The proposed project, consisting of fifty small office condominium units, is appropriate for the downtown area.

### C. DESIGN REVIEW

The proposed project was reviewed by the Historic Landmarks Commission (HLC) on three occasions (see Exhibit F– HLC Minutes). On April 4, 2007, the Commission continued the project to the PC with the comment that the size, bulk and scale of the proposal were acceptable. The HLC had a concern that the proposed court yard needs to be a usable open space and that the landscaping needs to be more substantial.

### D. ENVIRONMENTAL REVIEW

*Cultural Resources:* A Phase I Archaeological Resources Report prepared by Dudek dated January 2008, was accepted by the Historic Landmarks Commission on February 20, 2008. The report concludes that the proposed project would not have the potential to result in significant impacts on either prehistoric or historic archeological resources and no mitigation measures are required.

*Conclusion:* Staff has determined that the project is exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15332 (In-fill Development Project) as discussed below. This is an exemption that consists of projects characterized as in-fill development meeting the conditions described below.

1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. *With the approval of the parking modification, as allowed by the Zoning Ordinance, the project would be consistent with the General Plan designation (Commercial), all applicable General Plan policies, the Zoning designation (C-2, Commercial), and regulations.*
2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. *The project site is 19,725 square feet, is within the City limits and is surrounded by urban uses.*
3. The project site has no value as habitat for endangered, rare, or threatened species. *The existing structures on the site include one commercial building and paved parking areas and the site has no value as habitat for endangered, rare, or threatened species.*
4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

*Traffic:* Staff prepared a traffic trip generation analysis for the proposed project. A proposed building increase of 5,707 square feet was applied to an Institute of Transportation Engineers (ITE) trip generation rate for an assumed General Office land use designation. It is estimated that the proposed project would approximately generate an additional 15 AM peak hour trips, 15 PM peak hour trips and 112 average daily trips over the existing development.

The City of Santa Barbara has established the following threshold criteria to determine if a project has a significant traffic impact:

- \* A project-specific significant impact is deemed to have occurred if a development project would cause the volume-to-capacity (V/C) ratio at an intersection to exceed 0.77, or if the project would increase the V/C ratio at intersections which already exceed 0.77 by 0.01.
- \* A cumulative project significant impact is deemed to have occurred if a development project would add traffic to an intersection which is forecast to operate above  $V/C = 0.77$  with cumulative traffic volumes.

The City's practice is to follow five trips in any direction to or from a site to determine compliance with the cumulative threshold. Once less than five trips are determined to be headed in any one direction, distribution (or "following") of these trips ceases because Staff cannot state with statistical certainty where these trips would be headed on a daily basis.

When the vehicle trips generated by this project are distributed to the adjacent street network, it is not expected to exceed the City's standard threshold that would result in traffic impacts to the nearby intersections. Particular attention was given to the Carrillo Street at Highway 101 ramps as they are currently impacted. Staff determined that due to the proximity of the site to the north-bound Highway 101 ramp at Arrellaga Street, the majority of north bound highway traffic would use the Arrellaga Street ramp and not impact the Carrillo Street intersection. Thus, the Transportation Division anticipates that this project would not generate project-specific or cumulative traffic impacts compared to the current use. Because medical/dental office, restaurant, bar/night club, or retail uses would result in increased traffic trip generation, these uses will be prohibited as a condition of approval.

*Noise:* According to the City's Master Environmental Assessment (MEA), the portion of the project site located closest to Anacapa Street is in an area with a noise contour of between 60 and 65dBA. The remaining portion is in an area of less than 60 dBA (decibels). Because this is below the acceptable threshold for commercial uses, there would be no significant long-term noise impacts.

*Air Quality:* The City uses the Santa Barbara County Air Pollution Control District's (APCD) thresholds of significance for air quality impacts. It has been determined that a project consisting of 50 commercial units (17,607 square feet of commercial space) would not result in significant air quality impacts. The project would involve grading, paving and landscaping activities that could result in short-term dust related impacts. Standard dust control measures are included in the conditions of approval; therefore, no significant air quality effects would result.

*Water Quality:* The project is subject to the City's Storm Water Management Plan. A condition of approval is included that requires the installation of onsite pollution prevention interceptor devices; therefore, the proposed project would not be expected to cause significant impacts to water quality.

5. The site can be adequately served by all required utilities and public services. *All required utilities and public services are available to adequately serve the project.*

## VII. FINDINGS

The Planning Commission finds the following:

### A. **PARKING MODIFICATION (SBMC§28.90.100)**

The modification to allow less than the required number of parking spaces will not be inconsistent with the purposes and intent of the Zoning Ordinance and will not cause an increase in the demand for parking space or loading space in the immediate area because the project meets the estimated parking demand.

### B. **THE TENTATIVE MAP (SBMC§27.07.100)**

With the approval of the parking modification, the Tentative Subdivision Map is consistent with the General Plan and the Zoning Ordinance of the City of Santa Barbara. The site is physically suitable for the proposed development and the proposed commercial use is consistent with the vision for this neighborhood of the General Plan. The design of the project will not cause substantial environmental damage, and associated improvements will not cause serious public health problems.

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

1. The proposed development complies with all of provisions of the Zoning Ordinance. *With the approval of the parking modification, the proposed project would comply with all requirements of the C-2, Commercial zone including number of stories and building height.*
2. The proposed development is consistent with the principles of sound community planning. *The project is an infill commercial project proposed in an area where commercial developments are allowed.*
3. The proposed development will not have a significant adverse impact upon the neighborhood's aesthetics/character in that the size, bulk and scale of the development are compatible with the neighborhood. *The proposed design has been reviewed by the City's design review board, which found the architecture and site design appropriate.*
4. The proposed development will not have a significant unmitigated adverse impact upon the City and South Coast affordable housing stock. *As a commercial project, it is not expected to have an adverse affect on the affordable housing stock.*
5. The proposed development will not have a significant unmitigated adverse impact on the City's water resources. *All required utilities and public services are available to adequately serve the project.*

6. The proposed development will not have a significant unmitigated adverse impact on the City's traffic. *A traffic trip generation analysis was prepared for the proposed project and it was determined that that the proposed project would approximately generate an additional 15 AM peak hour trips, 15 PM peak hour trips and 112 average daily trips over the existing development. When the vehicle trips generated by this project are distributed to the adjacent street network, it is not expected to exceed the City's standard threshold that would result in traffic impacts to the nearby intersections.*
7. Resources are available and any applicable traffic improvements will be in place at the time of project occupancy. *No traffic improvements are required for the proposed project.*

**D. ECONOMIC DEVELOPMENT DESIGNATION (SBMC§28.87.300)**

The proposed development qualifies as an Economic Development Project because it will enhance the standard of living\* for City and South Coast residents and strengthen the local or regional economy by either creating new permanent employment opportunities or enhancing the City's revenue base. It will also accomplish one or more of the following: support diversity and balance in the local or regional economy by establishing or expanding businesses or industries in sectors which currently do not exist on the South Coast or are present only in a limited manner; provide new recreational, educational, or cultural opportunities for City residents and visitors; or provide products or services which are currently not available or are in limited supply either locally or regionally.

\*Standard of living is defined as wages, employment, environment, resources, public safety, housing, schools, parks and recreation, social and human services, and cultural arts.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated May 13, 2008
- D. Parking Study prepared by ATE dated September 12, 2007
- E. Planning Commission Minutes May 10, 2007
- F. Historic Landmarks Commission Minutes dated 2/21, 3/7, & 4/4/07
- G. Klaus Parking System Details
- H. City Council Report dated May 5, 2008



## PLANNING COMMISSION CONDITIONS OF APPROVAL

101 E. VICTORIA STREET  
MODIFICATION, TENTATIVE SUBDIVISION MAP, DEVELOPMENT PLAN APPROVAL  
AND PRELIMINARY ECONOMIC DEVELOPMENT DESIGNATION  
MAY 22, 2008

In consideration of the project approval granted by the Planning Commission and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:

- A. **Recorded Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall execute an *Agreement Relating to Subdivision Map Conditions Imposed on Real Property*, which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:
1. **Approved Development.** The development of the Real Property approved by the Planning Commission on May 22, 2008 is limited to fifty (50) commercial condominium units (17,607 square feet (net) of non-residential floor area) and the improvements shown on the Tentative Subdivision Map and project plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
  2. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
  3. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats, or trailers shall be stored on the Real Property.
  4. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Historic Landmarks Commission (HLC). Such plan shall not be modified unless prior written approval is obtained from the HLC. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan. If said landscaping is removed for any reason without approval by the HLC, the owner is responsible for its immediate replacement.
  5. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices intended to intercept siltation and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc.) in a functioning state (and in accordance with the Operations and Maintenance Procedure Plan approved by the Building Official). Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and

restoration plan to the Community Development Director to determine if an amendment or a new Building Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.

6. **Use Limitations.** Due to potential traffic and parking impacts, uses other than general office (such as medical/dental office, restaurant, bar/night club, or retail uses) are not permitted without further environmental and/or Planning Commission review and approval. Prior to initiating a change of use, the Owner shall submit a letter to the Community Development Director detailing the proposal, and the Director shall determine the appropriate review procedure and notify the Applicant.
7. **Required Private Covenants.** The Owners shall record in the official records of Santa Barbara County either private covenants, a reciprocal easement agreement, or a similar agreement which, among other things, shall provide for all of the following:
  - a. **Common Area Maintenance.** An express method for the appropriate and regular maintenance of the common areas, common access ways, common utilities and other similar shared or common facilities or improvements of the development, which methodology shall also provide for an appropriate cost-sharing of such regular maintenance among the various owners of the condominium units.
  - b. **Garage Parking Assignments.** No more than eight parking spaces shall be assigned to 109 E Victoria Street (APN 029-071-012). The remainder of the parking spaces shall remain unassigned and available to all users of the site.
  - c. **Landscape Maintenance.** A covenant that provides that the landscaping shown on the approved Landscaping Plan shall be maintained and preserved at all times in accordance with the Plan.
  - d. **Trash and Recycling.** Trash holding areas shall include recycling containers with at least equal capacity as the trash containers, and trash/recycling areas shall be easily accessed by the consumer and the trash hauler. Green waste shall either have containers adequate for the landscaping or be hauled off site by the landscaping maintenance company. If no green waste containers are provided for common interest developments, include an item in the CC&Rs stating that the green waste will be hauled off site.
  - e. **Gates.** Any gates that have the potential to block access to any designated commercial space shall be locked in the open position during business hours.

