



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: October 1, 2008
AGENDA DATE: October 9, 2008
PROJECT ADDRESS: 230 Lighthouse Road (MST2006-00455)

TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DJK*
 Allison De Busk, Project Planner *ADB*

I. PROJECT DESCRIPTION

The project consists of a ten-lot residential subdivision. Three of the lots (identified on the plans as Lots 8, 9 and 10) would be designated affordable lots, potentially developed by Habitat for Humanity. Two private driveways (one at the northern boundary and one at the southern boundary of the project site) are proposed to provide vehicular access to all of the lots. The northern driveway would provide vehicular access to four lots (Lots 1-4). The southern driveway would provide vehicular access to six lots (Lots 5-10), including the three affordable lots. A common walkway would be provided down the center of the site to provide pedestrian access to each of the lots. Lot sizes would range from approximately 2,760 to 5,300 square feet for the affordable lots, and approximately 8,555 to 10,600 square feet for the remaining seven lots. Eight lot frontage modifications would be required for the project as a whole. The three affordable lots would require lot area, interior setback, parking, and open yard area modifications. The project does not include construction of the individual homes. The existing church and all existing site improvements are proposed to be demolished.

II. BACKGROUND

In January 2007, the Planning Commission reviewed a conceptual proposal for development of the subject property with a 22-unit condominium development utilizing the Garden Apartment zoning designation, which required a re-zone to two-family residential (R-2). That project proposed six units available to middle and upper-middle-income homebuyers. Planning Commissioners generally commented that the project was too dense and that the existing E-3 zoning was an appropriate designation for the site (refer to Exhibit C – Planning Commission Minutes, January 11, 2007).

The proposed development is an attempt to respond to Planning Commission and neighborhood concerns and desires. In an effort to provide affordable housing lots and utilize a non-traditional site layout, the project has raised several planning concerns, which is why a concept review was recommended by staff and agreed to by the applicant.

III. REQUIRED APPLICATIONS

The discretionary applications required for this project would be:

1. Tentative Subdivision Map (TSM) for a ten-lot subdivision (SBMC Chapter 27.07);
2. Lot Area Modifications (3) to allow three over-density lots as part of a subdivision in the E-3/S-D-3 Zone (SBMC §28.92.110, A, 2);
3. Interior Setback Modifications (4) to reduce the required six-foot interior setbacks on proposed Lot 8, Lot 9 (2) and Lot 10 to zero feet (SBMC §28.92110, A, 2);
4. Parking Modifications (3) to reduce the required parking for proposed Lots 8, 9 and 10 to one covered space (SBMC §28.92110, A, 1);
5. Open Yard Area Modifications (3) to reduce the size and dimensions of the required open yard areas for Lots 8, 9 and 10 to 15 feet x 15 feet (SBMC §28.92110, A, 2);
6. Street Frontage Modifications (8) to allow eight of the lots to have less than the required 60 feet of frontage on a public street (SBMC §28.92110, A, 2);
7. Public Street Frontage Waiver (2) to allow more than two lots to be served by a private driveway (SBMC §22.60.300);
8. Coastal Development Permit to allow development in the non-appealable jurisdiction of the Coastal Zone (SBMC §28.44.060); and
9. Design Review Approval by the Single Family Design Board (SFDB) (SBMC, Chapter 22.69).

IV. RECOMMENDATION

Staff recommends that the Planning Commission conceptually review the proposed project and provide comments on the proposed discretionary actions required, specifically focusing on the appropriateness of the modification requests. Please note that this review is not meant to imply any approval of, or formal position on, the proposed project.

V. SITE INFORMATION AND PROJECT STATISTICS

A. VICINITY MAP



B. SITE INFORMATION

Applicant:	Lisa Plowman, Peikert Group Architects	Property Owner:	Southern California-Nevada Conference – United Church of Christ
Parcel Number:	045-021-021	Lot Area:	73,150 gross square feet
General Plan:	Residential, 5 units per acre	Zoning:	E-3/S-D-3
Existing Use:	Church	Topography:	5.4% slope down to the northeast corner
Adjacent Land Uses:			
North - single-family residential		East - single-family residential	
South – Washington Elementary School		West - multi-family residential	

VI. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Proposed
Setbacks -Front -Interior	20 feet 6 feet	20 feet 6 feet min. for market lots Zero lot line development for affordable lots*
Building Height	30 feet	30 feet
Parking	2 covered spaces	2 garage spaces for market lots 1 garage space for affordable lots*
Minimum Lot Frontage Required	60 feet on a public street	Lot 1 has 125 feet on a public street Lots 2-7 have 73.1 feet on a private driveway* Lots 8 & 9 have 23.6 feet on a private driveway* Lot 10 has 125 feet on a public street
Minimum Lot Area Required	7,500 square feet	8,500 square feet min. for market lots 2,760 square feet min. for affordable lots*
Open Yard	1,250 square feet, minimum dimensions of 20'x20'	1,250 sq. ft. min. for market lots Modification requested for affordable lots*

The proposed project requires several modifications from the requirements of the E-3 Zone (as indicated by the * in the Table above). The following table identifies the requested modifications on a lot-by-lot basis. A discussion of project concerns, including many of the modification requests, is provided in the Issues Section below.

MODIFICATION REQUESTS						
Does the lot require a modification for:						
	Lot Area	Street Frontage	Parking	Open Space	Interior Setbacks	Front Setback
Lot 1	No	No	No	No	No	No
Lot 2	No	Yes	No	No	No	N/A
Lot 3	No	Yes	No	No	No	N/A
Lot 4	No	Yes	No	No	No	N/A
Lot 5	No	Yes	No	No	No	N/A
Lot 6	No	Yes	No	No	No	N/A
Lot 7	No	Yes	No	No	No	N/A
Lot 8	Yes	Yes	Yes	Yes	Yes	N/A
Lot 9	Yes	Yes	Yes	Yes	Yes (2)	N/A
Lot 10	Yes	No	Yes	Yes	Yes	No

VII. ISSUES

The proposed project requires a lot of discretionary actions by the Planning Commission in order to be approved. The project site is large enough to be developed with a more traditional suburban layout that would include seven or eight lots with a public street, ending in a cul-de-sac, down the middle of the site. The property owner is interested in providing some affordable housing as part of the project, and has proposed a less traditional single-family subdivision in order to achieve that goal. Staff would appreciate Planning Commission feedback on the issue areas identified below.

