



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: July 3, 2013
AGENDA DATE: July 11, 2013
PROJECT ADDRESS: 1235 Veronica Springs Road (MST2003-00793)
 Hillside House
TO: Planning Commission
FROM: Planning Division, (805) 564-5470, extension 4565
 Renee Brooke, AICP, Senior Planner *RLB*
 Peter Lawson, Associate Planner *P*

I. SUBJECT

The purpose of the conceptual review hearing is to receive comments from the Planning Commission and the public on proposed revisions to the Hillside House project, located at 1235 Veronica Springs Road. **No formal action will be taken at this hearing.**

II. BACKGROUND

The proposed project was initially reviewed as a pre-application in 2003. The annexation was initiated on March 4, 2004 by City Council. After the action by Council, the Planning Commission reviewed the project over the course of three conceptual review hearings in 2004. A number of components of the project were changed, including lowering the number of proposed units from 186 to 121, increasing the creek setback from 50 feet to 100± feet, providing one single access road instead of a loop road around the project, and other design related items.

Subsequent to these conceptual review hearings, a formal project application was submitted in May 2006 for review by the Development Application Review Team (DART). The project underwent three DART reviews and was deemed complete for environmental review on March 25, 2009. An Environmental Impact Report (EIR) scoping hearing was held by the Planning Commission on October 1, 2009, which was followed by preparation of a single issue (transportation) EIR. The draft EIR was available for public comment from September 27, 2011 to November 14, 2011 and the Planning Commission held a public draft EIR comment hearing on November 3, 2011.

After the close of the EIR comment period, responses to comments were prepared. A Final EIR (Attachment C) was prepared in February 2013 and staff sent the applicant a letter requesting additional information to prepare for a Planning Commission hearing on the project. In April 2013 the applicant informed staff that they had revised some components of the project.

III. PROJECT DESCRIPTION

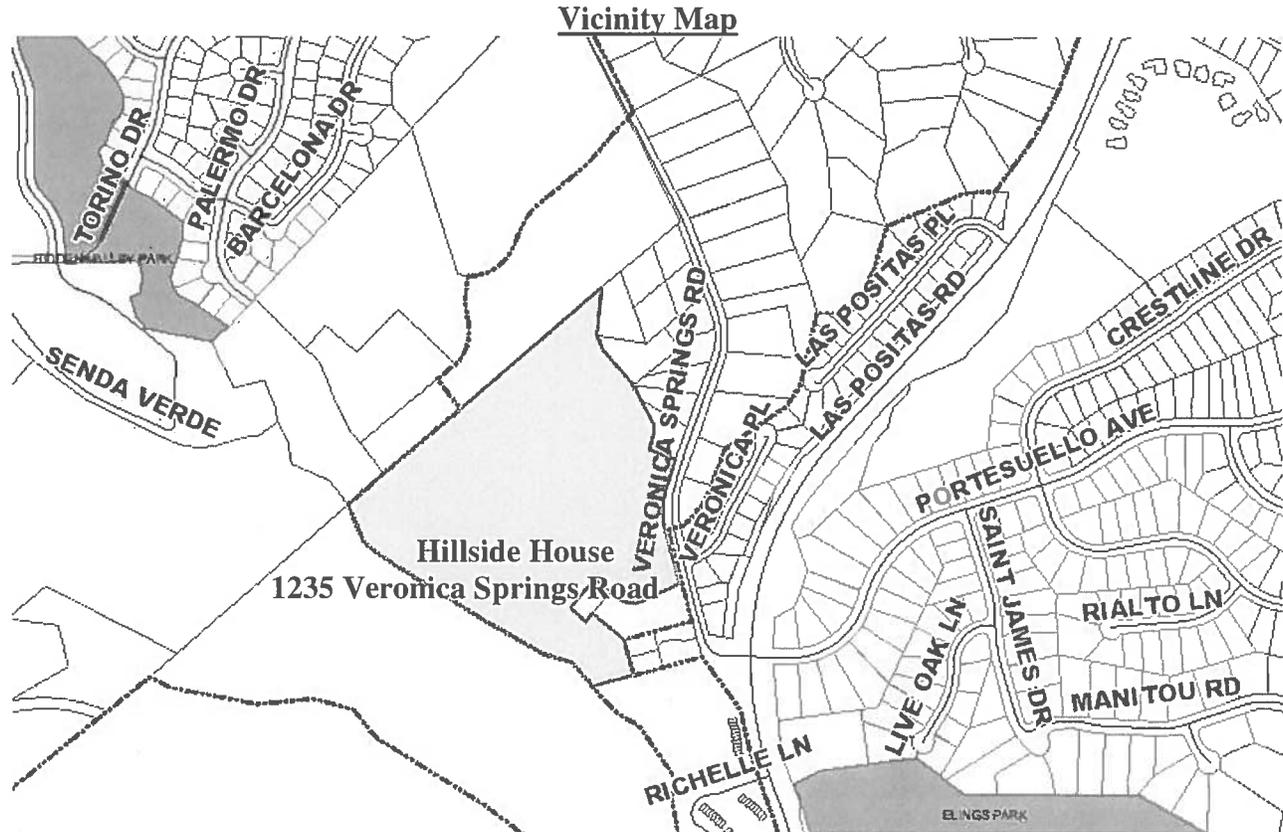
The proposed project consists of annexation of the approximately 24 acre legal lot to the City of Santa Barbara, the removal of all existing structures on the site, except the structure known as Harmony House (a single family residence), and the phased development of 120 residential units in 17 buildings. With the conversion of Harmony House to a manager's unit, there would be a total of 121 residential units (24 one-bedroom, 50 two-bedroom, 45 three-bedroom, and 2 four-bedroom). The new buildings would be two to three stories tall. All of the units would be rental with a mix of market rate and affordable units. A non-residential building would include an administration building for Hillside House clients. Other uses and development would include a pool, a club house within the Harmony House, and a laundry facility for all residents.

The General Plan pre-annexation designation of the site is Residential (5 units/acre) and a Zoning Map Amendment to SP-10 (Specific Plan) is proposed. Two conservation easements are proposed on the project site; one would encompass Arroyo Burro Creek, located with the project site boundaries, and include an area of approximately 100 feet on either side of the creek for its entire length on the project site. The second conservation easement would encompass the hillside on the northern side of the project site.

Access to the site would be provided by a new 36-foot wide public road that would end at a cul-de-sac. Parking for both residents and their guests would be provided in a 246 space surface parking lot adjacent to the development. Immediately off site, within an undeveloped right-of-way, a combined bike path and emergency access road would be constructed, connecting Palermo Road to the cul-de-sac. In addition to the public road, there would be public drainage improvements both on and off site. Finally, Arroyo Burro Creek, located along the southern portion of the lot, would be restored, as well as an approximate 100 wide area from the northern top-of-bank.

IV. RECOMMENDATION

Staff recommends that the Planning Commission review and provide comments specific to the proposed project revisions, as well as staff concerns stated below in Section VIII. Please note that this review is not meant to imply any approval of, or formal position on, the proposed project.



V. PROJECT REVISIONS

The following is a description of the proposed revisions to the project. Due to the large size of the project site and scope of work, the revisions are described in components. In some cases, there are no revisions to some of the components, which are noted. The applicant has also provided a detailed description of the changes in their applicant letter on page 4 of 8, which is included as Attachment B.

Development Proposal

The revised project will continue to propose the removal of all existing structures on the site, except the structure known as Harmony House (a single family residence), and phase the development of the project. Development of the site will continue to result in 120 new residential units along with retaining Harmony House for a total of 121 units. Additionally, the non-residential structure that will be used for Hillside House administration will also remain a part of the proposed development. However, the type of units, number of buildings, total square footage and nonresidential uses will be changed under the revised project.

The revised project will consist of all rental units, which includes ten units for Hillside House residents, 44 low-income rental units managed by the Santa Barbara County Housing Authority, and 67 market rate rentals. The previous proposal included 81 ownership units (70 market rate plus 11 inclusionary units), with the remaining 40 units being low-income Santa Barbara County Housing Authority rental units (28 units) and Hillside House units (12 units). Previously the residential units were spread out among 33 two- to three-story buildings. Under

the revised project, 17 two- to three-story buildings are proposed. The reduced number of buildings is due, in part, to the number of bedrooms in some units being reduced and because all garages are being eliminated in favor of a single surface parking lot.

The other development and uses under the revised proposal include a pool, equipment shed for the pool, and the Harmony House being remodeled into a three-bedroom manager's unit on the second floor and a clubhouse for the pool on the ground level. A laundry facility will be included with one of the residential buildings and be available for all residents. A previously proposed 6,700 square foot administration building for the Hillside House clients would remain with the revised project.