- f. **Covenant Enforcement.** A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition.
  - g. **Bus Passes.** The Owner and/or all employers shall contact the Metropolitan Transit District (MTD) to purchase bus passes or the equivalent for their employees. These passes shall be provided free of charge to employees who request them for travel to and from work. Notice of the free passes shall be provided to existing employees and new employees when they are hired. A copy of the contract with MTD shall be provided to the Public Works Director prior to issuance of the Certificate of Occupancy for the project.
- B. Public Works Submittal Prior to Final Map Approval.** The Owner shall submit the following, or evidence of completion of the following, to the Public Works Department for review and approval, prior to processing the approval of the Final Map and prior to the issuance of any permits for the project:
- 1. **Final Map.** The Owner shall submit to the Public Works Department for approval, a Final Map prepared by a licensed land surveyor or registered Civil Engineer. The Final Map shall conform to the requirements of the City Survey Control Ordinance.
  - 2. **Dedication(s).** Easements as shown on the approved Tentative Subdivision Map and described as follows, subject to approval of the easement scope and location by the Public Works Department and/or the Building and Safety Division:
    - a. An Easement for All Street Purposes at the intersection of Victoria and Anacapa Streets in order to establish a minimum of a four-foot wide public right-of-way clearance at the back of proposed access ramp.
  - 3. **Private Easements.** The Owner shall submit copies of the executed easement documents (Parking and Access Easements; Light, Air and Landscaping Easements; and Trash Area and Access Easements). The executed easement documents shall be recording at the same time as the Final Map.
  - 4. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an *Agreement Assigning Water Extraction Rights*. Engineering Division Staff will prepare said agreement for the Owner's signature.
  - 5. **Anacapa Street Public Improvements.** The Owner shall submit building plans for construction of improvements along the property frontage on Anacapa Street. As determined by the Public Works Department, the improvements shall include *new driveway apron modified to meet Title 24 requirements, curb and gutter where damaged, dual directional access ramps at intersection of Anacapa and Victoria Streets, slurry seal to the centerline of the street along entire subject property frontage and slurry seal a minimum of 20 feet beyond the limits of all trenching, connection to City water and sewer mains, public drainage improvements with supporting drainage calculations for installation of drainage pipe, two drop inlets*

*appropriately sized by a licensed civil engineer to replace existing grated inlets, storm drain stenciling, preserve and/or reset survey monuments, supply and install directional/regulatory traffic control signs per 2006 MUTCD with CA supplements, supply and install new street trees per approval of the City Arborist and provide adequate positive drainage from site. Any work in the public right-of-way requires a Public Works Permit.*

6. **Victoria Street Public Improvements.** The Owner shall submit building plans for construction of improvements along the property frontage on Victoria Street. As determined by the Public Works Department, the improvements shall include new curb and gutter where damaged, slurry seal to the centerline of the street along entire subject property frontage and slurry seal a minimum of 20 feet beyond the limit of all trenching, public drainage improvements with supporting drainage calculations for installation of 10 inch drainage pipe, preserve and/or reset survey monuments, supply and install directional/regulatory traffic control signs per 2006 MUTCD with CA supplements, supply and install new street trees per approval of the City Arborist and provide adequate positive drainage from site. Any work in the public right-of-way requires a Public Works Permit.
  7. **Land Development Agreement.** The Owner shall submit an executed Agreement for *Land Development Improvements*, prepared by the Engineering Division, an Engineer's Estimate, signed, and stamped by a registered civil engineer, and securities for construction of improvements prior to execution of the agreement.
  8. **Encroachment Permits.** Any encroachment or other permits from the City or other jurisdictions (State, Flood Control, County, etc.) for the construction of improvements (including any required appurtenances) within their rights of way (easement).
  9. **Removal or Relocation of Public Facilities.** Removal or relocation of any public utilities or structures must be performed by the Owner or by the person or persons having ownership or control thereof.
- C. **Public Works Requirements Prior to Building Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following to the Public Works Department for review and approval, prior to the issuance of a Building Permit for the project.
1. **Recordation of Final Map and Agreements.** After City Council approval, the Owner shall provide evidence of recordation to the Public Works Department, or submit an executed *Land Development Agreement* and Securities as identified earlier in this document.
  2. **Approved Public Improvement Plans and Concurrent Issuance of Public Works Permit.** Upon acceptance of the approved public improvement plans, a Public Works permit shall be issued concurrently with a Building permit.
  3. **Traffic Control Plan.** A traffic control plan shall be submitted, as specified in the City of Santa Barbara Traffic Control Guidelines and the MUTCD with CA

supplements. Traffic Control Plans are subject to approval by the Transportation Manager.

**D. Community Development Requirements Prior to Building or Public Works Permit Application/Issuance.** The following shall be finalized prior to, and/or submitted with, the application for any Building or Public Works permit:

1. **Completion of Corrective Action Plan.** Written evidence of completion of a Corrective Action Plan by the Santa Barbara County Fire Department shall be provided prior to issuance of any building permits other than those permits necessary to complete the Corrective Action Plan.
2. **Neighborhood Notification Prior to Construction.** At least twenty (20) days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses, and residents within 300 feet of the project area. The notice shall contain a description of the project, the construction schedule, including days and hours of construction, the name and phone number of the Contractor(s), site rules and Conditions of Approval pertaining to construction activities and any additional information that will assist the Building Inspectors, Police Officers and the public in addressing problems that may arise during construction. The language of the notice and the mailing list shall be reviewed and approved by the Planning Division prior to being distributed. An affidavit signed by the person(s) who compiled the mailing list shall be submitted to the Planning Division.
3. **Contractor and Subcontractor Notification.** The Owner shall notify in writing all contractors and subcontractors of the site rules, restrictions, and Conditions of Approval. Submit a copy of the notice to the Planning Division.
4. **Letter of Commitment for Pre-Construction Conference.** The Owner shall submit to the Planning Division a letter of commitment that states that, prior to disturbing any part of the project site for any reason and after the Building permit has been issued, the General Contractor shall schedule a conference to review site conditions, construction schedule, construction conditions, and environmental monitoring requirements. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, the assigned Building Inspector, the Planning Division, the Property Owner, the Contractor and each subcontractor.

**E. Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.

1. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Historic Landmarks Commission.
2. **Pre-Construction Conference.** Not less than 10 days or more than 20 days prior to commencement of construction, a conference to review site conditions, construction schedule, construction conditions, and environmental monitoring

requirements, shall be held by the General Contractor. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, Building Division, Planning Division, the Property Owner, Contractor and each Subcontractor.

3. **Conditions on Plans/Signatures.** The final Planning Commission Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owner		Date
Contractor	Date	License No.
Architect	Date	License No.
Engineer	Date	License No.

- F. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction.

1. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill. Indicate on the plans the location of a container of sufficient size to handle the materials, subject to review and approval by the City Solid Waste Specialist, for collection of demolition/construction materials. A minimum of 90% of demolition and construction materials shall be recycled or reused. Evidence shall be submitted at each inspection to show that recycling and/or reuse goals are being met.
2. **Sandstone Curb Recycling.** If any existing sandstone curb in the public right-of-way is removed and not reused, it shall be salvaged and carefully transported to the City Corporation Annex Yard.
3. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.).

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

4. **Construction Related Traffic Routes.** The route of construction-related traffic shall be established to minimize trips through surrounding residential neighborhoods, subject to approval by the Public Works Director.
5. **Traffic Control Plan.** All elements of the approved Traffic Control Plan shall be carried out by the Contractor.
6. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara, as shown below:

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

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

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

7. **Construction Parking/Storage/Staging.** Construction parking and storage shall be provided as follows:
  - a. During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the approval of the Public Works Director. Construction workers are prohibited from parking within the public right-of-way, except as outlined in subparagraph b. below.
  - b. Parking in the public right of way is permitted as posted by Municipal Code, as reasonably allowed for in the 2006 Greenbook (or latest

reference), and with a Public Works permit in restricted parking zones. No more than three (3) individual parking permits *without extensions* may be issued for the life of the project.

- c. Storage or staging of construction materials and equipment within the public right-of-way shall not be permitted, unless approved by the Transportation Manager.

8. **Water Sprinkling During Grading.** During site grading and transportation of fill materials, regular water sprinkling shall occur on-site, using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied on-site to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.

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

9. **Gravel Pads.** Gravel pads shall be installed at all access points to the project site to prevent tracking of mud on to public roads.
10. **Street Sweeping.** The property frontage and adjacent property frontages, and parking and staging areas at the construction site shall be swept daily to decrease sediment transport to the public storm drain system and dust.
11. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
12. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) name, contractor(s) telephone number(s), work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height.
13. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
14. **Graffiti Abatement Required.** Owner and Contractor shall be responsible for removal of all graffiti as quickly as possible. Graffiti not removed within 24 hours of notice by the Building and Safety Division may result in a Stop Work order being issued, or may be removed by the City, at the Owner's expense, as provided in SBMC Chapter 9.66.

15. **Unanticipated Archaeological Resources Contractor Notification.** Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the applicant shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

- G. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any damaged public improvements *caused by construction* (curbs, gutters, sidewalks, roadways, etc.) subject to the review and approval of the Public Works Department per SBMC §22.60.090. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
2. **Complete Public Improvements.** Public improvements, as shown in the building plans, including utility service undergrounding and installation of street trees.
3. **New Construction Photographs.** Photographs of the new construction, taken from the same locations as those taken of the story poles prior to project approval, shall be taken, attached to 8 ½ x 11" board and submitted to the Planning Division.
4. **Evidence of Private CC&Rs Recordation.** Evidence shall be provided that the private CC&Rs required in Section A have been recorded.

- H. Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors (“City’s Agents”) from any third party legal challenge to the City Council’s denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively “Claims”). Applicant/Owner further agrees to indemnify and hold harmless the City and the City’s Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City’s sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City’s Agents from independently defending any Claim. If the City or the City’s Agents decide to independently defend a Claim, the City and the City’s Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

**NOTICE OF DEVELOPMENT PLAN TIME LIMITS:**

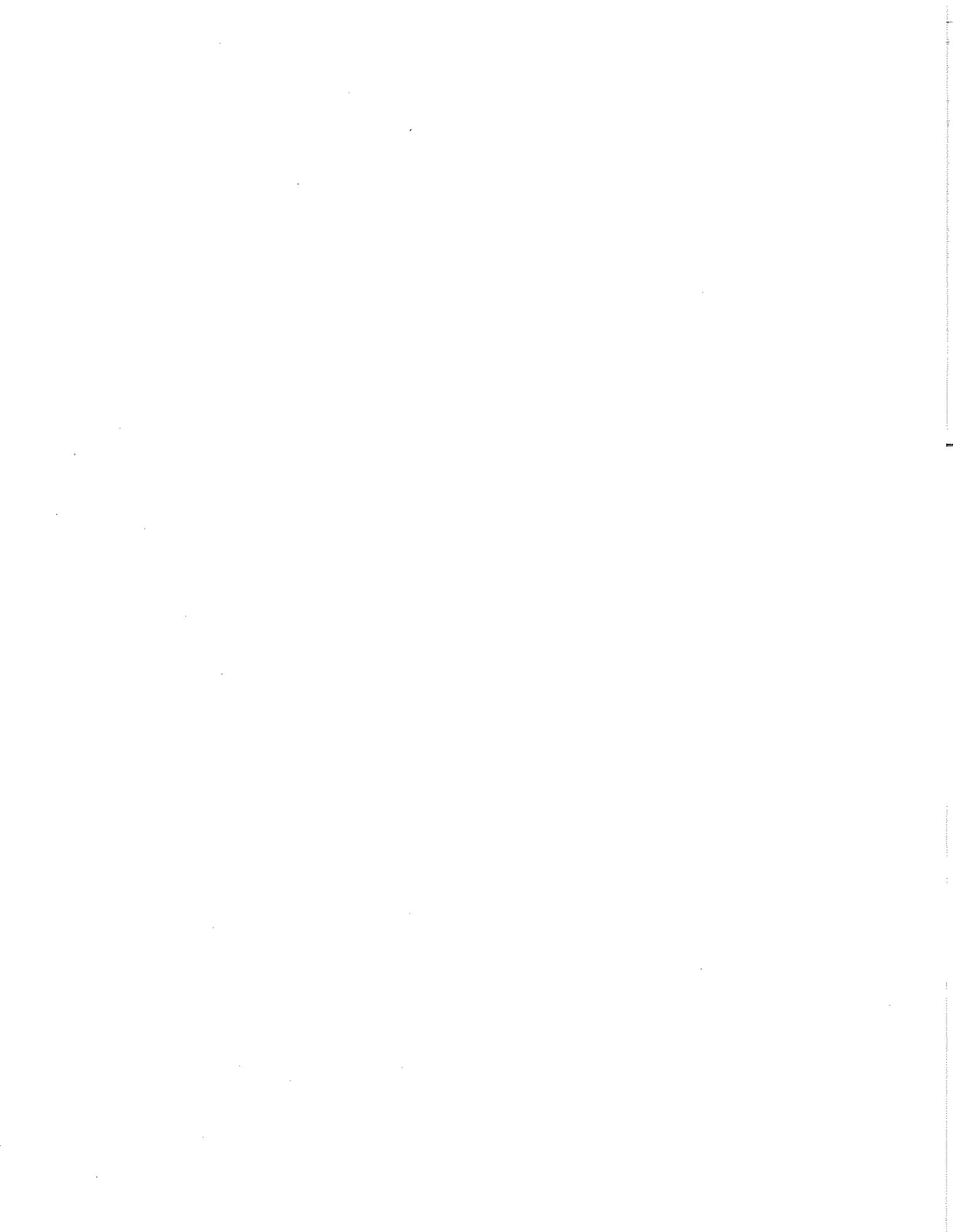
The development plan approved, per Santa Barbara Municipal Code §28.87.350, shall expire four (4) years from the date of approval unless:

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

**NOTICE OF MODIFICATION AND TENTATIVE SUBDIVISION MAP APPROVAL TIME LIMITS:**

The Planning Commission's action approving the Tentative Map shall expire two (2) years from the date of approval. The subdivider may request an extension of this time period in accordance with Santa Barbara Municipal Code §27.07.110.





May 13, 2008

**VIA EMAIL AND HAND DELIVERY**

Chair Jacobs and Members of the Planning Commission  
City of Santa Barbara  
630 Garden Street  
Santa Barbara, CA 93101

Eva A. Truenchalk, AICP  
Land Use Planner  
805.882.1436 tel  
805.965.4333 fax  
eturenchalk@bhfs.com

RE: DART Re-Submittal for Condominium Office Project  
101 E. Victoria Street, APN: 029-071-013

Dear Chair Jacobs and Members of the Planning Commission:

Our office represents 101 East Victoria, LLC, applicants for a condominium office project on Victoria Street. 101 East Victoria, LLC proposes to replace the existing building at 101 E. Victoria, on the corner of Victoria and Anacapa Streets (APN: 029-071-013), with individual office condominiums. The condominiums will be approximately 320 sq.ft. each, and are intended to allow sole proprietors and very small businesses the opportunity to purchase their own office space. Parking for the project will be provided via a new underground parking garage on the property.

This project was reviewed by HLC on February 21<sup>st</sup>, March 7<sup>th</sup> and April 4<sup>th</sup> of this year. Overall, we received favorable comments on the architecture and the size, bulk and scale of the project.

This project was before your Commission on May 10, 2007 for Conceptual review. During this hearing we received direction to work with Public Works staff regarding our request for a parking Modification, and we received favorable comments on our request for Measure E square footage under the Economic Development Project category. On May 6<sup>th</sup> of this year we went before the City Council and received a preliminary Economic Development designation for our Measure E request.

**PROJECT DETAILS**

The existing 11,900 sf commercial office space will be demolished and replaced with 50 commercial condominiums totaling 17,607 sq.ft. The units are configured in clusters to create a village atmosphere with paseos and courtyards which will allow for landscape opportunities throughout the site.

The project height will vary throughout the project, with a maximum height of three stories. The proposed project includes 22 units on the first floor, 17 units on the second floor and 11 units on the third floor. Each unit is approximately 320 sq.ft. in size. The first floor will also house locker/restroom facilities and a community conference room will be located on the second floor.

The office condominiums are intended to serve sole proprietors and very small businesses looking for the opportunity to own their own office space downtown. While we believe that the size of the units will discourage uses outside of this category, we are happy to incorporate language in the project CC&Rs that prohibits medical office or retail use if staff requests it.

An underground parking garage will provide 45 parking spaces, eight of which will be reserved for the property owner at 109 E. Victoria based on an existing easement agreement. Upon project approval, the existing easement will be revised to allow tenants at 109 E. Victoria access to the underground parking garage as detailed in the "Agreement Regarding Parking, Trash Access, Light, Air, and Landscaping Easements" between 101 East Victoria, a California Limited Partnership and the adjacent property owner included as part of this submittal. Also included in the Agreement are the details of how other existing easements will be revised and new easements will be created to allow openings along the property line, a portion of the parking garage to encroach into the 109 E. Victoria property, and a landscape easement between the two properties. Having received direction from staff in the DART review process, we worked with the City Attorney's office to create this Agreement sensitive to and compliant with City requirements.

Replacing the existing at-grade parking with an underground parking garage, combined with the proposed landscape easement provides the opportunity for greatly enhanced landscaping on this key, corner property. Site landscaping will go from just over 5% of the site to approximately 31% of the site as part of the proposed project.

Demolition of the existing building is expected to take approximately one week, site grading will take two weeks and project construction is expected to take approximate one year. It is anticipated that site work will be phased so as to minimize encroachment into the public right-of-way.

#### **SUSTAINABILITY**

101 East Victoria, LLC will be a model project for sustainable development and has been designed to achieve a LEED® Silver Rating. Some of the sustainable aspects include:

- Bicycle storage and locker rooms for non-auto commuters
- Alternative fuel refueling stations for plug-in hybrids, electric bikes and segways.
- Stormwater treatment and rainwater retention for landscaping
- 2,223 square feet of "green" roofs to reduce heat islands
- 4 KW photovoltaic system
- Dual flush toilets, waterless urinals and water-efficient landscaping
- Construction waste management plan to divert 75% of construction waste

#### **DISCRETIONARY APPLICATIONS REQUESTED**

1) Tentative Subdivision Map: The proposed project includes 50 office condominiums intended to be owned as individual units. As such, we are requesting a one-lot subdivision for fifty (50) airspace commercial condominiums.

2) Development Plan for Measure E Square Footage: Our application includes a Development Plan request for square footage under Measure E. The existing office building on the property is 11,900 sq.ft. and the proposed project would include 17,607 sq.ft. of office space. In addition to applying the 3,000 sq.ft. allocated to the property under the Small Addition provision of Measure E, we are requesting an additional allocation of 2,707 sq.ft. under the Economic Development Project provision of Measure E.

An Economic Development Project is defined as one which "will enhance the standard of living for City and South Coast residents and will strengthen the local or regional economy by either creating new permanent employment opportunities or enhancing the City's revenue base." An Economic Development Project should also accomplish one of three goals contained in the Zoning Ordinance.

The proposed project meets both of these standards. In addition to increasing the City's revenue base, the project would accomplish goal (c) which is to "provide products or services which are currently not available or are in limited supply either locally or regionally." We know of no other condominium office space in the City or the region that allows sole practitioners or very small businesses the opportunity to purchase their own office space. There is a tremendous unmet need in the commercial market for such facilities. Approving this project as an Economic Development Project would fill that void and, further, would allow many of the future owners to relocate their offices from their homes into the downtown area, where, in addition to conducting their businesses, they are likely to go out for lunch and run their errands. As a result, this project will provide economic benefit to the small business owners looking for their own space in the downtown area, to the existing downtown merchants that will benefit from having these business owners downtown, and to the City by way of increased sales tax.

In order to assist Staff, Planning Commission, and City Council make Economic Development allocation findings, we have attached supporting information detailing how other unique commercial developments in the Southern California area have been successful and beneficial to the communities in which they exist.

3) Parking Modification: The project site is required to have 58 parking spaces (50 for the proposed project per SBMC §28.90.100.D.1/I/J.1, plus 8 required by an existing easement with 109 E. Victoria Street, APN 029-071-012). We are proposing 45 total parking spaces (37 for the proposed project and 8 for the adjacent property) and are therefore requesting a Parking Modification to reduce the project's parking requirement by 13 parking spaces.

Although the Zoning Ordinance would require 50 parking spaces for the proposed project, this requirement is based on a generic calculation for office space and does not take into account specific details of both the proposed project and of the project site. Included in this submittal is a parking study prepared by ATE stating that 37 parking spaces would meet the parking demand on the property. ATE's findings are generally supported by Staff's independent analysis, as indicated our 30-Day Letter.

In addition to meeting our actual parking demand as calculated by ATE, there are several additional reasons why we believe the proposed 37 parking spaces would adequately serve the proposed project:

- The project is located just outside the Central Business District (CBD) zone, whose boundary is just across the street from the project on Victoria. The CBD reduces the parking demand from 1 space per 250 sf. to 1 space per 500 sf. The recently constructed Penfield and Smith Building, which is a few doors down and on the same side of Victoria as this project site, was granted a parking modification based on its proximity to the CBD. If the CBD reduction were to be applied to this project as it was to the P&S project, the 101 East project would only be required to provide 25 parking spaces.
- The Zone of Benefit has not been adjusted to account for the new Granada Garage. An increase in the Zone of Benefit would likely result in the project's fully meeting its parking demand. While Staff has clarified that the zone won't technically be adjusted in this area, we believe that, due to its close proximity, the reality is that the Granada Garage will benefit this site.
- The proposed project is not a traditional office building that will be fully occupied all day. These will be individual offices owned by sole practitioners looking for some office or meeting space in the downtown area. Occupancy of the project will likely be staggered throughout the day, and thus it is very unlikely that all of the offices will be occupied at any given time.

- The project will be providing bicycle parking as well as a locker room with showers to facilitate the use of alternative transportation for the building occupants.

Given all of this information, we feel strongly that the 37 spaces we are proposing for the project will fully satisfy the parking demand. We also feel strongly that projects should not be overparked, particularly in the downtown area, so as to encourage and incentivize the use of alternative transportation.

We see this project as very beneficial to the City in many ways, and hope you concur in this assessment. Should you have any questions as you review this proposal, please do not hesitate to contact me. We look forward to working with you towards the successful completion of this project.

Sincerely,

Eva A. Turenchalk, AICP  
LEED® Accredited Professional



# **ASSOCIATED TRANSPORTATION ENGINEERS**

100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805) 687-4418 • FAX (805) 682-8509

Richard L. Pool, P.E.  
Scott A. Schell, AICP

September 12, 2007

07028L04.WP

Joe Andrulaitis  
Cearnal Andrulaitis LLP  
521 ½ State Street  
Santa Barbara, CA 93101

## ***PARKING STUDY FOR THE 101 E. VICTORIA PROJECT CITY OF SANTA BARBARA, CALIFORNIA***

Associated Transportation Engineers (ATE) has prepared the following parking study for the 101 E. Victoria Project, located in the City of Santa Barbara. The parking study reviews the City Zoning Ordinance parking requirements for the project and provides an analysis of the project's parking demands.