A. PUBLIC STREET WAIVER/STREET FRONTAGE MODIFICATIONS

Where more than two lots are served via a private road or driveway, a public street waiver is required. Staff's past practice was to support up to four lots with access via a private road or driveway. As designed, proposed lots 2 through 9 would not front on a public street. Lots 1 through 4 would be served by a driveway along the northern property line, and Lots 5 through 10 would be served by a driveway along the southern property line. The applicant has explained that this layout was chosen, in part, because the School District wanted a buffer between the residential development and the School property. In order to approve the proposed Tentative Map, the Planning Commission must approve a Public Street Waiver, finding that:

- The proposed driveway(s) would provide adequate access to the subject sites, including access for fire suppression vehicles.
- There is adequate provision for maintenance of the proposed private driveway(s) through a recorded agreement.
- The waiver is in the best interest of the City and will improve the quality and reduce the impacts of the proposed development.

Because the project includes two private driveways to serve the lots, overall paving for vehicular access would not necessarily be increased by providing a public road. However, area devoted to public right-of-way is deducted from the site's density calculation. Therefore, the ultimate number of lots permitted may be reduced with provision of a public road. If affordable lots remained a part of the project, this would not be an issue.

Some of the questions that staff would like input from the Commission on are:

- Can the Planning Commission make the above findings?
- Can the Planning Commission support the associated street frontage modifications?
- Would a public street be more appropriate?

B. PARKING MODIFICATIONS

The three affordable lots are requesting a parking modification to provide one, rather than two, covered parking spaces. The applicant's justification for the parking modification is based on artificially restricting the demand to one space per affordable unit. This is proposed to be accomplished by having Habitat for Humanity be a partner in the development and ownership

of the affordable lots. The applicant will need to provide more information on how Habitat is able to restrict parking for these lots in perpetuity. Staff is concerned with the ability of an entity to enforce such limitations for the life of a project, particularly when the units are ownership, rather than rental. In order for staff to support the parking modification, it must be clearly demonstrated that the parking demand will be met on-site. In the past, staff has determined that one bedroom units of less than 750 square feet have a parking demand of one parking space. One option is to limit the size of the units to ensure that parking demand is met. It should be noted that the project site is located within the Coastal Zone, and Policy 5.3 of the Local Coastal Plan requires that all residential parking demand be met off-street.

C. INTERIOR SETBACK MODIFICATIONS

Staff has concerns with the two interior setback modifications for Lot 9. The buildings on Lots 8, 9 and 10 will likely look more like a triplex (at least from the north and south elevations) than a single-family home, which is not appropriate in a single-family neighborhood. Staff does support the concept of a zero lot line configuration as a means of providing affordable housing; however, staff also believes there should be some relief on the opposite side of each unit, to maintain the intent of the single-family neighborhood.

D. OPEN YARD AREA MODIFICATIONS

The applicant is proposing to reduce the size of the open yard areas provided on the affordable lots. The minimum required size is 1,250 square feet, with minimum dimensions of 20 feet. The project proposes to provide 225 square feet of open yard area in a 15' x 15' configuration. Staff can support the concept of an open yard area modification for an affordable lot; however the appropriate size and dimensions would likely be based on the overall project and amenities.

- What is the appropriate amount of open space given the lot sizes proposed?
- What are appropriate minimum dimensions?
- Would the provision of additional open space on a second level make the modification more supportable?

E. ALTERNATIVE PROPOSAL

Prior to submitting the subject proposal (and after the Planning Commission concept review of the 22-unit proposal), the applicant had submitted a Pre-Application Review Team application that had a similar site plan as the current project, but a four unit condominium was proposed rather than the three affordable lots. As condominiums are not permitted in single-family zone districts, the proposal would have required a re-zone to R-3 or PUD for the affected portion of the project site. Staff did not recommend that the applicant pursue this option due to staff's inability to make the findings necessary to support a re-zone and associated General Plan/Local Coastal Plan amendment.

The applicant would like to hear the Planning Commission's comments on this alternative proposal, noting that it would provide one additional affordable unit (4 versus 3) without