Annexation and Easements

There are no changes to the annexation request or the proposed easements under the revised project. The 24 acre project site is comprised of one legal lot. As part of the annexation to the City of Santa Barbara the entire lot would receive a General Plan designation of Residential (5 units/acre) and a Zoning Map Amendment to SP-10 (Specific Plan). Two conservation easements are proposed on the project site; one would encompass Arroyo Burro Creek, located within the project site boundaries, and include an area of approximately 100 feet on either side of the creek for its entire length on the project site. The second conservation easement would encompass the hillside on the northern side of the project site.

Public Improvements

The revised project includes all of the previously proposed public improvements with no design changes. On site, the public improvements would include a 36-foot wide public road located along the southern side of the lot, connecting to Veronica Springs Road. The road would be located a minimum of 90 feet and a maximum of 110 feet from the top-of-bank of Arroyo Burro Creek, for an average of 100 feet. A proposed multi-use path between the road and the creek would provide both pedestrian and bicycle access through to Palermo Road, described further below. As proposed, 30 on-street, parallel parking spaces would be provided on the public road.

Offsite, a 20-foot wide emergency access road would be constructed, within the City's 60-foot wide public right-of-way easement, which crosses four privately owned parcels west of the project site. This improved emergency access road would also serve as a pedestrian and bike path through the site to Palermo Road. The easement is currently not developed and is used as a farm road. Other offsite improvements would include a new 42-inch storm water pipe line that would be trenched within the Veronica Springs Road right-of-way. The storm drain would terminate at an existing headwall, located approximately 420 feet south of the project site on the west side of Veronica Springs Road. Finally, a regional natural gas line would be re-located on the project site to within the proposed public road right-of-way.

Parking

The revised project includes a total of 246 uncovered parking spaces provided in surface parking lots, which is an increase of 24 spaces from the previous proposal. Parking areas on the south side of the proposed public road, near the project entrance, have increased from three to four lots and provide 23 out of the proposed 246 parking spaces. Attached garages are being eliminated under the proposed project. Required parking for the ten (10) Hillside House units

and the administration building will likely be calculated similar to a skilled nursing facility, resulting in one-half parking space per bed, or 30 parking spaces. The remaining 111 of the 121 units are calculated on the multi-residential parking requirements (e.g. 1.5 spaces/1-bedroom unit or 2 spaces/2-bedroom unit or greater), which differs from the applicants calculation on Sheet 1. Based upon the Ordinance multi-family calculation, 238 spaces will be required. With 268 parking spaces required and 246 provided, there will be a deficit of 22 spaces.

Habitat Restoration

There are no changes to the restoration plan under the revised project. The project includes restoration of both sides of the portion of Arroyo Burro Creek within the boundaries of the project site, located along the southern property line. The area near the northern top-of-bank currently includes structural development surrounded by non-native plants and paving. As proposed, these structures would be removed along with non-native plants and paving. An average setback of 100 feet (90 feet minimum) from the top-of-bank to the proposed public road would be established. Within the setback, an approximate 70 foot to 50 foot buffer area immediately adjacent to the top-of-bank would be established with native plants and have no hardscape improvements. The remainder of the setback area would include improvements, such as a multi-use path, passive rest areas, and native plant material.

Demolition/Construction:

The demolition proposal remains the same. Approximately 42,000 square feet of structures would be demolished along with approximately 68,000 square feet of paving. The paving that is being removed includes parking areas and internal driveways. All of the buildings on the site except for one would be demolished. The building known as Harmony House, which is currently a single family residence, would be retained, relocated, and rehabilitated on site. Grading for the project was originally estimated to be 72,000 cubic yards of cut and 81,000 cubic yards of fill. The grading estimate is based upon an assumption of excavating up to three feet. With a smaller footprint being proposed the grading amounts will likely be less.

VI. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

- A. **Annexation** of the subject parcels to the City of Santa Barbara (requires LAFCO approval);
- B. **General Plan Amendment**, upon annexation, to add the subject parcel(s) to the City's General Plan Map, with a designation as described above (SBMC §28.07);
- C. **Zoning Map Amendment**, upon annexation, to designate the parcel(s) as SP-10;
- D. **Zoning Ordinance Amendment** to adopt the Specific Plan (SP-10). (SBMC §28.08);
- E. A **Modification** to provide less than the required number of parking spaces (may be part of a Specific Plan instead) [**Note:** this request may be eliminated with the revised project]

- F. A **Tentative Subdivision Map** for a one-lot subdivision to create ten residential condominium units (SBMC 27.07 and 27.13); [**Note:** this an option the applicant is contemplating]
- G. **Architectural Board of Review (ABR)/Historic Landmarks Commission (HLC)** review and approval.

VII. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Peikert Group Architects, LLP		
Property Owner:	Hillside House		
Site Information			
Parcel Number:	047-010-039	Lot Area:	24 acres
General Plan:	Residential – 4.6 units/acre (County)	Zoning:	DR-4.6 (County Zoning)
Existing Use:	Institutional	Topography:	19% (entire site average)
Adjacent Land Uses			
	North - Residential/Agriculture		East - Residential
	South - Residential/Institutional		West - Residential

VIII. ISSUES

The two most significant changes to the project include providing all rental units instead of a mix of rental and ownership units, and a reduced footprint by providing more one bedroom units instead of three bedroom units and eliminating the attached garages. Staff has identified the following issues/concerns with the proposed revision:

Surface Parking Lot

- The large mass of a surface parking lot is problematic from a design standpoint and needs to be addressed to minimize visual impacts.
- Parking is no longer provided among the units, which may cause residents located furthest from the surface lot to use the new public street for parking instead. With some residents likely parking on the street, the design of the public road may need to be revised to accommodate as much on street parking as possible. With any changes to the right-of-way dimensions, the footprint of the development would also change.
- The revised project has not demonstrated compliance with the Storm Water Management Program around the parking areas and in the area of the north-eastern slope. Currently, overland flow from the northern hill area flows through the project site near Veronica Springs Road. The proposed surface lot would be located in this area, causing the overland flow to be re-routed. Staff recommends that the overland flow continue to be conveyed through swales, rather than through hard pipes.

Other Issues

- The entrance to the easternmost proposed parking area is too close to the intersection of Veronica Springs Road and the new public road. Staff will require that the driveway be located greater than 75 feet from the intersection.
- Additional pedestrian access from the proposed public road into the residential units will be necessary.
- Determining the adequate amount of parking Hillside House. As proposed, parking for the ten Hillside House units and administration building is calculated based on their collective use as a skilled nursing facility (or similar institution) and 0.5 space per bed, or 30 parking spaces, would be required. This would require 22 additional parking spaces over what is currently proposed without requesting a Modification or addressing the deficit in the context of the Specific Plan.

Note: The issues described above are specific to the project revisions. Issues previously identified, such as traffic impacts and neighborhood compatibility, remain and will be addressed when the Final EIR and the project are presented to the Planning Commission for their consideration.

IX. ENVIRONMENTAL REVIEW & POLICY AND ZONING CONSISTENCY ANALYSIS

A final Environmental Impact Report (EIR) was prepared for the project prior to the recent revision. Since the EIR was a single issue (transportation) document that analyzed a 121 unit project, and changing from a mix of ownership and rental units to all rental units would not significantly alter the traffic trips generated by the project, staff does not anticipate a change in the conclusion. The traffic study prepared for the project will be updated to reflect the change in project description as will the EIR project description and other pertinent sections of the EIR.

When the project returns to the Planning Commission to consider certification of the Final EIR and the project approvals, an analysis of the project's consistency with the General Plan and Zoning Ordinance will be provided. However, preliminarily, the project does meet some policies and goals of the General Plan by providing all levels of rental housing, restoration and preservation of natural resources, recreation opportunities and additional emergency access through a high fire hazard area.