### **PROJECT DESCRIPTION**

The project is proposing to demolish an existing 11,900 square-foot (S.F.) commercial building and construct a new 17,607 net S.F. commercial building at the northeast corner of Anacapa Street and E. Victoria Street in the City of Santa Barbara. The project site is located on the north side of Victoria Street, which is just outside the Central Business District (CBD) boundary. The site plan shows that 45 underground parking spaces would be provided at the project site. Of these 45 spaces, 8 spaces would be reserved through an easement for use by tenants of the property at 109 E. Victoria, resulting in 37 spaces available for the project.

### **CITY OF SANTA BARBARA ZONING ORDINANCE PARKING REQUIREMENTS**

The City's Zoning Ordinance parking requirement was calculated for the project. Nonresidential projects located within the CBD require 1 parking space per 500 S.F. of floor area. Since the project site is located just outside the CBD, the Zoning Ordinance rate of 1 parking space per 250 S.F. of floor area would apply. The project site is also located within a parking "Zone of Benefit" area that allows a portion of the parking requirements be met off-

site in City parking lots. The 101 E. Victoria project's location within the designated "P1" Zone of Benefit entitles it to a 20% reduction in required parking. A 20% reduction factor was therefore applied to the parking requirement calculation. Buildings containing 10,000 to 30,000 S.F. are also entitled to a 10% reduction in required parking. Thus, a 10% reduction factor was applied to the parking requirement calculation. The calculation is summarized below in Table 1.

**Table 1  
101 E. Victoria Project  
Zoning Ordinance Parking Requirements**

Land Use	Size	Rate	Parking Requirement
Office	17,607 sf	1 space/250 sf	70 spaces
Zone of Benefit Reduction		80%	56 spaces
Reduction for buildings 10,000 sf - 30,000 sf		90%	50 spaces
<b>Total</b>			<b>50 spaces</b>

Note - floor areas measured in net square feet.

The data presented in Table 1 show that the Zoning Ordinance requirement for the project is 50 spaces. The 37 spaces (net) proposed for the site would not satisfy the zoning ordinance parking requirement.

**PROJECT PARKING DEMANDS**

Parking demand estimates were developed for the project based on the rates presented in the Institute of Transportation Engineers (ITE) Parking Generation report. The parking demand rate for General Office buildings located in downtown urban areas was used for the project. The 20% Zone of Benefit reduction factor was also applied to the parking demand calculation. Table 2 shows the parking demand estimate calculated for the project based on the rate derived from the Parking Generation Report.

**Table 2**  
**101 E. Victoria Project**  
**Parking Demand Calculations - ITE Urban Rates**

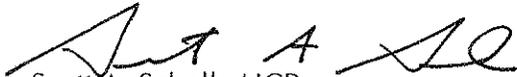
Land Use	Size	Rate	Parking Demand
Office	19,078 sf	2.40 spaces/1,000 sf	46 spaces
Zone of Benefit Reduction		20%	(9 spaces)
<b>Total</b>			<b>37 spaces</b>

Note - floor areas measured in gross square feet.

The data presented in Table 2 show that the parking demand for the project (excluding the Zone of Benefit spaces) is 37 spaces. The 37 spaces available for the project in the on-site parking garage would therefore satisfy the parking demand.

This concludes our parking analysis for the 101 E. Victoria Project.

Associated Transportation Engineers



Scott A. Schell, AICP  
Principal Transportation Planner

SAS/DLH/LDH



2. The Local Coastal Plan Amendments were introduced at City Council and will be adopted next week.
  3. City Council has requested a meeting held including the Council, Planning Commission, Architectural Board of Review, and the Historic Landmarks Commission regarding tools for reviewing building height and neighborhood compatibility.
  4. The Upper State Street Study was adopted by City Council on Tuesday with some changes.
- C. Comments from members of the public pertaining to items not on this agenda.  
Chair Myers opened the public hearing at 1:03 P.M. and, with no one wishing to speak, the hearing was closed.

## II. CONCEPT REVIEW:

### ACTUAL TIME: 1:03 P.M.

#### APPLICATION OF CEARNAL ANDRULAITIS LLP, ARCHITECT FOR SCHAAR HOMES, 101 E. VICTORIA STREET, APN 029-071-013, C-2, COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL OFFICE (MST2006-00758)

The project consists of a proposal to demolish an existing two-story 11,900 square foot commercial office building and construct a new three-story 17,659 square foot commercial building comprised of 50 condominium office units on a 19,725 square foot parcel. A total of forty-five parking spaces would be provided in an underground garage, with eight reserved for the adjacent parcel located at 109 E. Victoria Street.

The purpose of the concept review is to allow the Planning Commission and the public an opportunity to review the proposed project design at a conceptual level and provide the Applicant and Staff with feedback and direction regarding the proposed land use and design. **No formal action on the development proposal will be taken at the concept review, nor will any determination be made regarding environmental review of the proposed project.**

Upon review and formal action on the application for the development proposal, the proposed project will require the following discretionary applications:

1. Modification of the parking requirements to allow less than the number of required parking spaces (SBMC§28.90);
2. Tentative Subdivision Map to create a one-lot subdivision for 50 commercial condominium units (SBMC§27.07); and
3. Development Plan approval to allow an estimated 5,759 square feet of additional non-residential development (SBMC§28.87.300).

Case Planner: Kathleen Kennedy, Associate Planner

Email: [kkennedy@SantaBarbaraCA.gov](mailto:kkennedy@SantaBarbaraCA.gov)

Kathleen Kennedy, Associate Planner, gave the Staff presentation.

Staff responded to the Commissions question regarding the per space cost of the Granada Garage.

Brian Cearnal, Architect, gave the applicant presentation and introduced Nick Schaar, owner.

Mr. Cearnal answered the Commission's questions regarding the comparison of this project's cost with the Granada Garage's cost per space, and clarification of square footage provided in the report.

Chair Myers opened the public hearing at 1:27 P.M. and the following people spoke:

1. Len Kaplan, neighbor, was concerned with the potential problem of left-hand turns onto Anacapa Street from the proposed project, security, and signage.
2. Jim Westby, Vice President, Santa Barbara Safe Streets, expressed concern about any parking modifications; questioned actual use of alternative transportation; the potential for conversion of commercial condominium to residential use; and liked the concept but would like to see an Environmental Impact Report prepared for traffic and parking.
3. Kellam De Forest, concerned with parking and how much bulk is proposed.
4. Faye Rossow, neighbor, requested that a full Environmental Impact Report be prepared; concerned with where delivery trucks will park; and recommended driveway access from Victoria Street only.
5. Rolf Koval, neighbor, expressed concern over the history of the project site and hot spot clean up.

With no one else wishing to speak, the public hearing was closed at 1:38 P.M.

Mr. Cearnal stated that Covenants, Conditions & Restrictions (CC&R's) will restrict sleeping in the units; building heights will be less than 35', and provided a status of ongoing site clean-up.

Mr. Cearnal answered the Commission's questions regarding the location of the driveway on Anacapa Street instead of Victoria Street.

Staff answered the Commission's questions on the traffic generation rate of individual office condominiums as opposed to the larger shared office space; inability to provide increased participation in the zone of benefit; and clarification of zone of benefit affect on project parking.

Staff commented that the 1 parking space per 500 SF requirement consideration was made for traffic reduction.

Commissioner's comments:

1. All Commissioners commented favorably on the small commercial condominium concept being unique for Santa Barbara. Liked architectural approach. Suggested condition on types of uses to prevent four or five units merging together to form a restaurant.
2. Commissioners commented favorably on allowing the project to acquire non-residential square footage through the Economic Development Category (Measure E).
3. Commissioners stated that the parking demand study was not acceptable and were not in support of the parking modification.
4. Expressed concern about the parking study conclusions and suggested that all required parking spaces be provided, then if it was determined later on that they were not needed they could be converted to storage space or could be leased. Providing some larger units as part of the design could lend itself to tandem parking.
5. Concerned with safety and traffic circulation. Suggested car-share incentives offered, use of electric vehicle and tandem parking be considered.
6. Density of 50 units appears to be heavy; needs to be reviewed.
7. Suggested inclusion of pedestrian paseos on east side.
8. Most Commissioners suggested consideration of the garage entrance on Victoria Street because of traffic on highly-used Anacapa Street; could visualize delivery trucks on Victoria, but not on Anacapa Street. Would like to see parking entrance away from the adjacent residential lot.
9. Suggested variance in office sizes to accommodate two-person office.
10. Would like to see a completed LEED's worksheet accompany development application.
11. Would like to see owners association fund bus passes.
12. Would like to see western elevation and shadow lines on neighboring unit considered.
13. Commented on the history behind the boundary for what is considered the Central Business District.
14. Suggested looking at similar project at 400 block of E. Gutierrez that also has small office spaces and limited parking, which has been a problem.
15. Referenced Luria project on West De la Guerra Street where there is leasing of parking spaces.
16. Willing to look at creative solutions to issues raised, but be cautious, too.

**III. NEW ITEM:**

**ACTUAL TIME: 2:18 P.M.**



CONCEPT REVIEW - NEW

5. 2 ROSEMARY LN E-1 Zone

(2:02) Assessor's Parcel Number: 015-093-018  
 Application Number: MST2006-00546  
 Owner: Wesley Gibson  
 Landscape Architect: Bethany Clough

(This residence designed by Harriet Moody was determined to be landmark-worthy in an Historic Structures/Sites Report prepared by Post-Hazeltine Associates and accepted by the Historic Landmarks Commission on March 8, 2006. Proposal for a new swimming pool, spa, hardscaping, landscaping, and fencing on an 8,726 square foot parcel.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND HISTORIC RESOURCE FINDINGS.)**

Present: Bethany Clough and Jack Kiebel, Landscape Architects  
 Wesley Gibson, Owner

Straw vote: How many of the Commissioners can support the use of interlocking cobble pavers in this instance? 7/0.

**Motion:** Preliminary approval and continued two weeks to the Consent Calendar with the following comments: 1) The Commission will support the use of the cobble pavers as proposed. 2) There shall be a reduction in the width of the driveway to the minimum required, with landscaping provided to the west. 3) There shall be an irregular edge on the outside edge of the pool. 4) As to the landscaping, it shall be in the palette of an English border planting, with more variety and more informality. 5) **Historic Resource Findings were made as follows:** The project will not cause a substantial adverse change in the significance of an historical resource.

Action: Boucher/Adams, 7/0/0. (Hausz absent.) Motion carried.

Mr. Adams will be reviewing the landscape design on the Consent Calendar.

CONCEPT REVIEW – NEW: PUBLIC HEARING

6. 101 E VICTORIA ST C-2 Zone

(2:24) Assessor's Parcel Number: 029-071-013  
 Application Number: MST2006-00758  
 Owner: 101 East Victoria  
 Architect: Cearnal Andrulaitis, LLP

(Proposal to demolish an existing two-story 11,900 square foot commercial office building and construct a new three-story 17,659 square foot commercial building comprised of 50 condominium office units on a parcel of approximately 19,000 square feet. Forty-one parking spaces will be provided underground. Planning Commission approval is required for Transfer of Existing Development Rights, a Tentative Subdivision Map, the new Condominium Development, Development Plan Approval findings, and a Modification to provide less than the required amount of parking spaces.)