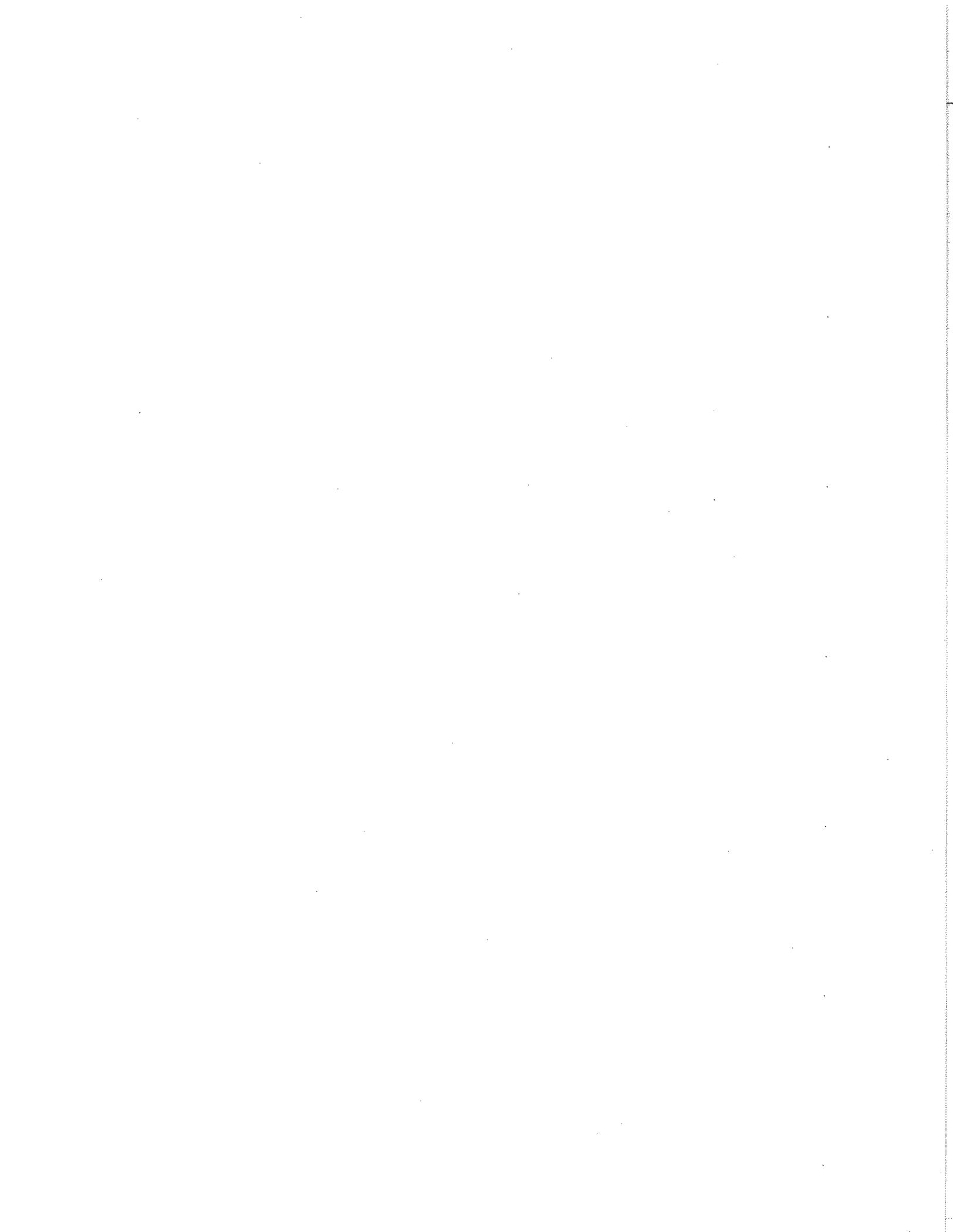
requiring all of the modifications associated with single-family zoning. A copy of this site plan is included as Exhibit D.

F. MISCELLANEOUS

1. Building Envelopes – The applicant is proposing building envelopes that maintain an approximate 25-foot setback from the property line that abuts the unit’s vehicular access, and six-foot setbacks from all other interior lots (with the exception of the affordable lots).
 - Are the building envelopes appropriate?
Staff recommends that the interior yard setbacks that “front” on the pedestrian access be increased to create a design that is more like a bungalow court.
2. Staff has questions and concerns about how the affordable lots will be maintained as affordable lots in perpetuity. The logistics of these lots is unclear, especially since homes are not being built, or even designed as part of this proposal.
3. Staff has concerns about the viability of Habitat for Humanity being a co-applicant in this project, as they are not currently involved at a co-applicant level.
 - Does their involvement or non-involvement change the project?
4. Would an alternate means of providing affordable units be more appropriate (i.e. secondary dwelling units (“granny” units); additional dwelling units; in-lieu fees)?

Exhibits:

- A. Site Plan
- B. Applicant's letter, dated July 28, 2008
- C. Planning Commission Minutes, January 11, 2007
- D. Applicant’s Alternative Proposal



VESTING TENTATIVE MAP - TRACT XXXX
 LOT LAYOUT MAP

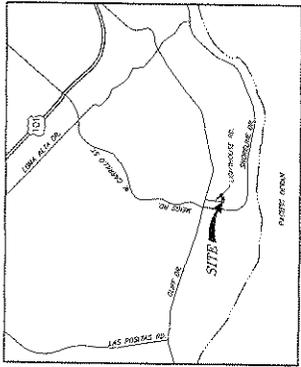


DATE	03/21/08
BY	J. J. [Signature]
CHECKED BY	[Signature]
SCALE	1" = 20'
PROJECT	159 MAPS 57
APN	045-370-001 TO 022
DATE	02/01/08
BY	J. J. [Signature]
CHECKED BY	[Signature]
SCALE	1" = 20'
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THIS MAP IS A TENTATIVE MAP AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION HEREON. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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VICINITY MAP
 N.E.E.

OWNER INFORMATION

OWNER: [Name]
 ADDRESS: [Address]
 CITY: [City]
 STATE: [State]
 ZIP: [Zip]

STATEMENT OF PURPOSE

THE PURPOSE OF THIS TENTATIVE MAP IS TO SUBDIVIDE THE TRACT INTO LOTS FOR THE PURPOSE OF [Purpose].

MODIFICATIONS REQUESTED

THE FOLLOWING MODIFICATIONS ARE REQUESTED TO THE TENTATIVE MAP: [List of modifications].

DESIGN INFORMATION

DESIGNER: [Name]
 ADDRESS: [Address]
 CITY: [City]
 STATE: [State]
 ZIP: [Zip]

BENCHMARK

BENCHMARK: [Details]

BASE OF MEASUREMENT

BASE OF MEASUREMENT: [Details]

BOUNDARY NOTES

BOUNDARY NOTES: [Details]