Exhibits:

- A. Site Plan
- B. Applicant's letter, dated June 3, 2013
- C. Environmental Impact Report, dated September 2011, on the City's Website at:
[http://www.santabarbaraca.gov/Resident/Environmental Documents/1235 Veronica Springs/](http://www.santabarbaraca.gov/Resident/Environmental_Documents/1235_Veronica_Springs/)
or (after July 8th)
<http://www.santabarbaraca.gov/services/erd/draft/1235veronica.asp>

Hillside House

1235 Veronica Springs Rd. Santa Barbara, CA

PROJECT DATA

SITE LOCATION: 1235 VERONICA SPRINGS ROAD, SANTA BARBARA, CALIFORNIA 93105
 APPLICANT: HILLSIDE HOUSE & THE HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA
 EXISTING ZONING: COUNTY OF SANTA BARBARA: RESIDENTIAL DR-4.6
 PROPOSED ZONING: CITY OF SANTA BARBARA: SPECIFIC PLAN
 EXISTING GENERAL PLAN: COUNTY OF SANTA BARBARA: RESIDENTIAL 4.6 UNITS/ACRE; EDUCATIONAL FACILITY
 PROPOSED GENERAL PLAN: CITY OF SANTA BARBARA: SPECIFIC PLAN
 APN: 047-001-039
 LOT SIZE (GROSS & NET): 23.72 +/- ACRES (1,033,044 SF +/-)

PROJECT DESCRIPTION:

The 23.72-acre Hillside House property is currently located in the County of Santa Barbara. The proposal requests annexation of the Hillside House property to the City of Santa Barbara. The current Hillside House site includes approximately 114,500 sq. ft. of impermeable surface area (2.83 acres) in the form of buildings, driveways, parking areas, and other hardscape features. The remainder of the property is undeveloped. There are 12 existing structures at Hillside House, including those directly serving Hillside House (33,866 sq. ft.), those being used (or previously used) by non-profit organizations unaffiliated with Hillside House (7,543 sq. ft.), and abandoned structures previously moved to the Hillside House property (6,445 sq. ft.). With the exception of Harmony House, it is proposed that all of these facilities will be demolished as part of the project.

Under the current proposal, 17 multi-family buildings will be developed, containing a total of 121 residential units. One of these buildings will be Harmony House, which will be relocated and rehabilitated for modern use and will include one apartment and a club house for the residents. The project will also include an administration building that will provide offices for Hillside House employees and a community center for Hillside House clients and residents of the project. Hillside House will have a combination license ICF/DD-H (Habilitative) and ICF/DD-N (Nursing). Ten (10) of the proposed buildings will include special-needs units for Hillside House clients on the ground floor. Forty-four (44) of the units will be low income units owned and managed by the Housing Authority of the County of Santa Barbara and 67 of the units will be market rate apartments that will be owned by Hillside House.

UNIT AREAS (NET LIVABLE AREA)

Unit Type	Unit Count	Area	Total Area
Hillside House ICFs			
Hillside ICF	10	2,754	27,540
	10		27,540
Housing Authority - Low Income Apartments			
1 Bedroom	10	646	6,460
2 Bedroom	18	902	16,236
2 Bedroom (over ICF)	4	876	3,504
3 Bedroom	6	1,094	6,564
3 Bedroom (over ICF)	4	1,186	4,744
4 Bedroom	2	1,316	2,632
	44		40,140
Market Rate Apartments			
1 Bedroom	14	646	9,044
2 Bedroom	24	902	21,648
2 Bedroom (over ICF)	4	876	3,504
3 Bedroom	8	1,094	8,752
3 Bedroom (over ICF)	16	1,186	18,976
3 BR (Harmony House)	1	2,192	2,192
	67		64,116
Community Buildings			
Admin Building	0	6,276	6,276
Maintenance/Storage	0	765	765
Clubhouse (Harmony House)	0	2,032	2,032
Laundry	0	557	557
Pool Maintenance	0	340	340
			9,970
GRAND TOTAL	121		141,766

PROJECT TEAM

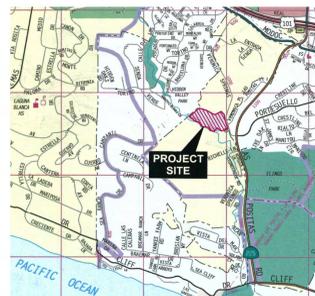
Applicants Hillside House 1235 Veronica Springs Road Santa Barbara, CA 93105 805-687-0788	Property Owner Hillside House 1235 Veronica Springs Road Santa Barbara, CA 93105 805-687-0788	Architect and Planner Peikert Group Architects, LLP 10 East Figueroa Street, Suite 1 Santa Barbara, CA 93101 805-963-8283
Housing Authority of the County of Santa Barbara 815 West Ocean Avenue Lompoc, CA 93436 805-736-3423	Civil Engineer and Surveyor Penfield & Smith 101 East Victoria Street Santa Barbara, CA 93102 805-963-9522	Landscape Architect RRM Design Group 3765 S. Higuera Street, Suite 102 San Luis Obispo, CA 93401 805-543-1794
	Geotechnical Engineer Fugro West, Inc. 211 East Victoria Street, Suite D Santa Barbara, CA 93101 805-963-4450	

SHEET INDEX

- 1 Project Information
- 2 Site Plan
- 3 Hillside House Building - Elevations
- 4 Hillside House Building - Plans
- 5 Residential Building - Plans & Elevations
- 6 Administration Building - Plans & Elevations
- A3 Previously Submitted Site Plan (Condo Project)

VICINITY MAP

NOT TO SCALE



SITE DATA

SITE COVERAGE	EXISTING			PROPOSED		
	ACRES	SQUARE FOOTAGE	% OF LOT COVERAGE	ACRES	SQUARE FOOTAGE	% OF LOT COVERAGE
Undeveloped Area	18.94 +/- ac	824,952 sf	79.9%	11.18 +/- ac	486,784 sf	47.1%
Creek and Geologic Setback	N/A	N/A	N/A	2.28 +/- ac	99,213 sf	9.6%
Common Open Space (Landscape)	2.15 +/- ac	93,544 sf	9.1%	4.99 +/- ac	217,185 sf	21.0%
Structures	1.07 +/- ac	46,631	4.5%	1.83 +/- ac	79,791 sf	7.7%
Public Roads & Parking	1.56 +/- ac	67,917	6.6%	0.94 +/- ac	40,749 sf	3.9%
Private Roads & Parking	N/A	N/A	N/A	2.18 +/- ac	94,778 sf	9.2%
Private Open Space	0 ac	0 sf	0.0%	0.33 +/- ac	14,544 sf	1.4%
TOTAL	23.72 +/- ac	1,033,044 sf	100.0%	23.72 +/- ac	1,033,044 sf	100.0%

PARKING DATA

PARKING REQUIRED	Unit Count	Parking Ratio	Req'd
Hillside House & Administration	10	0.5 space/bed	30
Housing Authority - Low Income Apartments			
1 Bedroom Units	10	1 space/unit	10
2-3 Bedroom Units	32	1 space/unit	32
4 Bedroom Units	2	1 space/unit	2
Visitors		1 space/4 units	11
Market Rate Apartments			
1 Bedroom Units	14	1.5 space/unit	21
2-3 Bedroom Units	52	2 space/unit	104
3 Bedroom (Harmony House)	1	2 space/unit	2
Visitors		1 space/4 units	17
TOTAL			229
PARKING PROVIDED			246
			(Additional Parking on Public Road)



Hillside House Resident Support Center



Aerial Overlay

SCALE: 1" = 160'-0"

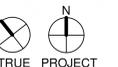
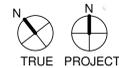


EXHIBIT A



Site Plan
SCALE: 1" = 30'-0"





Typical Two-Story Hillside House Building - End Elev.

SCALE: 1/8" = 1'-0"



Typical Two-Story Hillside House Building

SCALE: 1/8" = 1'-0"



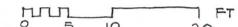
Three-Story Hillside House Building - End Elev

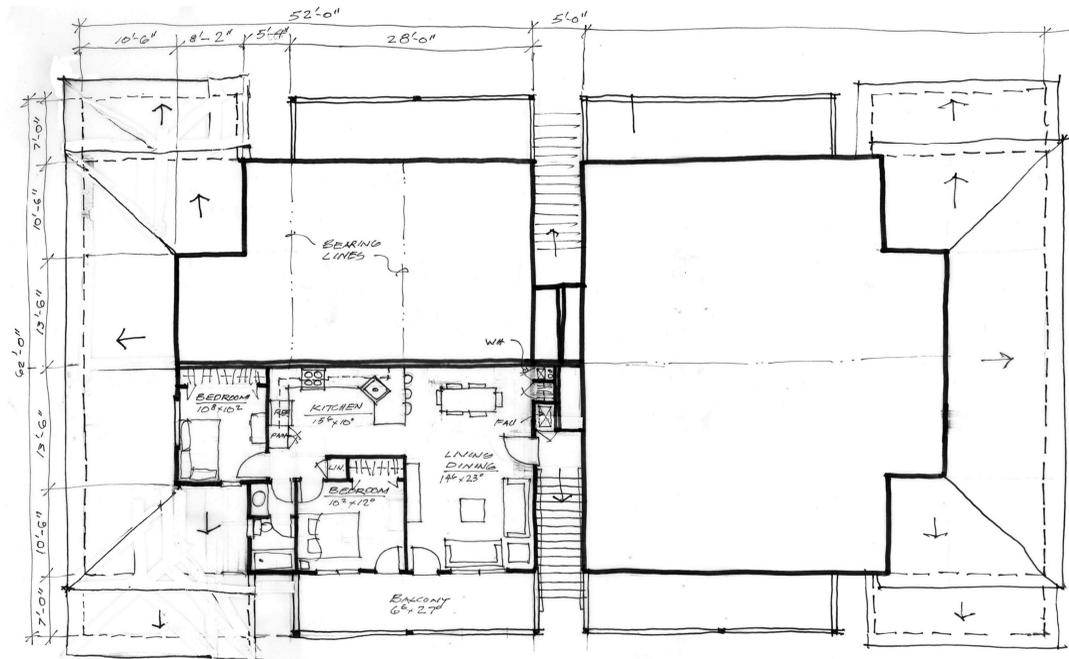
SCALE: 1/8" = 1'-0"