(COMMENTS ON  
 PLANNING COMM)

[AL ASSESSMENT AND

EXHIBIT F

Present: Brian Cearnal and Joe Andrulaitis, Cearnal Andrulaitis Architects  
Jonathan Starr, Ownership Partner

Public comment opened at 2:43 p.m.

**Jim Westby**, Vice-President of Santa Barbara Safe Streets, expressed opposition to a parking modification that would create a need for more commercial traffic. He commented that there should be an Environmental Impact Report (EIR) to determine the full impact on the City.

**Virginia Rehling**, neighbor, commented on the importance of having a setback and that one of the two-story units appears to be too close to the corner. She expressed concern about the possibility that on-street parking will have to be eliminated at the underground vehicle entry side of Anacapa Street. Ms. Rehling also asked if the areas with deep excavations have been deemed environmentally safe.

**Kellam De Forest**, local resident, expressed concern about access to the parking lot from Anacapa Street. He also asked how many parking spaces would be required if a modification is not requested.

**Ms. Gantz responded** that questions regarding the modifications and environmental impact issues need to be addressed at the Staff Hearing Officer hearing in the future.

Public comment closed at 2:49 p.m.

Straw vote: How many of the Commissioners would agree to defer discussion of the parking modification issue to the Planning Commission? 5/2.

**The Commission, either individually or collectively, had the following comments, suggestions, and/or questions:**

1. Asked how many parking spaces are required for the project. **Mr. Andrulaitis responded** that 60 parking spaces are required and 41 are being proposed.
2. There was a consensus that the size, bulk, and scale of the project are generally acceptable.
3. Expressed concern about the skewing of the units and how it integrates into the rest of the project.
4. There needs to be more variation in the layout and the scale.
5. The same-size units *do not* need to be expressed the same architecturally on the exterior of the buildings.
6. Expressed a desire for substantial landscaping on both the perimeter and interior of the courtyard.
7. Some Commissioners expressed a desire for a larger courtyard or internal landscape space; and that the internal landscape space be enhanced with fountains and other items of interest.
8. Expressed concern about the (setback) streetscape in front of the streetscape from Anacapa Street in response to public comment.
9. Would like substantial landscaping as the building approaches the sidewalk, being consistent with the street pattern, as Anacapa Street transitions into a residential neighborhood.

**Motion:** Continued two weeks.

**Action:** Adams/Naylor, 7/0/0. (Hausz absent.) Motion carried.

Present: Raymond Hicks, Owner and Architect

Public comment opened at 3:48 p.m.

Dovas Zaunius, neighbor, expressed concerns on the appropriateness of the project's size and the possible placement of foliage, or some form of barrier, between the proposed project and his family's residence.

Public comment closed at 3:50 p.m.

**Motion:** **Continued two weeks with the following comments:** 1) The style is consistent with the Commission's previous direction. 2) Increase the amount of landscaping wherever possible, particularly at the edges, and provide a space for a large scale tree to screen it from the adjoining properties. 3) The applicant should finesse the proportions of Unit 6. 4) Redesign the Unit 6 plan so that there is *not* an apparent entrance from Laguna Street. 5) The applicant should finesse the approach into the driveway leading to the subterranean parking. 6) The Commission would like to see the plan further developed in the direction it has taken. 7) Restudy the proportions of all the porch columns.

Action: Sharpe/Boucher, 6/0/1. (Adams abstained. Hausz absent.) Motion carried.

### CONCEPT REVIEW – CONTINUED

11. 101 E VICTORIA ST C-2 Zone  
 (4:08) Assessor's Parcel Number: 029-071-013  
 Application Number: MST2006-00758  
 Owner: 101 East Victoria  
 Architect: Cearnal/Andrulaitis, LLP

(Proposal to demolish an existing two-story 11,900 square foot commercial office building and construct a new three-story 17,659 square foot commercial building comprised of 50 condominium office units on a parcel of approximately 19,000 square feet. Forty-one parking spaces will be provided underground. Planning Commission approval is required for Transfer of Existing Development Rights, a Tentative Subdivision Map, the new Condominium Development, Development Plan Approval findings, and a Modification to provide less than the required amount of parking spaces.)

**(Second Concept Review.)**

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)**

Present: Brian Cearnal and Joe Andrulaitis, Architects  
 Eva Turenchalk, Hatch & Parent

Public comment opened at 4:12 p.m.

**Jim Westby**, local resident, expressed concern with the low amount of parking spaces being proposed.

**Kellam De Forest**, local resident, commented about increasing the parking spaces and asked if it would then affect the design of the project. He also asked what happened to making a transition, referring to the setback issue, from the residential area further up Anacapa Street. Mr. De Forest expressed concern about the management of additional traffic on Anacapa Street going into the parking area.

**Ms. Gantz responded** that any parking issues should be directed to the Planning Commission when the project goes before it for review.

**Claudia Chyla**, local resident, commented about the following: 1) That the development is too large in size, bulk, and scale for the corner lot; 2) keeping a village ambiance in the neighborhood; 3) green areas should be added; 4) asked whether the plan to have a 2<sup>nd</sup> and 3<sup>rd</sup> floor will actually take place; 5) the three buildings in front appear to be storage compartments and not dwellings; 6) asked about the business advertising, whether there will be a directory or signs outside; and 7) the entrance will block the cottage driveway and the exit/entrance to the Arlington Court underground parking.

**Robert Chyla**, local resident, commented about scaling down the project to two stories by eliminating business offices to soften the scale and make it more neighborhood-friendly.

**Marilou Shiells**, neighbor, commented on surrounding residences that will be impacted by the project and that the sense of community is compromised by hiding residential areas with high structures.

**Dale Francisco**, Santa Barbara Safe Streets, commented that the impact of insufficient parking is not only environmental and economical, but esthetic as well.

Public comment closed at 4:23 p.m.

**Motion:** **Continued two weeks with the following comments:** 1) There should be more of a setback from Anacapa Street with the provision of substantial landscaping in the range of a four to seven foot setback. 2) The courtyards should be visually open to the street. 3) A plan of the adjacent properties is requested. 4) The Commission would like to see a signage program, particularly as it affects the architecture. 5) Suggested fragmenting the third story buildings so that they appear to be two and three story buildings, as apposed to three-story blocks. Use parapets at one of the taller buildings as a way of tying it all together. 6) Requested a photo simulation to give a "walk-through" experience of the site. 7) The elimination of Unit 18 is suggested to open up the courtyard. 8) Suggested changing the address from Victoria Street to Anacapa Street. 9) The majority of the Commission supports the single-loaded balcony configurations.

**Action:** Adams/Sharpe, 7/0/0. (Hausz absent.) Motion carried.

### PRELIMINARY REVIEW

12. 500 NIÑOS DR

P-R/SD-3 Zone

Assessor's Parcel Number: 017-382-002

Application Number: MST2002-00676

Owner: City of Santa Barbara

Agent: Tynan Group

Business Name: Santa Barbara Zoological Gardens

(Proposal for a new 1,450 square foot structure called "the Wave", to be located at the hilltop catering and concessions area at the Santa Barbara Zoological Gardens. The new structure will consist of a concessions area, catering room, restroom facilities, and a bridal changing room for wedding events. A trellis roof will provide shading for the outdoor areas. The existing building will be removed. This parcel is on the City's Potential Historic Resource List.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 054-06.)**

**This item was postponed to March 31, 2007, at applicant's request.**

**CONCEPT REVIEW - CONTINUED**

7. 101 E VICTORIA ST C-2 Zone  
(3:10) Assessor's Parcel Number: 029-071-013  
Application Number: MST2006-00758  
Owner: 101 East Victoria  
Owner: Nick Schaar  
Architect: Cearnal/Andrulaitis, LLP

(Proposal to demolish an existing two-story 11,900 square foot commercial office building and construct a new three-story 17,659 square foot commercial building comprised of 50 condominium office units on a parcel of approximately 19,000 square feet. Forty-one parking spaces will be provided underground. Planning Commission approval is required for Transfer of Existing Development Rights, a Tentative Subdivision Map, the new Condominium Development, Development Plan Approval findings, and a Modification to provide less than the required amount of parking spaces.)

**(Third Concept Review.)****(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)**

Present: Brian Cearnal and Joe Andrulaitis, Architects

Chair La Voie acknowledged receipt of a letter from Paula Westbury and stated that an archaeological evaluation will be done on the site before any construction can proceed. (Copies of the letter were distributed to the Commission members.)

Chair La Voie emphasized that any issues related to parking need to be addressed at the Planning Commission meeting (that is tentatively scheduled for May 10, 2007).

Public comment opened at 3:21 p.m.

Virginia Rehling, neighbor, spoke about the aesthetics of the architecture. She commented that there is much landscaping in the neighborhood, yet she believes the proposed project has very little setback and landscaping. She asked several questions directed to the applicant, some of which will be considered at the Planning Commission.

Claudia Chyla, neighbor, spoke about the driveway on Anacapa Street, the size of the third story, softening of the balcony that is seen from the street, and noise issues. She asked about the project's type of architecture, the locker room/rest room area, skylights, and a low wall or railing to protect the edges.

*Mr. Cearnal invited the public to call his office with questions regarding the project's design.*

Kellam De Forest, local resident, stated that the Arlington Court has a generous setback. He requested that the setback continue on to Victoria Street in order to keep the City-to-residential transition intact, especially since there are still residential buildings on that block.

Robert Chyla, neighbor, asked if a study has been done as to whether the condo business market will sustain the same level of occupancy. If so, he asked how and where a copy of that study can be obtained. He asked about future sale and rental signs, owner-occupied units turned into rentals, the rules that will apply to occupants and how they will be enforced, and security to avoid the homeless from loitering and breaking into offices. He commented that the removal of the third floor with its eleven units would ease the parking situation and make the project more palatable.

Alan Rehling, neighbor across the street, requested that there be a lot of vegetation in the front to soften the building.

Public comment closed at 3:36 p.m.

**Motion:** Continued indefinitely to the Planning Commission with the following comments: 1) The size, bulk, and scale of the project are acceptable. 2) The Commission continues to be concerned about the limited amount of vegetation proposed, and desires as much planting and landscape screening as possible. 3) There is continuing concern about the development of the courtyard as a real open space. 4) The Commission looks forward to the continual refinement of the architectural design as it develops.

**Action:** Adams/Boucher, 5/0/0. (Murray/Naylor/Sharpe absent.) Motion carried.

### CONCEPT REVIEW - CONTINUED

8. 631 GARDEN ST C-M Zone  
 (3:51) Assessor's Parcel Number: 031-152-028  
 Application Number: MST2007-00089  
 Owner: City of Santa Barbara  
 Applicant: Renee Brooke  
 Architect: Paul Poirier

(Proposal for the interior and exterior remodel of an existing 3,746 square foot building and an existing 1,443 square foot building including the following improvements: Provide ADA compliant restrooms for new community arts workshop use. Provide new overhead door with man door and transom window in three existing open bays. Install new doors and windows in other existing openings. Site improvements to include replacing existing gates and fencing with new brick walls and wrought iron gates, changes to the parking layout to accommodate future City Water Department facility improvements, partial replacement of existing landscaping and new additional landscaping, and minor grading to allow for ADA accessibility. No additional floor area will be added.)