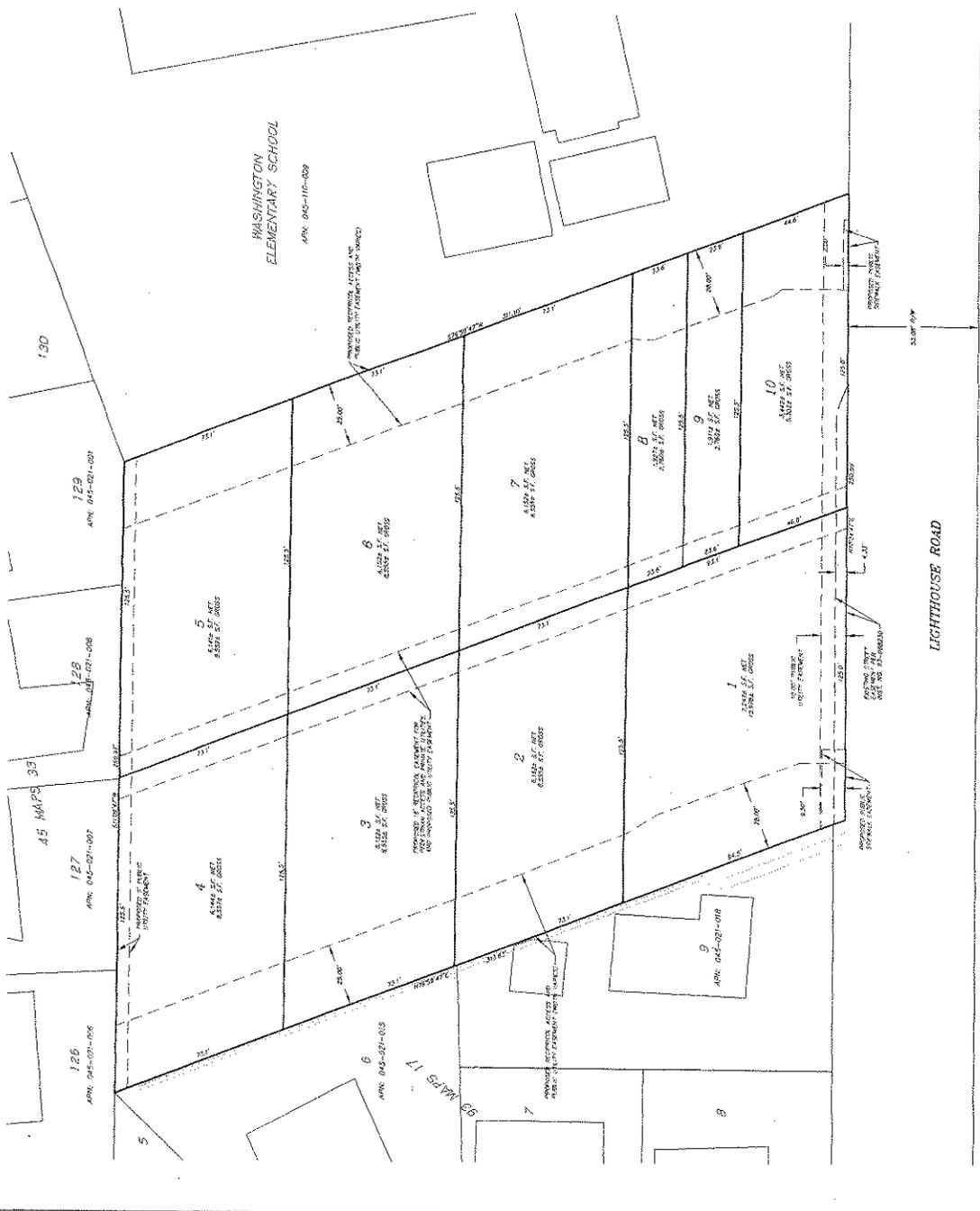
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PREPARED BY



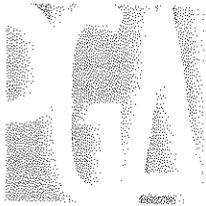
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 BY: J. J. [Signature]
 CHECKED BY: [Signature]



RECEIVED
 SEP 29 2008
 CITY OF SANTA BARBARA
 PLANNING DIVISION

LOT 1
 159 MAPS 57
 APN: 045-370-001 TO 022

GRAPHIC SCALE
 1 inch = 20 ft



PEIKERT GROUP ARCHITECTS, LLP

July 28, 2008

Paul Casey
Community Development Department
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

RECEIVED
JUL 28 2008

SUBJECT: 230 LIGHTHOUSE ROAD – MST #2006-00455

**CITY OF SANTA BARBARA
PLANNING DIVISION**

Dear Mr. Casey

On behalf of the Southern California Nevada Conference – United Church of Christ (SCNCUCC), Peikert Group Architects (PGA) is pleased to submit this application package for a residential subdivision creating ten lots at 230 Lighthouse Road. This site and the neighboring parcels directly to the north and east are zoned E-3/SD-3 One Family Residences with a 7,500 square foot minimum lot size. The parcels to the west and northwest are zoned R-2 Two Family Residences and C-P /R-2 Restricted Commercial zone/Two Family Residences, respectively. The use to the south of the site is Washington Elementary School. The parcel is approximately 72,000 square feet size.

In the summer of 2006 PGA submitted a PRT application for a proposed multi-family project on the subject site. The proposal involved a rezone to R-2 and a tentative subdivision map to create a one-lot subdivision with 22 airspace condominiums, six of which were proposed as affordable units. At that time the staff expressed concerns about the rezone and level of proposed development. In addition, we requested a Planning Commission Concept Review of the proposal. On November 29, 2007 the Planning Commission reviewed the project. The majority of the Commission felt that the proposed level of density was too high given the proximity of single family development and general neighborhood character. The Commission did, however, indicate that they would support a less dense single family oriented project and encouraged the applicant to seek a creative way to include some affordable housing into a future project.

As a response to the Planning Commission's comments a second PRT application was prepared that included an eight lot subdivision and the development of 4 low income condominiums on one of the lots that is anticipated to be developed by Habitat for Humanity. Staff supported the concept of finding a way to include the affordable units, but did not support the rezoning of one lot to R-3/R-4 to allow for the development of attached affordable units. Staff suggested that the

applicant find an alternative approach to providing affordable units on-site. The proposal described herein is in response to the Planning Commission's and staff's suggestions.