Three-Story Hillside House Building

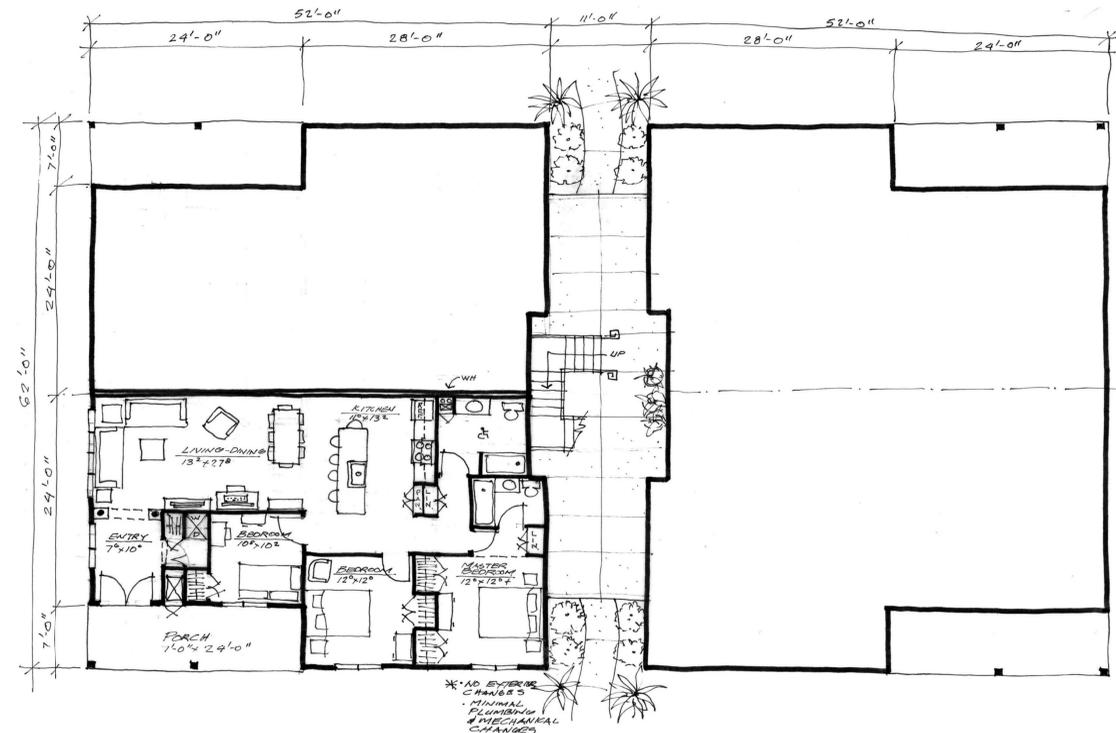
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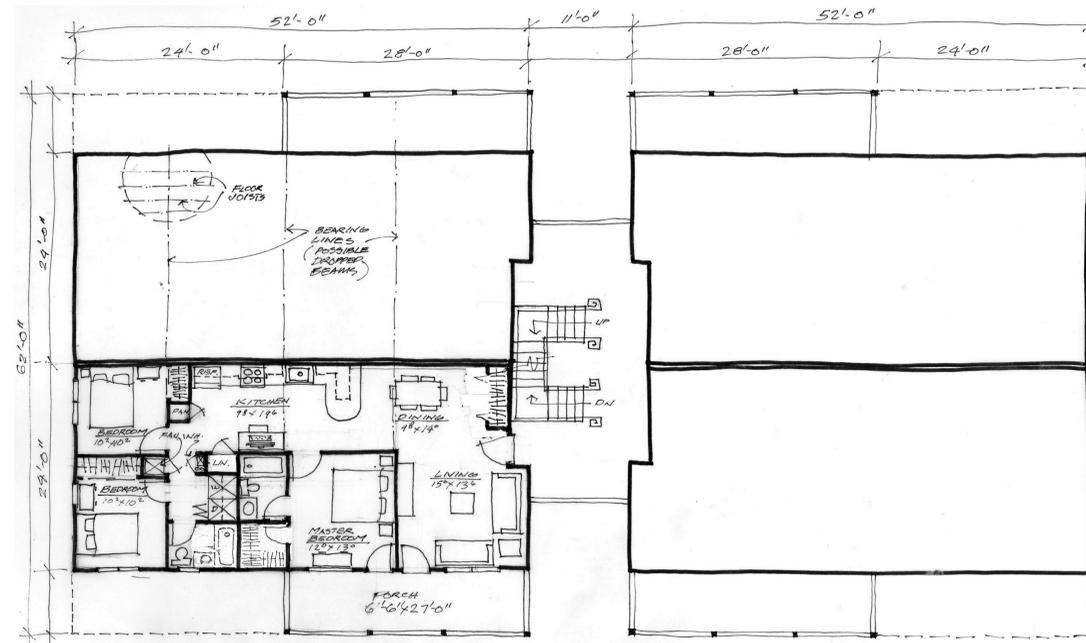
3rd Level - (4) Two-Bedroom Units

SCALE: 1/8" = 1'-0"



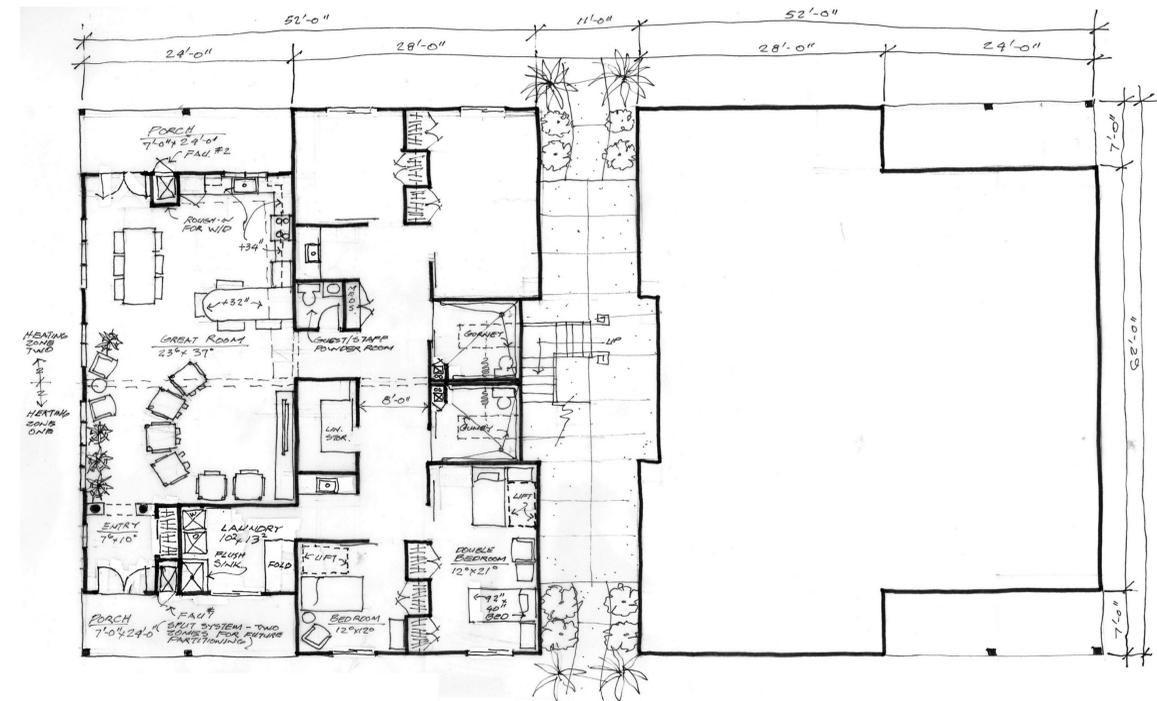
Ground Level - Remodeled Three-Bedroom Units

SCALE: 1/8" = 1'-0"