**(Second Concept Review.)**

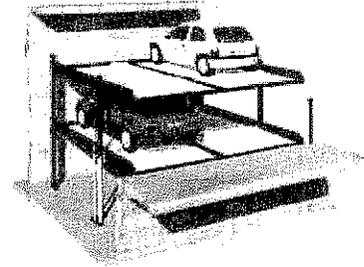
**(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

**Present:** Paul Poirier and Katie Corliss, Poirier & David Architects  
 Renee Brooke, City Redevelopment Agency  
 Heather Baker, City Planning Division



## 2062 PARKING MACHINE

### FEATURES



**Design** Available in single car or double car wide with 5 widths each  
Available in 5 headroom heights, from 5'-2" to 6'-7"  
Available in 4400 lbs or 5060 lbs load capacity  
Spacious design for opening doors  
For ceilings as low as 10'-8"

**Safety** Key operated to prevent unauthorized use  
Dual hydraulic valves on each machine  
Equalizing bar to ensure leveled vertical motion  
24 Volt control circuit  
Simple lowering procedure for power outages

**Construction** Galvanized steel platforms  
Completely sealed platforms to prevent drip through  
Framing members powder coated (gray)  
220 Volt, Single phase, 30 Amps; or  
208 Volt, Three phase, 30 Amps  
Made in Germany

**Approvals** Meets UBC seismic criteria  
UL listed electrical components  
Meets European standard EN 14010

RECEIVED

DEC 21 2007

CITY OF SANTA BARBARA  
PLANNING DIVISION

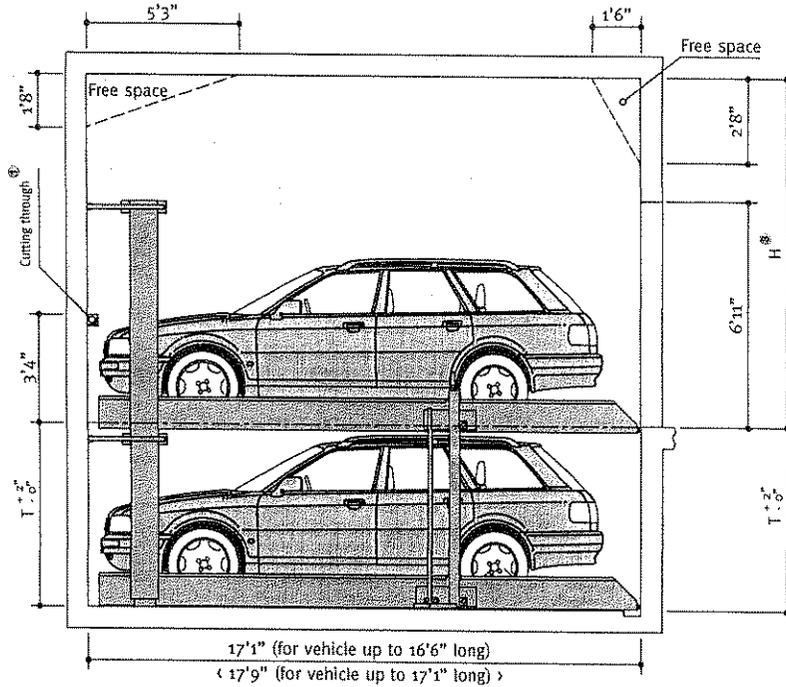
Klaus Parking Systems, Inc.  
3652 Chestnut St., Ste. A, Lafayette, CA 94549  
Ph: 925-284-2092 Fax: 925-284-3365

[www.parklift.com](http://www.parklift.com)

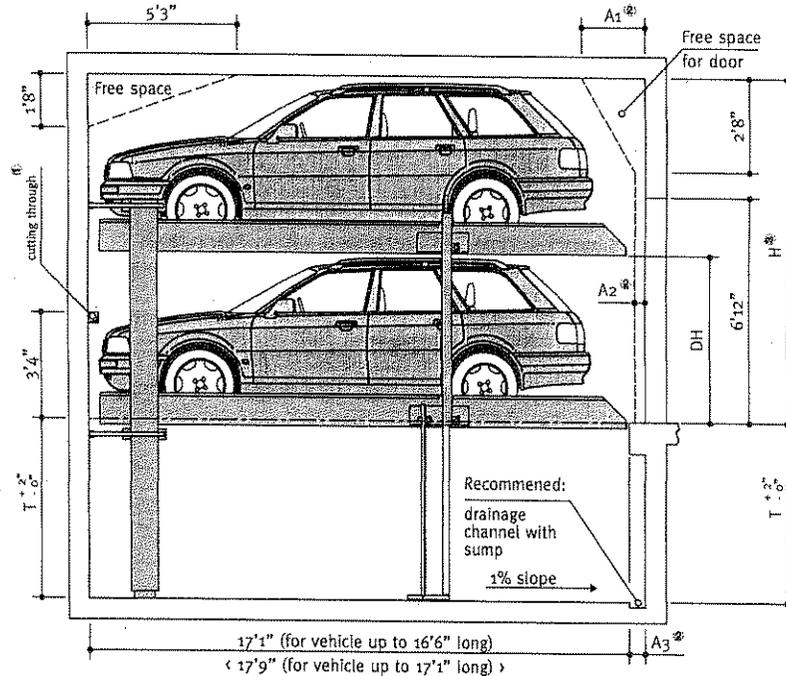


Car Parking Systems

### Basement Garage



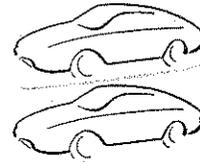
### Garage with Door in Front of Car Parking System



- ① For dividing walls: cutting through of dividing wall 10 x 10
- ② (for duct of cables).
- ③ Dimensions A1, A2 and A3 must be coordinated with door supplier
- ④ If dimension "H" is increased by the customer, correspondingly higher vehicles may be parked on the top platform/s.

**Note:**  
 only applicable to Mercedes "S" Class (1991 model onwards):  
 Pit length 17'9" (with towbar 18'1"), max authorized loading 2.5 tons, max individual wheel loading 625 kg, usable platform width 8'3". The above vehicle is only to be parked on Type G 62-170/185 EB (special model).

## Stack Parker 2062



Car Parking  
System2000

### Dimensions:

All space requirements are minimum finished dimensions; dimensions in inch.

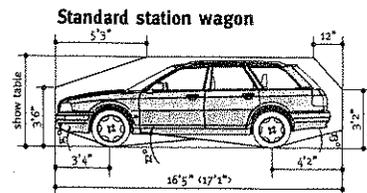
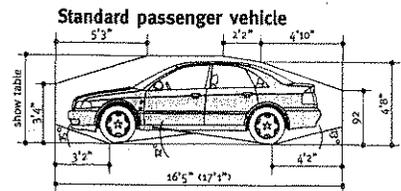
Typ	T	H	DH
2062-170	5'7"	10'8"	5'2"
2062-185	6'1"	11'7"	5'8"
2062-195	6'5"	11'6"	5'12"

EB (single platform) = 2 vehicles  
 DB (double platform) = 4 vehicles

### Suitable for:

Standard passenger vehicle and standard station wagon according to contour

Typ	H	height	
		upper	lower
2062-170	10'8"	4'11"	4'11"
2062-185	11'2"	4'11"	5'5"
2062-195	11'6"	4'11"	5'9"



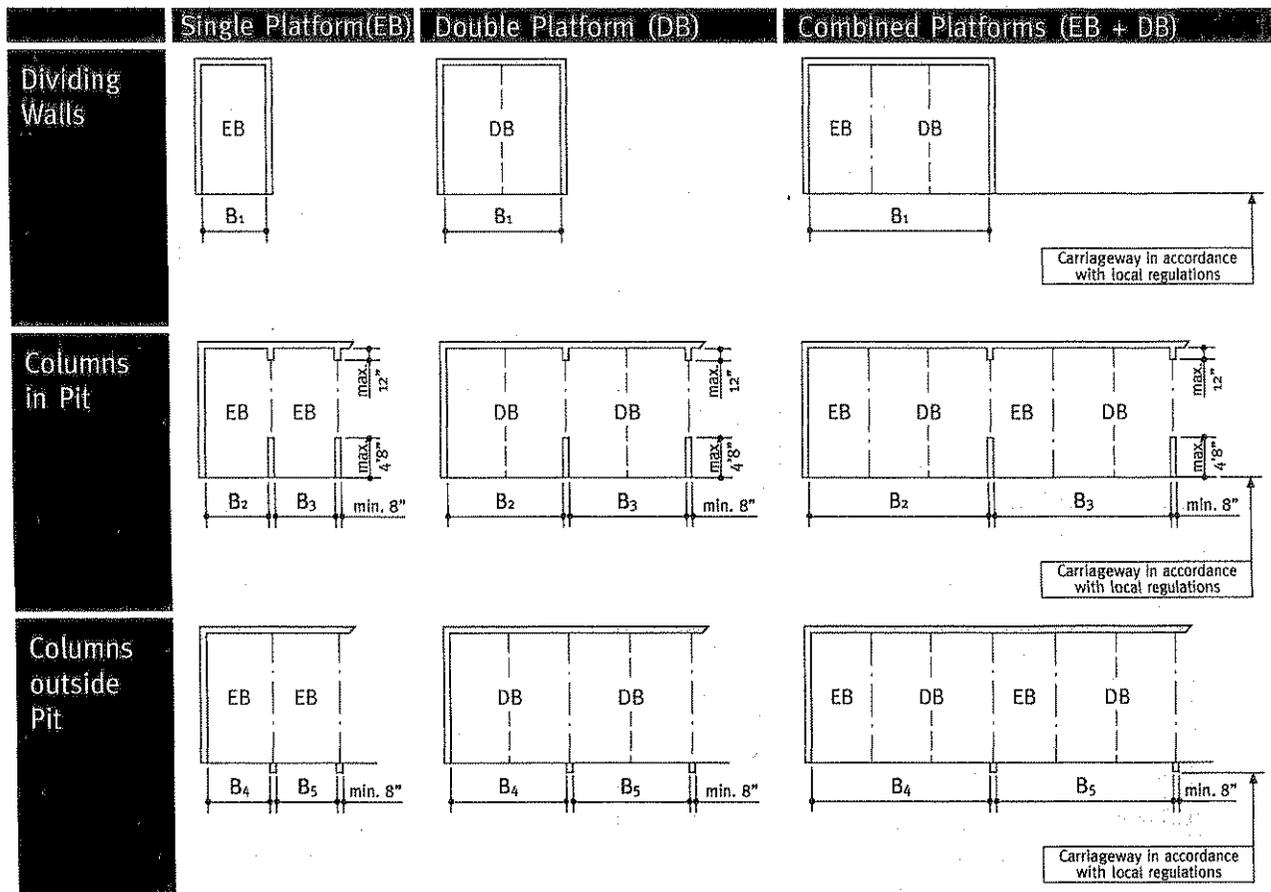
Weight: max. 2000 kg  
 Wheel load: max. 500 kg



Standard vehicles are vehicles without any sports options such as spoilers, low-profile tyres etc.