Project Description

Existing Zoning & Development

As noted above, the site is currently zoned E-3/SD-3 which would allow for nine single family residential units. The site gently slopes to the south. There are currently two buildings on the project site, surrounded by paved drives and undeveloped portions of the site. The buildings include a congregation hall, classrooms and offices. Existing on-site development totals approximately 5,500 square feet. The two buildings are proposed to be removed.

There are 30 trees on-site. These include but are not limited to; two pine trees (one is dead), two myoporum, eight eucalyptus, one olive, a magnolia, three loquat, once coast live oak, and one ash. An arborist report has been prepared by Karen Christman of Arbor Services and is included as Attachment 4. The eucalyptus trees along the southern property line are large specimen trees and as indicated in the arborist report, these trees pose some hazards given that they are prone to self liming and falling during high winds. Because of these hazards and safety concerns expressed by representatives from Washington school, the applicant is proposing to remove these trees. The applicant is also proposing to remove the remaining existing vegetation on-site.

Proposed Project

As noted above, the proposal is in response to the Planning Commission's suggestion that a less dense residential project would be more appropriate for the project site. The Commission also encouraged the applicant to seek a creative way to include some affordable housing despite the fact that the current Inclusionary Housing Ordinance would not apply to subdivision of less than 10 lots.

In an effort to respond to the Planning Commission's interest in the provision of affordable housing in a future project, the applicant began discussions with non-profit housing providers to determine if there was in interest in developing affordable housing on a portion of the site. Habitat for Humanity has expressed interest in pursuing such a project on the site (please see the attached letter). In an effort to assist Habitat with the development of these affordable units, the applicant is proposing to divide one of the single family lots fronting Lighthouse Road into three lots. With the subdivision of the three lots completed, Habitat could save their limited funding for design and development. We understand that the City and the Planning Commission would only support these small lots if they were developed with affordable units and that the City will need some assurance that this will occur if the subdivision is approved. The applicant is

interested in working with the City to identify a project condition that would create this assurance.

The conceptual proposal includes the subdivision of the site into ten lots. Seven of the lots would be provided for market rate development and would meet the lot size requirements outlined under Section 28.15.080 of the zoning ordinance. As noted above, three of the lots have been sized to accommodate a zero lot line development of three affordable units. These proposed lots do not meet the minimum size requirement for the E-3 zone district and would require a modification to allow them to be approved. A complete discussion of the required modifications is provided below.

The subdivision is configured to allow for a 10 foot wide landscaped pedestrian walkway down the middle of the site. The concept is to create a common green space that the houses would front which would be used for pedestrian and visitor access. Vehicular access would be provided via two separate 20 foot driveways located on the northern and southern property boundary. Lots 1-4 would take access from Driveway A and lots 5-10 would take access from Driveway B. In addition to allowing for efficient use of the site and a landscaped pedestrian walkway, the placement of the driveways responds to a request from Washington School, which is directly to the south. The school requested that residential uses be set back from the common property line in order to minimize any land use conflicts that might occur between the school and a future residential use – noise generated by the school being the primary concern. The configuration of the proposed subdivision does not allow for the required public street frontage for each lot (for further information see the discussion under Required Modifications). The proposed lots sizes are as follows:

LOT NUMBER	LOT SIZE (Gross)
1	10,978 S.F.
2	8,555 S.F.
3	8,555 S.F.
4	8,557 S.F.
5	8,552 S.F.
6	8,555 S.F.
7	8,555 S.F.
8 (affordable)	2,760 S.F.
9 (affordable)	2,760 S.F.
10 (affordable)	5,302 S.F.

It is anticipated that Lots 1-7 would be developed to include a two car garages and one guest parking space. Lots 8-10 have been designed to accommodate a one car garage which would require a modification for the proposed reduction in parking. A discussion of this modification is provided below.

As noted above, the site slopes gently from north to south. In order to create the proposed 10 lot configuration, the site would be graded to create generally level lots with a 2% grade. The required grading would total approximately 3,560 cubic yards of cut/fill. Please refer to the proposed grading and drainage plan prepared for Triad/Holmes Associates for more detailed information (Attachment 2). Triad/Holmes also prepared Stormwater Calculations for the proposed subdivision. The grading and drainage plans and the calculations show that with the development of the project, storm water run-off could increase on-site. The map includes the use of permeable paving and bio-retention to address the treatment and detention of the storm water. Please refer to Stormwater Calculations in Attachment 3 for more detailed information. In addition, it is anticipated that the Conditions, Covenants, and Restrictions for this project would require that all roof water be directed to landscaped areas.

Required Modifications

The subdivision configuration and the creation of the three small affordable housing lots would require four modifications. These modifications are discussed below:

- **Lot Area and Frontage Requirements** - Section 28.15.080 requires that all lots within the E-3 zone district contain a minimum of 7,000 square feet and have a minimum of 60 feet of frontage on a public street. Lots 1-7 meet the lot size requirements and Lots 8-10 would require a modification as these lot sizes range from 2,760 to 5,302 square feet.

Because the site is designed to include a landscaped walkstreet down the center of the development and two private driveways that provide access at the rear of the lots, only Lots 1 and 10 have frontage on a public street. Both of these lots have 123 feet of frontage on Lighthouse Road. A modification would be required to allow the eight remaining lots to be interior lots accessed from private driveways.

- **Open Yard Modification** – Section 28.15.060.3 requires an open yard of at least 1,250 square feet for each parcel. Lots 1-7 can satisfy the open yard area requirements. The small affordable lots would not meet this requirement. The open yard area for Lots 8-10 would be no greater than 1,100 square feet. A modification to the open yard requirements would be needed to allow for the development of the affordable units.
- **Interior Yard Setback** – Section 28.15.060.2 requires an interior setback of six feet or greater. Lots 1-7 satisfy the interior yard area requirements. However, because the units on Lots 8-10 would be attached, no interior yards would be provided.
- **Parking** – The proposed low income units on Lots 8-10 would be developed on separate lots and would therefore be considered single family units rather than multiple residential units. Section 28.90.100.G.1. requires two covered parking spaces for a single residence. Habitat

for Humanity would be seeking a reduction in parking standards for the proposed very low and low income units. The code already allows reduced parking for very low and low income rental units under Section 28.90.100.G.3.f. Habitat would agree to include a covenant within their restrictions to ensure each owner maintained only one car.