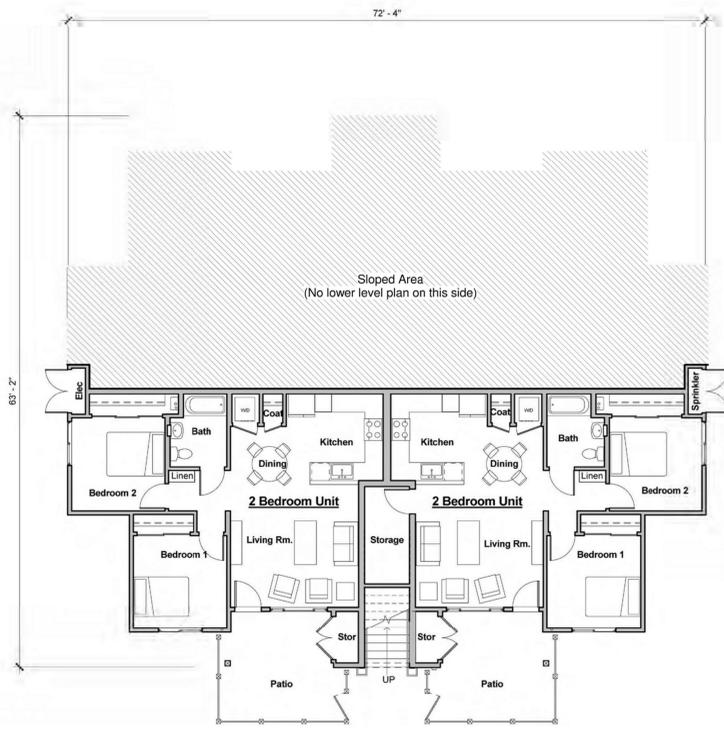
2nd Level - (4) Three-Bedroom Units

SCALE: 1/8" = 1'-0"



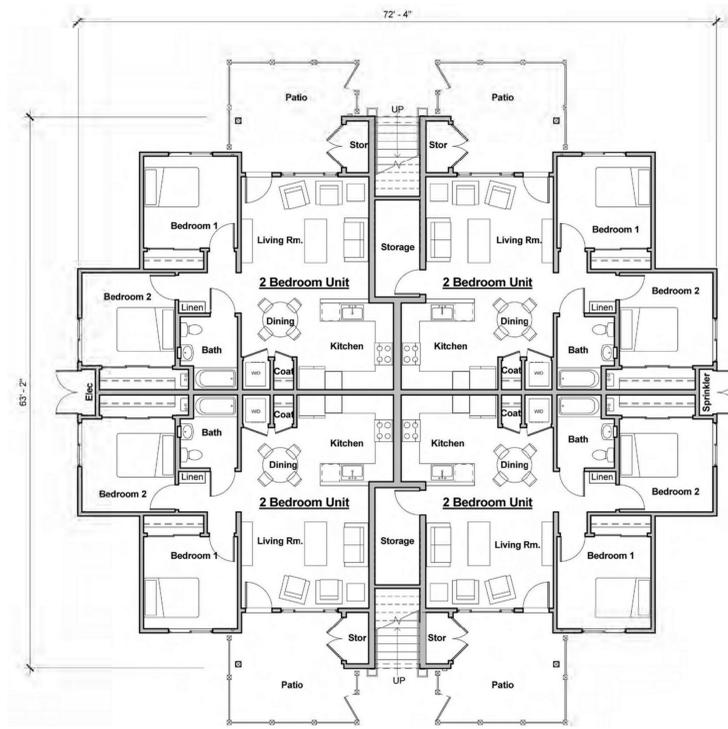
Ground Level - (2) Special Needs Units

SCALE: 1/8" = 1'-0"



Veronica Springs Road Units (Lower Level)

SCALE: 1/8" = 1'-0"



2 Bedroom Building (1st Floor)

SCALE: 1/8" = 1'-0"



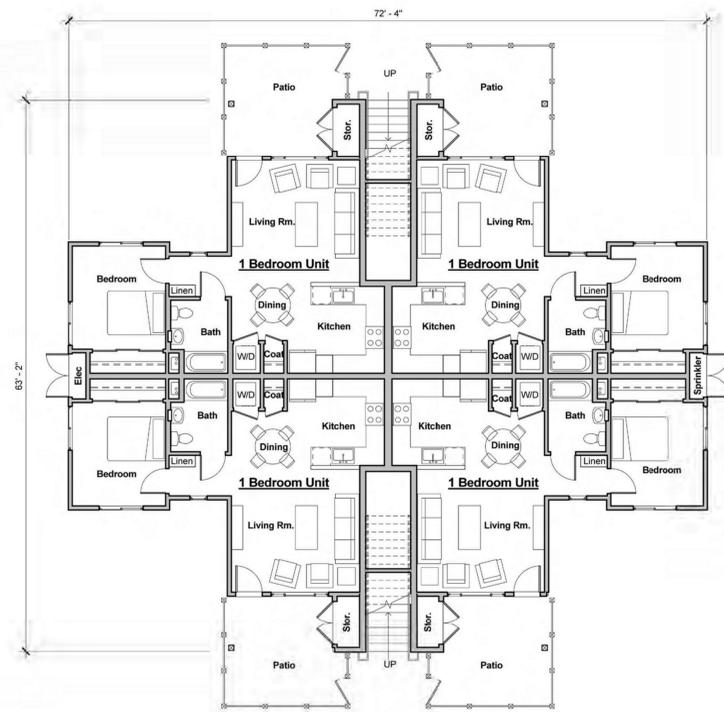
Residential Building - 1 BR Front

SCALE: 1/8" = 1'-0"



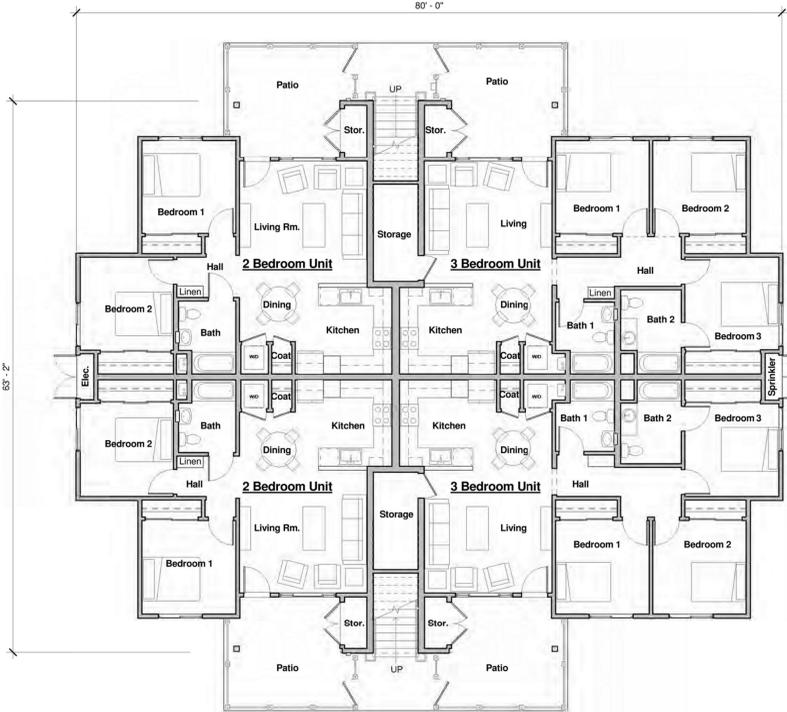
Residential Building - 1 BR Side

SCALE: 1/8" = 1'-0"



1 Bedroom Building (1st Floor)

SCALE: 1/8" = 1'-0"



2 & 3 Bedroom Building (1st Floor)

SCALE: 1/8" = 1'-0"



Residential Building - 2 & 3 BR Front

SCALE: 1/8" = 1'-0"



Residential Building - 2 & 3 BR Side

SCALE: 1/8" = 1'-0"

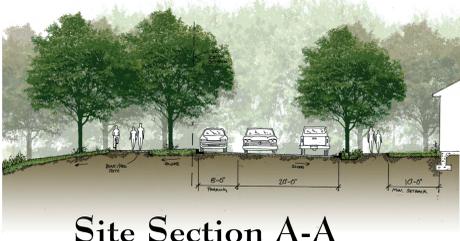
Land Use	Size	Parking Ratio	Requirement
Condominiums			
1 Bedroom Units	2 units	1.5 space/unit	3 spaces
2-3 Bedroom Units	6 units	2.0 spaces/unit	136 spaces
Visitors	70 units	1 space/4 units	18 spaces
Apartments			
1 Bedroom Units	14 units	1 space/unit	14 spaces
2-3 Bedroom Units	28 units	1 space/unit	14 spaces
Visitors	28 units	1 space/4 units	7 spaces
Inclusionary Units			
2-3 Bedroom Units	11 units	2 spaces/unit	22 spaces
Visitors	11 units	1 space/4 units	3 spaces
Hillside House (12 Units & Admin Bldg)	59 beds	0.5 spaces/bed	30 spaces
Total Requirement			247 Spaces