**Klaus Auto-Parksysteme GmbH**  
 Hermann-Krum-Straße 2  
 D-88319 Aitrach  
 Tel. 07565/508-0  
 Fax 07565/508-88  
<http://www.klaus-autopark.de>  
 e-mail: info@klaus-autopark.de

# Widths/Basement Garage



	Usable Platform Width	Dividing Walls		Columns in Pit		Columns outside Pit	
		B <sub>1</sub>	B <sub>2</sub>	B <sub>3</sub>	B <sub>4</sub>	B <sub>5</sub>	
EB	7'7"	8'7"	8'5"	8'3"	8'3"	7'11"	
	7'11"	8'11"	8'9"	8'7"	8'7"	8'3"	
	8'3"	9'3"	9'1"	8'11"	8'11"	8'7"	
DB	15'2"	16'1"	15'11"	15'7"	15'9"	15'5"	
	15'5"	16'5"	16'3"	15'11"	16'1"	15'9"	
	15'9"	16'9"	16'7"	16'3"	16'5"	16'1"	
	16'1"	17'1"	16'11"	16'7"	16'9"	16'5"	
	16'5"	17'5"	17'3"	16'11"	17'1"	16'9"	
EB + DB Example	7'7" + 15'2"	24'8"	24'6"	24'2"	24'4"	23'12"	
	7'11" + 15'5"	25'4"	25'2"	24'10"	24'12"	24'8"	
	8'3" + 15'9"	25'12"	25'10"	25'6"	25'8"	25'4"	
	8'3" + 16'5"	26'7"	26'5"	26'1"	26'3"	25'12"	

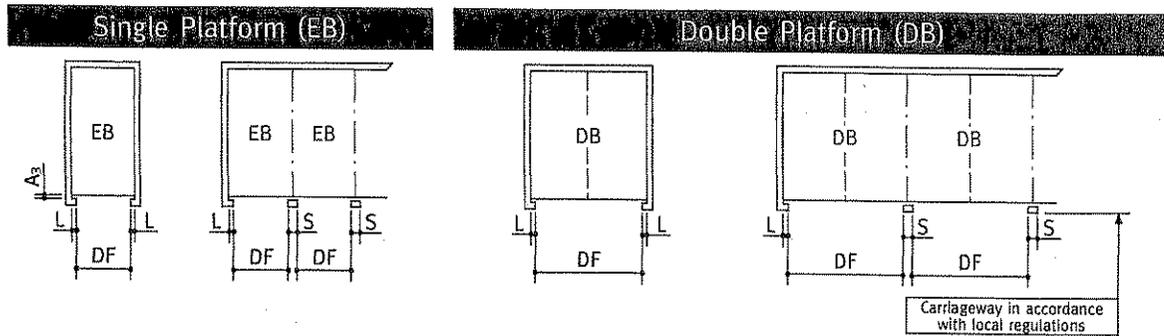
Standard width = parking space width 7'7"



End parking spaces are generally more difficult to drive into. Therefore we recommended for end parking spaces our wider platforms.

Parking on standard width platforms with larger vehicles may make getting into and out of the vehicle difficult. This depends on type of vehicle, approach and above all on the individual driver's skill.

# Widths - Garage with Door in Front of Car Parking System

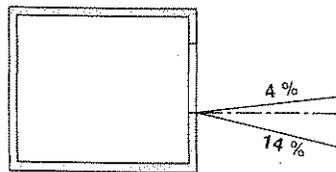


	Usable Platform Width	DF	L	S
EB	7'7"	7'10"	5"	10"
	7'11"	8'3"	5"	10"
	8'3"	8'3"	6"	12"
DB	15'2"	15'2"	6"	12"
	15'5"	15'7"	5"	10"
	15'9"	15'7"	7"	14"
	16'1"	16'5"	5"	10"
	16'5"	16'5"	6"	12"

DF = door entrance width

A3 = seat-engaging surface (dimensions require coordination with door supplier).

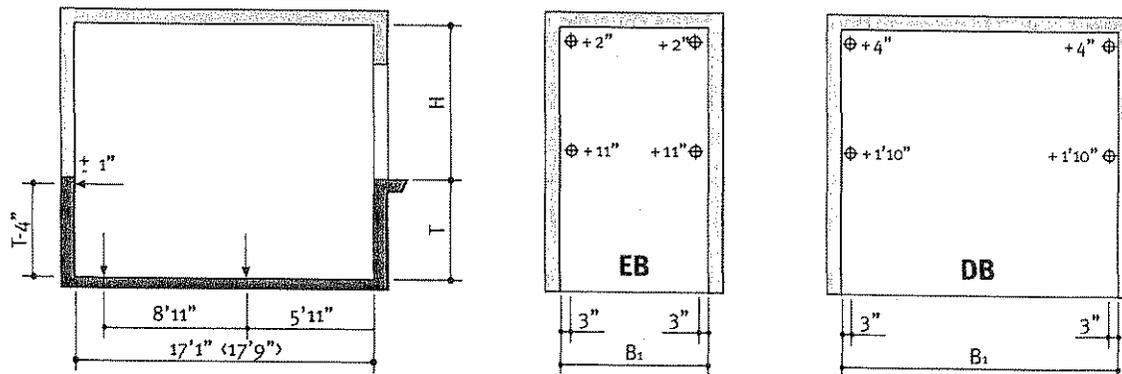
## Approach



ⓘ These illustrated maximum approach angles must NOT be exceeded. Incorrect approach angles will cause SERIOUS MANEUVRING & POSITIONING PROBLEMS on the parking system for which the local agency of Klaus accepts no responsibility

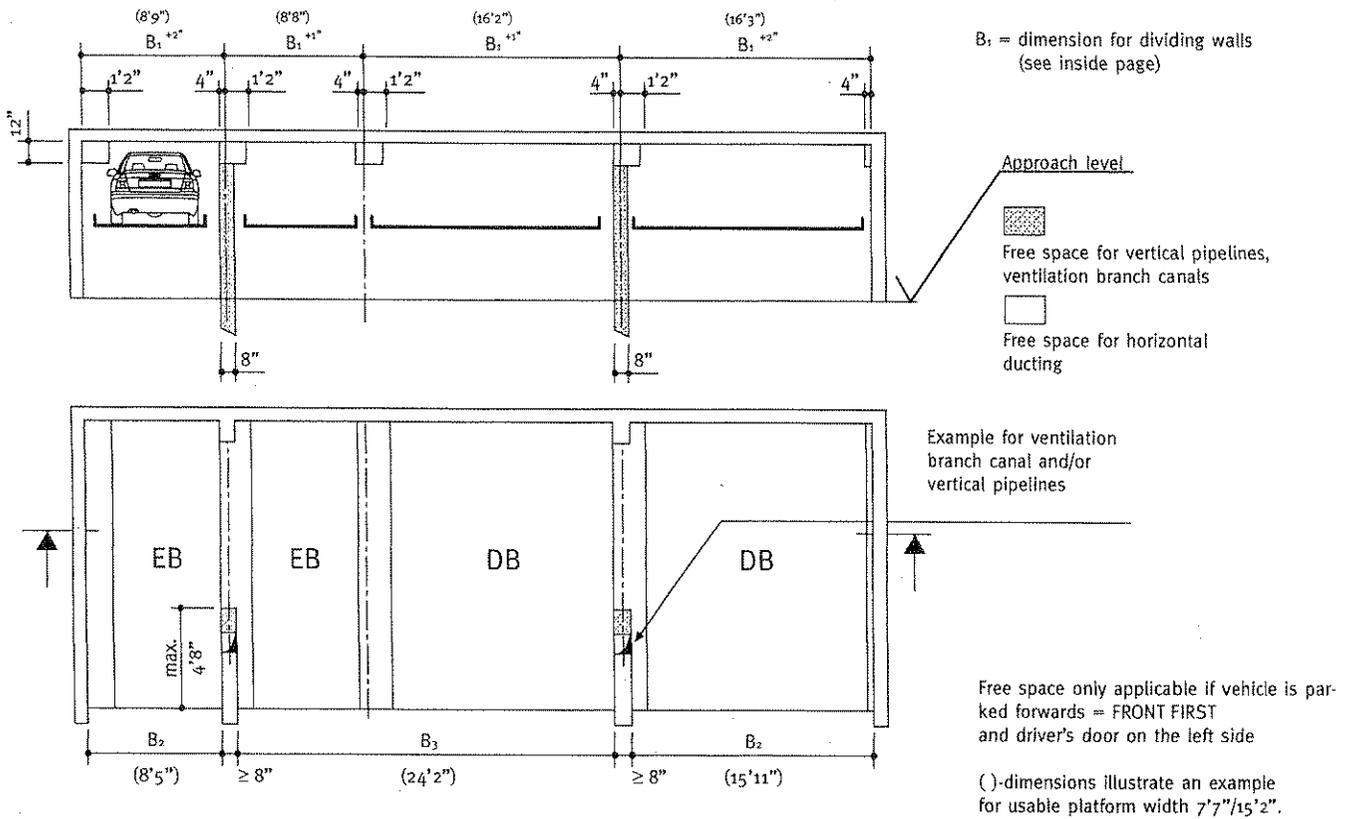
## Load Plan

forces in kN



Units are bolted to the floor. Drilling depth approx. 6".

Free space for longitudinal and vertical ducts (e. g. ventilation)



Electrical Data

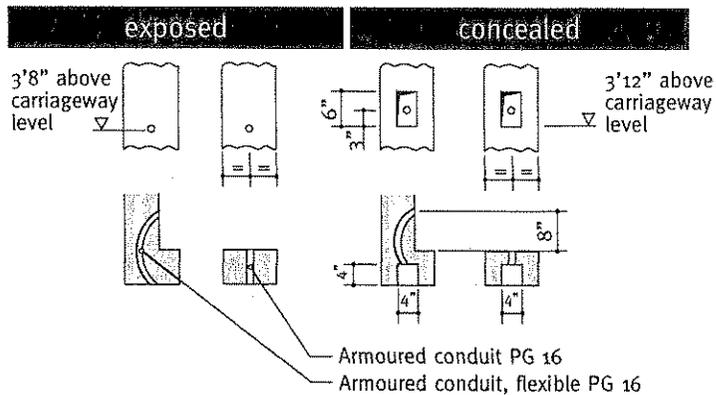
Generally to be effected by customer:

- electrical wiring 5 x 2,5 mm<sup>2</sup> per unit
- delayed-action mains fuse 3 x 16 A per unit
- "EMERGENCY-OFF"/main power supply
- switch, lockable, per unit

Cable conduits and recesses for operating element:

Electrical wiring:

Electrical wiring is carried out by customer or by the local agency of Klaus in accordance with our circuit diagram/s. (Please see the respective quotation at hand)



Technical Data:

Power Units

Low-noise units mounted to rubber-bonded-to-metal mountings are installed. Nevertheless we recommend to build the parking system's garage separately from the dwelling house.

Safety Railings

Any safety railings which become necessary due to the installation of the system at access points, walkways, traffic lanes etc. will have to be provided/paid for by the customer.

The following documents may be supplied upon request

- wall recess plans
- test sheet on airborne and solid-borne sound
- declaration of conformity

Issue 12/99

We reserve the right to change this specification without further notice.





Agenda Item No. \_\_\_\_\_

File Code No. 640.09

## CITY OF SANTA BARBARA

### COUNCIL AGENDA REPORT

**AGENDA DATE:** May 6, 2008

**TO:** Mayor and Councilmembers

**FROM:** Planning Division, Community Development Department

**SUBJECT:** Preliminary Economic Development Designation For  
101 East Victoria Street Project

#### RECOMMENDATION:

That Council make a preliminary finding that the project proposed for 101 East Victoria Street meets the definition of an Economic Development Project and grant the proposed project a Preliminary Economic Development Designation for 2,707 square feet of non-residential floor area.