During the PRT process, staff expressed concern regarding the number of modifications needed to approve the proposed subdivision. In general, when several modifications are necessary to approve a project it can imply that the proposed project may not be suitable for the site and may need to be revised. This rule does not apply to all projects or sites. The zoning code cannot anticipate the opportunities and constraints of each site and therefore sets forth general standards for development that work in most cases. In order to address the code's limitations and allow for creative development, the code includes the ability to modify development standards. After reviewing site opportunities and constraints, meeting with the staff and decision makers, and meeting with neighbors we came to the conclusion that in this instance, the required modifications will allow for a more creative use of this infill site and a greater community benefit. The proposed subdivision accomplishes the following:

- The project fits within and enhances the neighborhood by providing a unique single family subdivision that will include an abundantly landscaped common green space shared by the residents,
- The project responds to concerns from the surrounding neighbors by setting development back from existing residential units and Washington School, and
- The project meets the objectives of the Planning Commission by creating a largely single family subdivision with an affordable housing component.

In summary, we believe that the merits of the proposed project outweigh concerns that may arise regarding the number of required modifications.

Justification of Project

The proposed concept achieve two things it is consistent with the single family development pattern in the vicinity and also provides three affordable housing units which are greatly needed in the community. The site is an ideal location for housing as it is directly adjacent to a school, and is within walking distance to a local park and two shopping centers that include most basic services.

Mr. Paul Casey
July 28, 2008
Page 6 of 6

In closing, we believe that this concept provides a needed housing opportunity in Santa Barbara. If you have any questions, please feel free to call me at your convenience.

Sincerely,



Lisa Plowman,
Planning Manager

CC: Mr. Gary Roberts, Southern California Nevada Conference – United Church of Christ
Mr. Dave Chamberlain

Attachments:

1. Proposed Vesting Tentative Tract Map
2. Proposed Grading and Drainage Plan
3. Preliminary Stormwater Calculations
4. Arborist Report, Arbor Services
5. Site Photos
6. Title Report (2 Copies)
7. Habitat for Humanity Letter - July 10, 2007
8. Washington School Foundation Letter – September 5, 2007

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STRAW VOTE:

Whether or not a free standing garage is appropriate.

2 (Barlett, Thompson) Commissioners felt the free standing garage is appropriate, while 4 (Jostes, White, Jacobs, Larson) Commissioners do not feel the free standing garage is appropriate.

Consensus was for the elimination of the free standing garage in favor of using the under-story of the house for parking cars.

Discussion:

1. Would like to see applicant provide written assurances on erosion control, solar panel placement, etc., so that a clearer vision could be seen by the Commission.
2. Would like to make sure that the applicant is receiving clear direction on the garage.
3. Reduce the impact of the project.

This motion carried by the following vote:

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

Chair Jacobs announced the ten calendar day appeal period.

Chair Jacobs called for a break at 3:53 P.M. The meeting reconvened at 4:10 P.M.

IV. **CONTINUED ITEMS:**

ACTUAL TIME: 4:10 P.M.

APPLICATION OF LISA PLOWMAN, AGENT FOR SOUTHERN CALIFORNIA-NEVADA CONFERENCE – UNITED CHURCH OF CHRIST, 230 LIGHTHOUSE ROAD, APN: 045-021-021, E-3/S-D-3 ONE FAMILY RESIDENTIAL/COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 5 UNITS PER ACRE (MST2006-00455) Continued from December 7, 2006

The proposed project involves the rezone of the property from one-family residential (E-3) to two-family residential (R-2), and development of the site with 22 three-bedroom condominium units under the Garden Apartment Zoning designation (SBMC, Chapter 28.30). Four of the units would be affordable to middle-income homebuyers, and two of the units would be affordable to upper-middle-income homebuyers. The development includes 58 parking spaces. The subject parcel is currently developed with a church, which is proposed to be demolished as part of the project.

The purpose of the concept review is to allow the Planning Commission 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. Initiation of a Rezone from E-3/S-D-3 to R-2/S-D-3 by the Planning Commission (SBMC, §28.92.020);
2. General Plan Map amendment to amend the General Plan Land Use Map for the subject parcel from Residential 5 dwelling units per acre to Residential, 12 units per acre;
3. Local Coastal Plan Amendment to amend the General Plan Land Use Map in the Coastal Zone (SBMC §28.45.009.7);

The following decisions will be contingent upon City Council approval of the rezone and General Plan Amendment and Coastal Commission approval of the Local Coastal Plan Amendment:

4. Tentative Subdivision Map (TSM) for a one lot subdivision with 22 residential condominiums (SBMC Chapters 27.07 and 27.13);
5. Lot Area Modification to allow two over-density units (bonus density) on a lot in the R-2 Zone (assuming zone change) (SBMC §28.92110, A, 2);
6. Front Setback Modification to reduce the required 30-foot front yard setback (based on Garden Apartment Development standards in SBMC Chapter 28.30) (SBMC §28.92110, A, 2);
7. Interior Yard Setback Modifications (3) to reduce the required 30-foot interior yard setbacks (based on Garden Apartment Development standards in SBMC Chapter 28.30) (SBMC §28.92110, A, 2);
8. Conditional Use Permit to allow Garden Apartments in the R-2 Zone SBMC §28.94.030, K);
9. Coastal Development Permit to allow development in the non-appealable jurisdiction of the Coastal Zone (SBMC §28.45.009.6);
10. Recommendation by Planning Commission and final approval by the City Council of Rezone, General Plan Map Amendment and Local Coastal Plan Amendment (SBMC, §28.92.080 (B)); and
11. Design Review Approval by the Architectural Board of Review (ABR) (SBMC, Chapter 22.68).