Type	Use	# of Units	Accessibility
Condominiums i.e. "Townhouse"	R2	70 Units	"C" Units Accessible 10% of Units Per CBC 1102 A.3 *(see note 1)
Apartment (Second Floor)	R2	28 Units	Not Required Per CBC 1104 A.1 ***(see note 2)
Inclusionary Units (Second Floor)	R2	11	Not Required Per CBC 1104 A.1 ***(see note 2)
Inclusionary Units (Ground Floor)	R3.1	12	Fully Accessible

Notes *

- See Cross-Hatched "C" Units for Distribution
- Per Phone Conversation - PGA and Jim Rowland of HCD 1/14/2009 (Tel. 916-328-3809)

Land Use	Units/Beds	Parking Provided
Condominiums	70	137 covered spaces 2 uncovered spaces
Inclusionary Units	11	11 covered spaces 11 uncovered spaces
Apartments - Covered	28	30 covered spaces
Open Unassigned Spaces	n/a	30 uncovered spaces
Hillside House (12 Units & Admin Bldg)	59 Beds	40 uncovered spaces
Total Parking Provided		252 spaces



Site Section A-A



PROPOSED SITE PLAN - DEVELOPMENT AREA ONLY
SCALE: 1" = 30'

LEGEND

(B)	BUILDING TYPE	(O)	EXISTING TREE TO REMAIN
(▶)	BUILDING ENTRANCE	(—)	FIRE TRUCK TURNING RADIUS
(•)	BOLLARD	(—)	RETAINING WALL
(♿)	ACCESSIBLE PARKING	(—)	DEBRIS WALL
(▨)	ACCESSIBLE LOADING ZONE	(♂)	FIRE HYDRANT
(—)	PROPERTY LINE	(- - -)	ACCESSIBLE PATH
(—)	CENTER OF ROAD		

NOTES:

- EXISTING TREES TO REMAIN AS NOTED ON PROPOSED SITE PLAN. ALL OTHER EXISTING TREES TO BE REMOVED.
- STREET LIGHTING PER PUBLIC WORKS STANDARDS.
- NON-EMERGENCY VEHICLE ACCESS WILL BE RESTRICTED BY MEANS OF LOCK-DOWN BOLLARDS, USING FIRE DEPARTMENT APPROVED KNOX-BOX RAPID ENTRY SYSTEM.
- CONSTRUCTION SHALL COMPLY WITH THE HIGH FIRE CONSTRUCTION REQUIREMENTS.

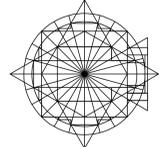
Hillside House
1235 Veronica Springs Road
Santa Barbara, California
September 3, 2009



Hillside House



Peikert Group Architects, LLP
10 East Figueroa Street, Suite 1
Santa Barbara, CA 93101
Phone: 805.963.8283
Fax: 805.963.8184



PROPOSED SITE PLAN - DEVELOPMENT AREA ONLY

A3



June 4, 2013

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

**Subject: 1235 Veronica Springs Road (APN 047-010-039) (MST#2003-00793)
Hillside House Site Design**

Honorable Planning Commission:

The purpose of this letter is to introduce a revision to the Hillside House development application and to request an opportunity to brief the Planning Commission on the proposed changes to the application. In order to provide context, a summary of the entitlement process to date, a description of the revised project, and a comparison of the previously proposed project and the new project are provided below.

BACKGROUND

In 2003, City's Director of Community Development, Paul Casey, and then-Councilmember Iya Falcone asked to meet with the Hillside House project team on behalf of the City. At that time, the Hillside House, the Housing Authority of the County of Santa Barbara, and Bermant Development proposed a project containing 178 residential units, the majority of which were rental units. The plan included rental units specifically designed for the special needs of the Hillside House residents, and an additional building to provide therapy space for the residents with special needs, new administrative space for Hillside House operations, and a leasing/management office for the rental units. The plan was consistent with existing County zoning, the County's General Plan, the County's Inclusionary Plan and State bonus density regulations and Hillside House intended to process the project through the County of Santa Barbara.

At that meeting, the City requested the project team consider processing its development application through the City rather than through the County and that it concurrently and voluntarily request initiation of annexation into the City. The City's basis for this request was

that the Los Positas Valley is in the City's sphere-of-influence and the eventual annexation of this "County island" into the City would occur at some future time and the City wanted to have input into the entitlement process. The project team considered the City's request and decided to process the development application with the City.

On March 2, 2004, the City Council initiated annexation of the Hillside House property from the County of Santa Barbara to the City of Santa Barbara. Following this action, the team brought the project to the Planning Commission for the first concept review. Through the course of three Planning Commission work sessions, the project team responded to community input about the scale and density of the proposed development, including the removal of 53 units from the project. The formal development application was submitted in May 2006 for a total of 125 residential units; 12 Hillside House units, 28 low-income rental units, 11 inclusionary units and 74 for-sale condominiums.

Between 2006 and September 2009, the project team and the City staff massaged and modified the development application. As a result of this work, four condominiums were eliminated to reduce the total unit count to 121 residential units. The final development application included 57 fewer units than if the project had been processed in the County of Santa Barbara as originally planned.

In March 24, 2009 the application was finally deemed complete in order to initiate environmental review. The City prepared and released an initial study in September 2009 and it was determined that an environmental impact report (EIR) would be required. Because of the pre-mitigation efforts and the project design, the scope of the EIR focused on one issue area – transportation and circulation. The Planning Commission held a scoping hearing on the Draft EIR on October 2, 2010 and then held the required environmental review hearing on November 3, 2011. The City is currently in the process of finalizing the EIR.

CONDOMINIUM/RENTAL PROJECT VS. 100% RENTAL PROJECT

Since the submittal of the original application many things have changed: the City and the public has had an opportunity to review the proposed project and provide feedback (both positive and negative), an economic recession has persisted for several years and the financial landscape for development projects has changed significantly, Bermant Development is no longer involved in the project and no for-profit developer will take its place, there has been a documented significant increase in the need for apartments in the community (i.e., the vacancy rate is less than 2%), the City adopted a new General Plan encouraging the development of apartments, and a new executive director was hired at Hillside House. These changes required Hillside House to re-evaluate the proposed project. Over the last year the project team, which is now Hillside House and the Housing Authority of the County of Santa Barbara, reviewed the

existing project and began to think that it may not be the best long-term approach for Hillside House and may not meet the needs of the community to the greatest degree possible. The team started considering alternative development models and visited several communities that house both disabled and non-disabled residents.

The project team closely studied several integrated communities throughout California, including a community in Costa Mesa called Harbor Village. Harbor Village was constructed 20 years ago and includes a mix of apartments for the disabled, low-income apartments, and market rate apartments. Roughly 20% of the nearly 300 units are provided for the disabled community. After touring Harbor Village and meeting with its director it became clear that this model was working very well in this community and was actively supported by the California Department of Developmental Services. It was at this point that the project team started to seriously consider the many benefits a 100% rental project could provide to Hillside House and the community. The team took nearly nine months to study the viability of this model and determined that this project would better meet the needs of Hillside House and the community by: 1) allowing Hillside House to maintain their key asset, the land, 2) creating a long-term stream of income that will help buffer Hillside House from future state and federal funding cuts, and (3) increasing the total number of low-income apartments and building badly needed market rate rental housing for the community.

As noted above, under the new project concept Hillside House would maintain ownership of the property and the site would be developed with 10 Hillside House units (each unit can accommodate 6 people), 44 low-income rentals and 67 market rate rentals. The Housing Authority would manage and maintain the low income and market rate rentals.

In developing the rental concept, the building envelope of the existing project is preserved while the overall building footprint and developed square footage is significantly reduced. This approach avoided any changes to the areas outside this envelope. The revised project offers some key benefits including:

- Significantly reduced building footprints
- Significantly reduced overall square footage
- Increased open space and landscaping
- Increased affordable rental units
- Reduction in number of three story buildings from 12 to two
- Provision of much needed market rate rentals

All other benefits associated with the project are preserved including the restoration of a portion of Arroyo Burro Creek, the provision of a public trail along the creek, the improvement

of the storm drain in Veronica Springs, and the construction of the emergency access road connecting into Palermo.

A table comparing the two projects and summarizing the difference is provided on the following page.