#### DISCUSSION:

##### *Project Description*

The project site is located at 101 E. Victoria Street at the corner of Anacapa and Victoria Streets. The site is zoned C-2, Commercial and has a General Plan designation of Office and Major Public/Institutional.

The proposed project consists of a proposal to demolish an existing two-story 11,900 square foot commercial office building and construct 17,607 square feet of commercial space comprised of 50 condominium office units on a parcel of approximately 19,725 square feet. Each commercial condominium would be approximately 320 square feet. A common locker room and restroom facilities would be located on the first floor and a common conference room would be located on the second floor. This type of office development is a unique concept to be considered for the City's Downtown area (see applicant's letter, Attachment 2). After reconstruction of the existing 11,900 square feet, an additional 5,707 square feet of commercial space would be required for the development of the proposed project. A total of 3,000 sq. ft. would be allocated from the Minor and Small Addition categories and the remaining 2,707 sq. ft. is requested from the Economic Development Project category.

The proposed project requires 50 parking spaces. An additional eight spaces are to be reserved for an easement favoring the adjacent parcel (109 E. Victoria St.) resulting in a total of 58 required parking spaces. Forty-five (45) parking spaces are proposed in an underground garage; therefore, a modification to allow less than the required number of parking spaces will be requested. Both the off-site easement and additional floor area

requested relate to the parking modification, and need to be carefully considered as the Planning Commission reviews the project.

***Request for Preliminary Economic Development Designation***

As required by SBMC§28.87.300 (Development Plan Review and Approval), a project that has an Economic Development Designation will enhance the standard of living for City and South Coast residents and will strengthen the local or regional economy by either creating new permanent employment opportunities or enhancing the City's revenue base, and will accomplish one or more of the following:

- a. Support diversity and balance in the local or regional economy by establishing or expanding businesses or industries in sectors which currently do not exist on the South Coast or are present only in a limited manner; or
- b. Provide new recreational, educational, or cultural opportunities for City residents and visitors; or
- c. Provide products or services which are currently not available or are in limited supply either locally or regionally.

The applicant states, and staff concurs, that the proposed project consisting of 50 small commercial condominiums could qualify for an Economic Development Designation because it would create new employment opportunities and enhance the City's revenue base. In addition, it would provide opportunities for sole practitioners or small business owners to purchase a small office space that is not currently available in the downtown area. The applicant further states that there is a tremendous unmet need in the commercial market for such facilities. The proposed project could fill that need and, as a result, the small business owners would potentially conduct additional business in the downtown area thereby further enhancing the revenue base of the City.

At present, a total of 398,485 square feet is remaining in the Economic Development Category for allocation. Prior designations granted by the Council are shown in Attachment 3.

On May 10, 2007, the Planning Commission held a concept review of the proposed project. At that time, the Commissioners commented favorably on allowing the project to acquire non-residential square footage through the Economic Development Category. All Commissioners commented favorably on the small commercial condominium concept being unique for Santa Barbara. The Commission liked the architectural approach. Staff and the Commission discussed the downtown parking rate of 1 space per 500 square feet and the Zone of Benefit (ZOB) for the area and how although the site is very near to the Granada Garage it is not within the ZOB. The Commission expressed both interest and caution in terms of the parking demand analysis and parking modification.

***Next Steps***

If the request for a Preliminary Economic Development Designation is granted by the City Council, the proposed project would continue to the Planning Commission on May 22, 2008 for consideration of project approval. At that time, the Planning Commission would, as part of the review, be asked to make a recommendation to the City Council concerning the Final Economic Development Designation. The application would then be forwarded to the City Council, together with the Planning Commission's recommendation, for a Final Designation as an economic development project.

**NOTE:** The project plans have been sent separately to the City Council and are available for public review in the Mayor and Council Office and the City Clerk's Office.

**ATTACHMENTS:**

1. Site Plan
2. Applicant Letter dated April 21, 2008
3. Economic Development Projects

**PREPARED BY:** Kathleen Kennedy, Associate Planner

**SUBMITTED BY:** Dave Gustafson, Acting Community Development Director

**APPROVED BY:** City Administrator's Office



ATTACHMENT 2

Brownstein Hyatt Farber Schreck *a strategic  
California Merger  
with Hatch & Parent*

April 21, 2008

Mayor Blum and Members of the City Council  
City of Santa Barbara  
P.O. Box 1990  
Santa Barbara, CA 93102-1990

Eva turenchalk, AICP  
Land Use Planner  
805.451.5633 tel  
805.965.4333 fax  
eturenchalk@bhfs.com

RE: Measure E Allocation Request for Condominium Office Project  
101 E. Victoria Street, APN: 029-071-013

Dear Mayor Blum and Members of the City Council:

Our office represents 101 East, LLC, applicants for a condominium office project on Victoria Street. 101 East, LLC proposes to replace the existing building at 101 E. Victoria, on the corner of Victoria and Anacapa Streets (APN: 029-071-013), with individual office condominiums. The condominiums will be approximately 300 sf each, and are intended to allow sole proprietors and very small businesses the opportunity to purchase their own office space. Parking for the project will be provided via a new underground parking garage on the property.

Our application includes a Development Plan request for square footage under Measure E. Measure E defines an Economic Development Project as one which "will enhance the standard of living for City and South Coast residents and will strengthen the local or regional economy by either creating new permanent employment opportunities or enhancing the City's revenue base." An Economic Development Project should also accomplish one of three goals contained in the Zoning Ordinance.

The proposed project meets both of these standards. In addition to increasing the City's revenue base, the project would accomplish goal (c) which is to "provide products or services which are currently not available or are in limited supply either locally or regionally." We know of no other condominium office space in the City or the region that allows sole practitioners or very small businesses the opportunity to purchase their own office space. There is a tremendous unmet need in the commercial market for such facilities. Approving this project as an Economic Development Project would fill that void and, further, would allow many of the future owners to relocate their offices from their homes into the downtown area, where, in addition to conducting their businesses, they are likely to go out for lunch and run their errands. As a result, this project will provide economic benefit to the small business owners looking for their own space in the downtown area, to the existing downtown merchants that will benefit from having these business owners downtown, and to the City by way of increased sales tax.

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CITY OF SANTA BARBARA  
PLANNING DIVISION

### Measure E Allocation Request

The existing office building on the property is 11,900 sf and the proposed project would include 17,607 sf of office space. In addition to applying the 3,000 sf allocated to the property under the Small Addition provision of Measure E, we are requesting an additional allocation of 2,707 square feet under the Economic Development Project provision of Measure E.

### Project Details

The existing 11,900 sf commercial office space will be demolished and replaced with 50 commercial condominiums totaling 17,607 sf. The units are configured in clusters to create a village atmosphere with paseos and courtyards which will allow for landscape opportunities throughout the site.

The project height will vary throughout the project, with a maximum height of three stories. The proposed project includes 22 units on the first floor, 17 units on the second floor and 11 units on the third floor. Each unit is approximately 300 sf in size. The first floor will also house locker/restroom facilities and a community conference room will be located on the second floor.

The office condominiums are intended to serve sole proprietors and very small businesses looking for the opportunity to own their own office space downtown. While we believe that the size of the units will discourage uses outside of this category, we are happy to incorporate language in the project CC&Rs that prohibits medical office or retail use.

The project will be providing bicycle parking as well as a locker room with showers to facilitate the use of alternative transportation for the building occupants.

An underground parking garage will provide 45 parking spaces, eight of which will be reserved for the property owner at 109 E. Victoria based on an existing easement agreement. Upon project approval, the existing easement will be revised to allow tenants at 109 E. Victoria access to the underground parking garage as detailed in the Memorandum of Understanding between 101 East, LLC and the adjacent property owner included as part of this submittal. Also included in the Memorandum of Understanding are the details of how other existing easements will be revised and new easements will be created to allow openings along the property line, a portion of the parking garage to encroach into the 109 E. Victoria property, and a landscape easement between the two properties.

Replacing the existing at-grade parking with an underground parking garage, combined with the proposed landscape easement provides the opportunity for greatly enhanced landscaping on this key, corner property. Site landscaping will go from just over 5% of the site to approximately 20% of the site as part of the proposed project.

This project was reviewed by HLC on February 21<sup>st</sup>, March 7<sup>th</sup> and April 4<sup>th</sup> of last year. Overall, we received favorable comments on the architecture and the size, bulk and scale of the project.

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April 21, 2008  
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Additionally, this project was before your Planning Commission on May 10, 2007 for Conceptual review. During this hearing we received favorable comments on our request for Measure E square footage under the Economic Development Project category.

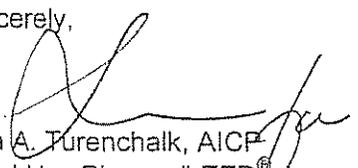
Sustainability

101 East, LLC will be a model project for sustainable development and has been designed to achieve a LEED<sup>®</sup> Silver Rating. Some of the sustainable aspects include:

- Bicycle storage and locker rooms for non-auto commuters
- Alternative fuel refueling stations for plug-in hybrids, electric bikes and segways.
- Stormwater treatment and rainwater retention for landscaping
- 2,223 square feet of "green" roofs to reduce heat islands
- 4 KW photovoltaic system
- Dual flush toilets, waterless urinals and water-efficient landscaping
- Construction waste management plan to divert 75% of construction waste

We see this project as very beneficial to the City in many ways, and hope you concur in this assessment. Should you have any questions as you review this proposal, please do not hesitate to contact me. We look forward to working with you towards the successful completion of this project.

Sincerely,

  
Eva A. Turenchalk, AICP  
Land Use Planner/LEED<sup>®</sup> Accredited Professional

**PROJECTS WITH PRELIMINARY OR FINAL  
ECONOMIC DEVELOPMENT DESIGNATIONS**

PROJECT/ADDRESS	PRELIM. DESIG. (SQ. FT.)	FINAL DESIG. (SQ. FT.)	STATUS/ COMMENT
Gateway Project (Miravant) 6100 Hollister Avenue MST97-00715		80,000	Approved 5/28/2000
Architectural Millworks 815 Quinientos Street MST97-00320		15,000	C of O 1/20/2004
Penfield and Smith 111 E Victoria St MST2002-00243		7,905	BP 2/11/2005
Software.com 630-634 Anacapa Street MST97-00520	26,493		Withdrawn
Alliance Manufacturing Software 1035 Chapala Street MST98-00051	30,257		Withdrawn
Fielding Institute 4151 Foothill Road MST2001-00840	22,499		Expired 4/23/2005
Airport Mobile Structure 500 Fowler Rd MST2002-00265		720	Approved 6/20/02
Cottage Hospital 320 W Pueblo St MST2003-00152		182,541	Under Construction
Granada Theatre 1216 State St MST2004-00005		13,360	Approved 3/23/04
SUBTOTALS	0*	299,526	SUBTOTALS
<b>ALLOCATED TO DATE: 299,526 SQFT*</b> <b>REMAINING UNALLOCATED: 398,484 SQFT</b>			

04-30-08

\*Does not include SF from Software.Com or Alliance, which have been withdrawn