Case Planner: Allison De Busk, Associate Planner

Email: adebusk@SantaBarbaraCA.gov

Allison De Busk, Associate Planner, gave the Staff presentation.

Ms. Hubbell reminded the Commission that the basic policy for any increase in zoning is to make all of the additional units allowed affordable, with the minimum being 50%.

Commissioner's comments and questions:

Would like to look at the Mesa in a larger context. Asked Staff if there are other projects coming down the pipeline in this area.

Ms. Hubbell reviewed recent projects approved on the Mesa, as well as future projects that could come forward. There is some room for redevelopment, but not much.

Lisa Plowman, Piekert Group Architects, introduced Gary Roberts, representative for the Southern California Nevada Conference of the United Church of Christ. Mr. Roberts provided the Commission with the Church's intentions to find the best use for the property and the City. Ms. Plowman gave the remainder of the applicant presentation.

Commissioner's comments and questions:

1. Asked the applicant what compelled consideration of the Garden Apartment approach.
2. Asked if subterranean parking has been considered for this project.
3. Asked for clarification on the square footage of the proposed units.

Ms. Plowman responded that the Garden Apartment may not be the best approach and that subterranean parking was cost prohibitive. Ms. Plowman stated that the plans are very conceptual at this time and did not go to specific square footage detail; but it would total 42,000 square feet.

Chair Jacobs opened the public hearing at 4:44 P.M.

The following people spoke with concerns on the project:

1. Ed Gamble: project too dense for neighborhood
2. David Hetyonk, Director of Facilities and Operations, Santa Barbara School District: appreciates buffer and need to address construction issues and long-term incompatibilities.
3. Mike Jordon, La Mesa Neighborhood Association: traffic increase/water runoff and retention and effective solar system.
4. Mark Ingalls: review development criteria near schools.
5. Tom Ochsner, Washington School PTO: lack of public benefit.
6. Rev. Gwendolyn Hampton, Peace of Wisdom Ministries: against housing replacing church.

With no one else wishing to speak, the public hearing was closed at 5:04 P.M.

Commissioners Comments:

1. Many Commissioners could not make the findings for this project finding it too dense for the site. Additionally, it is not in compliance with the Garden Apartment intent. The front and interior setbacks are not appropriate.
2. Most Commissioners could not see any benefit in rezoning the property. One Commissioner looked at Neighborhood Preservation Ordinance options for consideration. Wondered why we would subject the neighborhood to such a problematic situation without any public benefit.
3. The majority of Commissioners felt that the current E-3 zoning is appropriate for this property.
4. Commissioners expressed a desire to see a minimum of 50% of the increased density as affordable housing, with some comments asking for more variety in bedroom count, and consideration of a single-family residential development.
5. Some Commissioners expressed concern with any increase in traffic brought on by increased density and do not want to see any increase in peak flows. The area does not provide sufficient ingress and egress.
6. Suggested reaching out to neighbors on other side and adjacent streets. Would like to see a greater sense of neighborhood.
7. Would like to see a public benefit added, such as a community room. Supports a green building approach.

V. ADMINISTRATIVE AGENDA

- A. Committee and Liaison Reports.
 1. Commissioner Larson reported on the Historic Landmarks Commission and informed the Commissioners that the appropriate reference to De la Guerra Plaza is 'Plaza de la Guerra'.
 2. Commissioner Jacobs reported that the Architectural Board of Review has four openings. The deadline for applications has been extended to the end of January.
- B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.026.

None were requested.
- C. Review and consideration of the following Planning Commission Resolutions and Minutes:
 - a. Draft Minutes of October 19, 2006
 - b. Resolution 042-06
1 Adams Road

PROPERTY INFORMATION

APN 041-021-021
 Existing Zoning E-3/SD-3; Min. Lot Size 7500 sf.
 Parcel Size 72,000 sf.
 Existing Use Church - 5,500 sf.

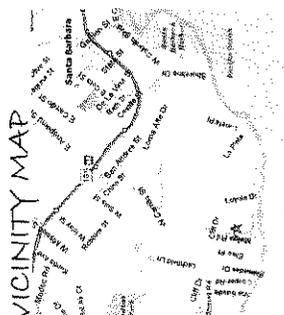
Project Statistics for Subdivisions

Number of Lots Proposed : 8

- Lot 1 = 10,247 sf.
- Lot 2 = 8,522 sf.
- Lot 3 = 8,522 sf.
- Lot 4 = 8,522 sf.
- Lot 5 = 8,522 sf.
- Lot 6 = 8,522 sf.
- Lot 7 = 8,522 sf.
- Lot 8 = 10,586 sf.