Hillside House Project Comparison			
Unit Mix	100% Rental	Rental/Condo	Change
Hillside House Units*	10	12	<i>2 less units</i>
HA Low Income Rentals	44	28	<i>16 more units</i>
Market Rate Units	67	70	<i>3 less units</i>
Inclusionary Units (Req'd)	0	11	<i>11 less units</i>
Total Units	121	121	<i>N/A</i>
Building Data			
Total Number of Buildings	18	34	<i>16 less buildings</i>
Total Building Square Footage	134,790 S.F.	219,159 S.F.	<i>39% reduction</i>
Site Statistics			
Building Coverage	74,649 s.f. (7.2%)	115,589 S.F. (11.2%)	<i>36% reduction</i>
Landscaping	5.4 acres (22.9%)	4.67 acres (19.7%)	<i>16% increase</i>
Open Space/Creek Setback	13.46 acres (56.7%)	13.46 acres (56.7%)	<i>No change</i>
Private Open Space	11,976 s.f. (1.2%)	11,705 S.F. (1.1%)	<i>2% increase</i>
Roads/Parking	124,259 s.f. (12%)	116,583 S.F. (11.3%)	<i>7% increase</i>
Total	1,033,044 s.f. 23.72 acres (100%)	1,033,044 s.f. 23.72 acres (100%)	<i>N/A</i>

* 60 Residents

Proposed Buildings

The project will be developed in two phases to allow the existing Hillside House residents to remain at their Las Positas Valley home throughout construction. With the exception of Harmony House, which is currently proposed to be preserved and historically rehabilitated, all existing structures on the site will be demolished.

The project includes 17 multi-family buildings containing a total of 121 rental units, and one (1) building containing Hillside House administrative, therapeutic and support functions, a rental housing management office, and a small meeting room. The location of all proposed buildings is depicted on the attached Site Plan. Unit and building statistics for the entire project are provided on the cover sheet of the architectural set of plans. All proposed buildings are designed to meet the construction requirements for High Fire Hazard Districts (Section 3703 of the California Building Code as amended by the City of Santa Barbara).

The architectural style of proposed buildings is intended to reflect the design characteristics of Harmony House, which is original to the site. The two-and-a-half-story Harmony House is referred to in the *Historic Structures Report* as an outstanding example of the American Four Square house.¹ Building heights are proposed to range from 29 feet to 35 feet.

Building Type A: Hillside House. There will be a total of five buildings with two Hillside House units on the ground floor of each building. The Hillside House units are approximately 2,800 square feet and will house up to 6 disabled individuals. Three of the five buildings will two stories with apartments above. The two remaining buildings will be three stories and will have a mix of 2-bedroom and 3 bedroom units on the upper floors. The 2-bedroom units are approximately 895 square feet and the 3-bedroom units are approximately 1,171 square feet.

The Hillside House units are designed pursuant to State requirements for ICFIDD-H and ICF/DD-N licensed facilities, as set forth in the Board and Care Occupancy Regulations, Uniform Building Code, and Title 22 of the California Code of Regulations.

Building Type B: One Bedroom Unit Buildings. There will be a total of three buildings that each contains eight 1-bedroom units. These buildings are two story and each unit will be approximately 650 square feet each. These units will also include communal laundry facilities to serve the apartments.

Building Type C: 2 and 3-Bedroom Unit Buildings. There are two buildings that include a four 2-bedroom units and four 3-bedroom units. These buildings are two stories and the two bedroom units are approximately 895 square feet and the 3-bedroom units are approximately 1,171 square feet.

Building Type D: 3 and 4-Bedroom Unit Buildings. There is one building that includes six 3-

bedroom units and two 4-bedroom units. These buildings are two stories and the 3- bedroom units are approximately 1,171 square feet and the 4-bedroom units are approximately 1,300 square feet.

Building Type E: 2-Bedroom Unit Buildings. There are two buildings that contain eight 2-bedroom units. These buildings are two stories and the 2-bedroom units are approximately 895 square feet.

Building Type F: 2-Bedroom Unit Buildings. There are three buildings that contain six 2-bedroom units. These buildings are two stories and the 2- bedroom units are approximately 895 square feet.

Building Type G: Harmony House: Harmony House is proposed to be moved to a new location on-site and remodeled as a clubhouse and one 3-bedroom manager's unit. Improvements to Harmony House will be carried out pursuant to the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating Restoring and Reconstructing Historic Buildings*. Harmony House has not yet been subject to intrusive investigation of archaic materials and systems, nor home inspection or other specialized inspections. If this building is ultimately found to be unsuitable for historic rehabilitation, or cannot be brought up to Uniform Building Code standards without undue hardship, then it will be documented according to *Required Documentation of Buildings Prior to Demolition*, City of Santa Barbara, and subsequently demolished. Under this scenario, a new building will be constructed in the American Four-Square style of Harmony House.

Building Type H: Hillside House Administration Building & Community Center: The Administration Building and Community Center is two stories and will contain Hillside House administrative, therapeutic and support functions, a rental housing management office, group meeting areas, and a small meeting room.

ENVIRONMENTAL REVIEW

As noted above, the Final EIR for the condominium/rental project has been completed and will be released for public review in the near-term. When considering the changes to the project it was a key objective to avoid any changes in potential environmental impacts. This was achieved by preserving the existing building envelope of the previous project and significantly reducing the overall development at the site. To ensure that traffic impacts would not change, Associated Transportation Engineers evaluated the 100% rental project and determined that this project would not alter the environmental impacts analyzed in the Final EIR. In addition, it is anticipated that the revised project will have no difficulty in complying with the City's

stormwater requirements given that the amount of impervious surfaces has decreased with the revised project.

The 100% rental project also meets the parking requirements of the municipal code. See the table below:

Parking Statistics

Land Use	Units/Beds	Parking Provided
Hillside House (10 Units & Admin Bdg)	59 Beds	30 spaces
Low-Income Apartments	44	44 spaces
Market Rate Apartments	67	127 spaces
Open Unassigned Guest Spaces	N/A	43 spaces
Parking on the Public Road	N/A	41 spaces
TOTAL		285 spaces

General Plan Policy Consistency

The revised Hillside House Project, which now includes 10 Hillside House Units, 44 low income rentals managed by the Housing Authority of the County of Santa Barbara, and 67 market rate rentals, helps to implement many of the new General Plan goals and polices. We've attached a summary of these policies and an explanation of how the project helps to implement this policy. (Attachment C)

Conclusion

The project team is very excited about the revised project and we believe that this project does a better job of meeting the needs of Hillside House and the general community. A 100% rental project allows Hillside House to maintain ownership of their land, provides a long-term income stream for Hillside House, creates a greater number of low-income apartments, and infuses a very tight rental market with 67 new market rate apartments. Once the Planning Commission is briefed, the project team will finalize the revised application and will submit it to staff for review.

Honorable Planning Commission

June 4, 2013

Page 8 of 8

We look forward to briefing the Planning Commission on the new project and to working with staff to bring this project to fruition. Please do not hesitate to contact me if you have any questions.

Sincerely,



Lisa Plowman
Planning Manager

xc: Craig Olson, Executive Director, Hillside House
Chuck Klein, Board of Directors, Hillside House
Fred Lamont, Executive Director, Housing Authority of the County of Santa Barbara
John Polansky, Housing Authority of the County of Santa Barbara
Peter Lawson, Project Planner, Planning Department

ATTACHMENTS:

- A. 100% Rental Project Conceptual Plans – May 2013
- B. Condominium/Rental Site Plan – September 2009
- C. General Plan Policy Consistency Analysis

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ATTACHMENT A

100% Rental Project Conceptual Plans – June 2013

**NOTE - PLANS ARE ATTACHED AS EXHIBIT A OF THE
STAFF REPORT**

ATTACHMENT B

Condominium/Rental Site Plan – September 2009

ATTACHMENT C

General Plan Policy Consistency Analysis

Hillside House Implements City of Santa Barbara General Plan Goals and Policies

The revised Hillside House Project which includes 10 Hillside House Units, 44 Housing Authority of the County of Santa Barbara low income rentals, and 67 market rate rentals helps to implement many of the new General Plan goals and policies. Below is a list of these goal and policies and how the project is consistent with or implements these policies.