Project Statistics for Lot 1

- Number of Units 4
- Size of Units 1,000 sf.
- Number of Parking Spaces 4



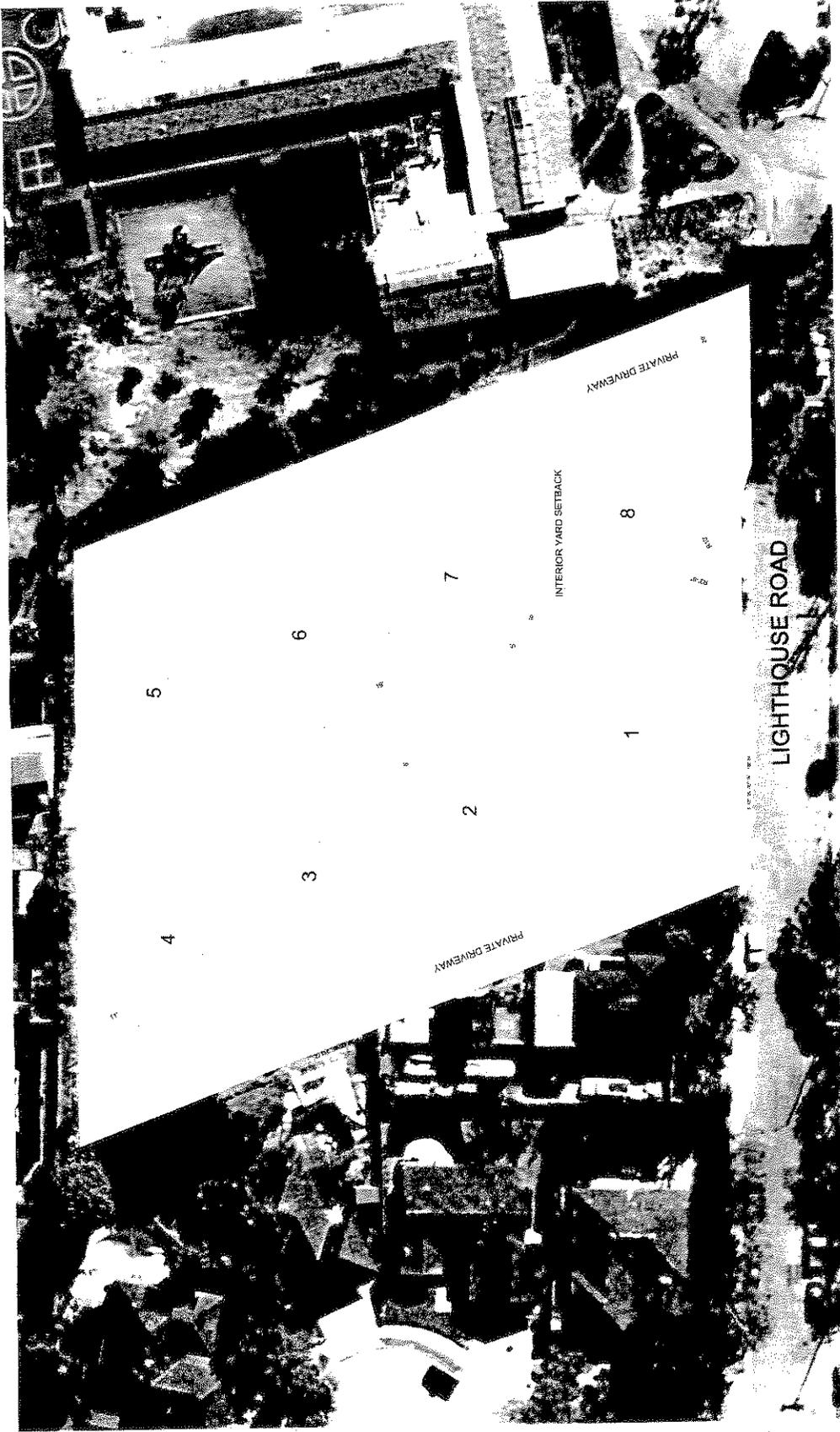
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1

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 10 East Figueroa St. Santa Barbara CA 93101
 Phone 805.963.8293 Fax 805.963.8295
 www.peikertgroup.com

SITE PLAN

Scale: 1" = 20'-0"

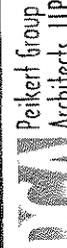
**230 Lighthouse Road
 Santa Barbara, California 93101**



230 Lighthouse Road
 Santa Barbara, California 93101

CONCEPT PLAN

Scale: 1" = 20'-0"



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2

INTERIOR YARD SETBACK



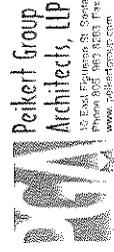
1

NORTH

SETBACK

08/08/07

3

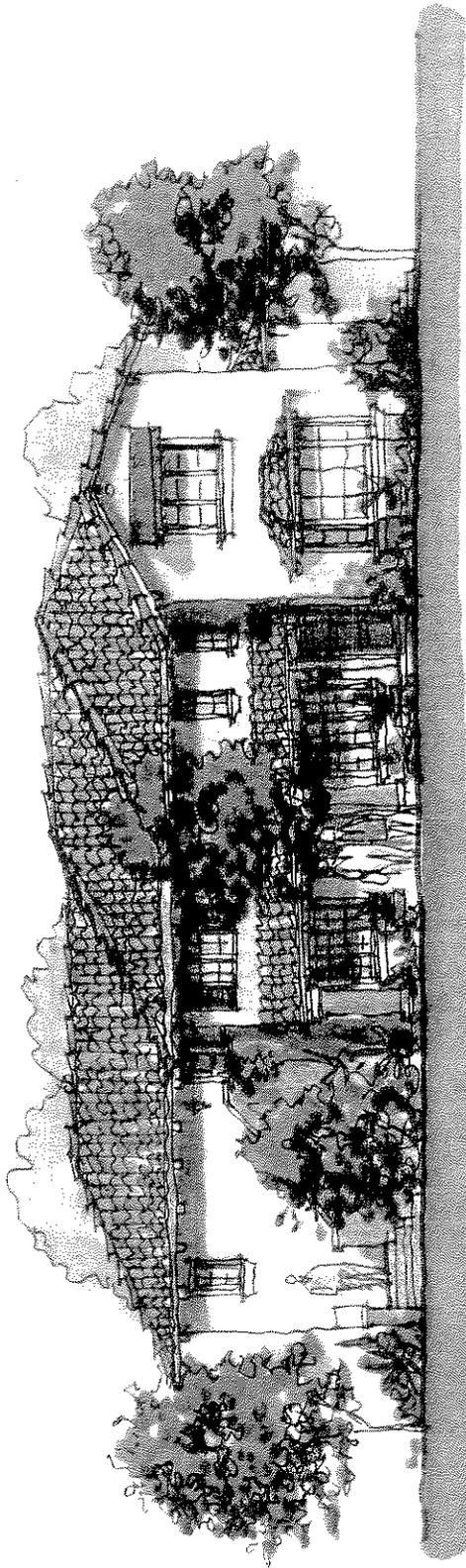


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LOT #1 - SITE PLAN

Scale: 1/4" = 1'-0"

230 Lighthouse Road
Santa Barbara, California 93101



230 Lighthouse Road
Santa Barbara, California 93101

WEST ELEVATION

Scale: 1/4" = 1'-0"

Peterson Group
Architects, LLP