Land Use Element

DESIRED NEIGHBORHOOD QUALITIES

In 2007, as part of the Plan Santa Barbara General Plan Update process, extensive community input was received on a variety of topics including what neighborhood qualities should be preserved or enhanced. A number of common neighborhood qualities were expressed that are pertinent to many, if not all, including the following:

- *A sense of place and a small town and intimate scale feeling, particularly in the single family, older established neighborhoods, and historical districts;*
- *Development where the size and scale is compatible with the surrounding neighborhood;*
- *Preservation of the historic and aesthetic character;*
- *Sustainable with local serving uses for the daily needs of its residents within walking, biking or bus distance;*
- *Physical connectivity between neighborhoods and services for less reliance on the automobile for daily needs;*
- *Convenient access to affordable and healthy food;*
- *Open space on-site as infill areas are developed, especially in the commercial districts where minimal setbacks or open space are currently required;*
- *Protection, and when possible, enhancement of the common open space and gathering areas in a neighborhood;*
- *A local community center;*
- *A pedestrian friendly and safe environment;*
- *Rental housing to serve the majority of people that are renters in our community;*
- *Enjoyment of the City's natural features (beaches, ocean, mountains, creeks, etc.,) scenic beauties and views;*
- *A diverse social, economic, and cultural population (and facilities).*

The project meets many of these objectives such as: providing connectivity between neighborhoods via the new public trail; open space protection; a pedestrian friendly and safe environment; rental housing; enjoyment of natural features such as Arroyo Burro Creek; and provides for a diverse population including disabled and nondisabled residents, low income and non-low income residents.

Land Use Policies

LG5. Community Benefit Housing. While acknowledging the need to balance the provision of affordable housing with market-rate housing, new residential development in multi-family and commercial zones, including mixed-use projects, should include affordable housing and open space benefits.

The proposed project includes 54 low income rental units, which is 45% of the project. The remaining 67 units will be apartments available for those able to pay market rate rents. The project also includes an abundance of open space. Nearly 80% of the site is in landscaping or protected open space. The project also includes a public trail along Arroyo Burro Creek.

LG14.3 Clustered Development. Continue to encourage the grouping of dwelling units for preservation of open space on steeper and open hillside areas as allowed via the City's Planned Residence Development and Planned Unit Development Ordinances.

The proposed development would be clustered on approximately 10 acres of the 23.72 acres. This allows for the protection and enhancement of the resources associated with Arroyo Burro Creek. IN addition, the areas of the site with steeper slopes will be preserved as open space.

LG15. Sustainable Neighborhood Planning. Neighborhoods shall be encouraged to preserve and enhance the sense of place, provide opportunities for healthy living and accessibility, while reducing the community's carbon footprint.

Possible Implementation Actions to be Considered

LG15.1 Sustainable Neighborhood Plans (SNPs). Develop comprehensive SNPs through-out the City (where desired by residents). A SNP may incorporate goals, objectives, policies and implementation actions addressing the following components, as applicable:

- a. A variety of housing types and affordability ranges;*
- b. Neighborhood-serving commercial uses, especially retail food establishments such as small markets, green groceries, coffeeshops;*
- c. New grocery stores in underserved areas;*
- d. Parks, recreational facilities, trails;*
- e. Community gardens;*
- f. Street tree planting program;*
- g. Watershed protection, creeks restoration, public access to creeks;*
- h. Transit, bicycle (including new Class 1 bike paths) and vehicle connectivity;*
- i. Walkable streets with an appealing and comfortable pedestrian environment that promote physical activity and can be used safely by people of all ages or abilities including wheelchairs;*
- j. Traffic calming along walkable and bicycle routes to school;*
- k. Reduced impervious area (such as street and parking areas);*
- l. Community services (e.g., schools, branch library, community center, clinics, etc.);*
- m. Childcare and senior serving facilities;*
- n. General safety (e.g., lighting); and*
- o. Infrastructure needs.*

The project meets many of the sustainable neighborhood objectives such as: providing a variety of housing types and affordability ranges; the provision of a new public trail along Arroyo Burro Creek through the site; protection and restoration of Arroyo Burro Creek; walkable streets; traffic calming along Veronica Springs Road; and improving the storm drain system in the Veronica Spring neighborhood.

Regional Governance Policies

R2. Extension of Sphere of Influence. Extend City's Sphere of Influence to include the eastern Goleta Valley, specifically:

The eastern Goleta Valley, between the existing western boundary of the city of Santa Barbara and the eastern boundary of the City of Goleta and from the northern urban line to the ocean, excluding the existing mobile home parks. Lands within this area should be retained in the land use category designated by the County of Santa Barbara.

- *Should the eastern Goleta Valley be included in the City's sphere of influence, then at an appropriate time in the future with the concurrence of the County and affected property owners, the City should pursue annexation.*

The annexation of the project site will fulfill the City's objective to eventually annex land within its sphere of influence.

R4. Future Annexations. Areas of unincorporated land which should be annexed at the earliest opportunity is:

- *The Las Positas Valley, extending from U.S. Highway 101 on the north, to Cliff Drive on the south;*
- *Apple Grove and Golf Acres subdivisions, Earl Warren Showgrounds and unincorporated territory easterly and adjacent to La Cumbre Plaza; and*
- *Land generally located between Hope Avenue and La Colina Junior High School south of Foothill Road in the Hope Neighborhood.*

The annexation of the project site will fulfill the City's objective to eventually annex land in the Los Positas Valley.

Housing Element Policies

H1. Social and Economic Diversity. Promote new housing programs that retain and support social, economic and ethnic diversity.

The proposed project provides for a diverse population including disable and nondisabled residents as well as low income and non-low income residents.

H2. Housing Opportunities. Promote equal housing opportunities for all segments of the community, with special emphasis given to extremely low, very low, low, moderate, middle income and special needs households.

Possible Implementation Actions to be Considered

H2.1 Special Needs Population. Continue to fund a wide range of housing, human and community service programs and capital projects that strive to meet the needs of children, families, seniors, disabled persons, homeless, victims of domestic violence, and others.

The proposed project includes 10 low income rentals for special needs individuals (disabled) and 44 low income rental units making 45% of the project available to very low and low income residents. The remaining 67 units will be apartments available for those able to pay market rate rents.

H7. Housing Opportunities for Disabled. Seek to ensure the availability of housing opportunities for the extremely low, very low, low and moderate income disabled population.

Possible Implementation Actions to be Considered

H7.1 Congregate Care. Promote and assist the development and processing of new congregate housing opportunities or board and care facilities for the extremely low, very low, low and moderate income, and physically and mentally disabled persons.

H7.3 Special Needs Housing. Encourage community services groups, non-profits, and the faith-based community to create special needs housing.

H7.4 New Housing Opportunities. Work with community service providers to expand their scope of services to include housing through new construction or acquisition and rehabilitation of existing dwelling units.

H7.5 Priority Status. Encourage the Housing Authority of the City of Santa Barbara to continue to give priority status to disabled people with the greatest housing needs.

The proposed project will allow for the redevelopment of the existing Hillside House facility. The existing facility serves 59 residents in an institutional style building. The new project provides 10 units that will house up to 6 residents each. The units will provide a typical apartments style living environment which will significantly improve the residents existing living environment. For example, the existing facility provides four person bedroom and the new units will provide one and two person bedrooms, which will allow for more privacy for each of the residents. The new units will also meet current State standards that call for non-institutional living for the disabled community.

H16. Expedite Development Review Process. Assist affordable housing sponsors to produce affordable housing by reducing the time and cost associated with the development review process while maintaining the City's commitment to high quality planning, environmental protection and urban design.

The revised project will allow the City to implement the new policy that calls for the expedited processing of projects that provide the much needed affordable housing in the community. As noted above, this project includes 54 units of very low and low income apartments. In addition, the project also provides 67 new market rate apartments which is a sorely needed housing type within Santa Barbara. There has not been a new apartment project of this size in nearly 40 years and current vacancy rate for apartments is less than 2%.

New Housing Development Policies

H10. New Housing. Given limited remaining land resources, the City shall encourage the development of housing on vacant infill sites and the redevelopment of opportunity sites both in residential zones, and as part of mixed-use development in commercial zones.

The proposed project would be located on an infill site in the Los Positas Valley. The project is designed to cluster the development on approximately 10 of the 23.72 acres and would preserve 13.46 acres of open space.

H11. Promote Affordable Units. The production of affordable housing units shall be the highest priority and the City will encourage all opportunities to construct new housing units that are affordable to extremely low, very low, low, moderate and middle income owners and renters.

The project includes the development of 54 very low and low income rental units, which is 45% of the project. As noted above, the project also provides 67 new market rate apartments which is a sorely needed housing type within Santa Barbara. There has not been a new apartment project of this size in nearly 40 years and current vacancy rate for apartments is less than 2%.

Public Education and Information Policies

H25. Housing Information. Encourage broad based support in the community for the siting and permitting of affordable housing projects, senior housing, homeless shelters, and group homes for persons with disabilities or terminal illnesses.

The Hillside House project provides housing for the disabled community as well as very low and low income community members. As noted above, 45% of the units are Affordable units as defined by the State.



City of Santa Barbara California

Exhibit C: Environmental Impact Report, dated September 2011, can be found at:

http://www.santabarbaraca.gov/Resident/Environmental_Documents/1235_Veronica_Springs/.

or after July 8th:

<http://www.santabarbaraca.gov/services/erd/draft/1235veronica.asp>