



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: October 2, 2014
AGENDA DATE: October 9, 2014
PROJECT: 251 S. Hope Avenue (MST2014-00142)
 "Garden Court 2"
TO: Planning Commission
FROM: Planning Division, (805) 564-5470, extension 4550
 Renee Brooke, AICP, Senior Planner *RB*
 Daniel Gullett, Project Planner *MG*

I. CONCEPT REVIEW

The City received a request from the Housing Authority of the City of Santa Barbara and Garden Court Inc. to review a proposed affordable senior housing development consisting of a new 45,400 square foot, three-story building with 91 units on a vacant 1.76 acre lot at 251 S. Hope Avenue. Ninety studio units would be provided for very low-, and low-income frail, elderly seniors and one two-bedroom unit would be provided as a manager's unit. The project includes a common dining area, commercial kitchen, and common indoor and outdoor area. The property is within the Rancho Arroyo Specific Plan area and includes a section of Arroyo Burro Creek.

The purpose of the concept review is to allow the Planning Commission and the public an opportunity to review the proposed project design at a conceptual level and provide the applicant and staff with feedback and direction regarding the proposed land use and design. The opinions of the Planning Commission may change or there may be ordinance or policy changes that could affect the project that would result in requests for future project design changes.

No formal action on the development proposal will be taken at the concept review meeting, nor will any determination be made regarding environmental review of the proposed project.

II. REQUIRED APPLICATIONS

As currently proposed, the discretionary land use applications required for this project are:

- A. A Specific Plan Amendment to allow Community Benefit Housing, and Recreation/Open Space on the subject parcel (Area A-2 of the Rancho Arroyo Specific Plan) (SBMC §28.08.010);
- B. A Zone Change from E-3 (One Family Residence Zone) to R-3 (Limited Multiple Family Residence Zone) on the subject property (SBMC Chapters 28.10 and 28.92);
- C. A Lot Area Modification to allow for 91 units on the subject property (SBMC §28.92.110);

- D. A Front Setback Modification to allow the building to encroach ten feet into the required 20-foot front setback (SBMC §28.92.110); and
- E. A Parking Modification to allow less than the required number of parking spaces (SBMC §28.92.110).

III. RECOMMENDATION

The proposed project is being presented to the Planning Commission for concept review and comments only. No formal action may be taken on the project at this hearing. Staff recommends that the Commission review the proposed project, consider the issues outlined in this report and the attached applicant letter, and provide comments and direction.



Figure 1: Project Vicinity

IV. **BACKGROUND**

The subject property is the only vacant lot remaining in the Rancho Arroyo Specific Plan area. The Rancho Arroyo Specific Plan, adopted by City Council in November 1984, intended to guide the development of approximately 25 acres in the vicinity of Hope Avenue and Hitchcock Way (see Exhibit C for the Rancho Arroyo Specific Plan and map). The goals of the Specific Plan, stated in the adopting resolution, were to: (1) improve and extend the circulation system in the area; (2) provide housing, including affordable housing; and (3) provide additional land for auto dealerships. The Specific Plan has resulted in two auto dealerships (Area A-1); 112 affordable senior apartments (Area B-1); 136 condominiums (Areas B-2 and C); extensions of Hope Avenue, Hitchcock Way, and Calle Real; land dedication for the Highway 101/Hope Avenue hook ramps; and other public street improvements. The Specific Plan was almost fully built out in the 1980s and 1990s. Area A-2 (the subject property) was never developed and is the only remaining vacant lot.

The Specific Plan's goal of providing additional land for auto dealerships was a response to the impending displacement of downtown dealerships by the Crosstown Freeway project and the recognition of auto sales revenues as an important economic contributor to the City. To achieve that goal, the Specific Plan restricted the development of Areas A-1 and A-2 (the subject property) to auto dealerships and ancillary facilities only. These locations were recognized as desirable for auto dealerships due to the proximity to the freeway, major arterials, and existing auto dealers. All new automobile dealerships are limited to the Planned Development (P-D) Zone citywide. The P-D Zone is a contiguous area in the vicinity of Calle Real, Hope Avenue, and Hitchcock Way that includes Areas A-1 and A-2.

The limitation on uses as well as the shape and orientation of the subject parcel, required building setbacks, earthquake fault, public trail easement, and Arroyo Burro Creek have limited the parcel's development potential. In 2013, the previous property owner requested that City Council initiate a Specific Plan Amendment to expand the uses to allow for an Alzheimer's/Senior Care Facility on the property, stating that the parcel is too small and constrained to accommodate an auto dealership. The property owner also requested a pre-application review of such a proposed facility at that time.

Although the parcel may not be ideal to accommodate a standalone auto dealership, it does retain some economic value under current use regulations for expansion or ancillary use of another auto dealership in the area. Regardless, staff supported the requested amendment to the Specific Plan to allow for limited additional uses appropriate for this location and further the goals of the General Plan because the parcel is constrained, across the street from residential uses, and has remained undeveloped since the 1984 Specific Plan adoption. Staff recommended that City Council initiate a Specific Plan Amendment to accommodate the proposed use on the parcel and consider allowing for limited housing and recreation/open space. Staff also recommended that City Council initiate a zone change to multiple family residential from single family residential to correspond with the General Plan land use designation of Commercial/Medium High Residential (15-27 units per acre).

On October 8, 2013, City Council initiated an amendment to the Rancho Arroyo Specific Plan to expand the list of allowed uses only on the subject property (Area A-2) to include a State-Licensed Senior Residential Care Facility with a Conditional Use Permit, Community Benefit

Housing, and Recreation/Open Space. City Council also initiated a Zone Change for the subject property from E-3 (One Family Residence Zone) to R-3 (Limited Multiple Family Residence Zone).

The Housing Authority of the City of Santa Barbara purchased the property in April 2014.

V. SITE INFORMATION

Applicant:	Peikert+RRM Design Group		
Property Owner:	Housing Authority of the City of Santa Barbara		
Site Information			
Parcel Number:	051-240-008	Lot Area:	1.76 acres
General Plan:	Commercial/Medium High Density Residential (15-27 units per acre)	Zoning:	E-3 (Single Family Residential)/P-D (Planned Development)/SD-2 (Upper State Area Overlay)/SP-4 (Rancho Arroyo Specific Plan)
Specific Plan: SP-4 (Rancho Arroyo Specific Plan) Area A-2			
Existing Use:	Vacant	Topography:	
Adjacent Land Uses			
North – La Cumbre Plaza		East – Multi-family Residential	
South – Auto Dealership		West – La Cumbre Plaza	

VI. GENERAL PLAN CONSISTENCY

Specific Plan Amendments and Zone Changes must be found consistent with the General Plan for approval. Exhibit D includes a comprehensive list of relevant General Plan goals, policies, and implementation strategies. A brief summary is provided below.

Environmental Resources Element

The Environmental Resources Element provides policies for protection and restoration of creeks and their riparian corridors to improve biological values, water quality, open space and flood control in conjunction with climate change adaptation. It includes implementation actions to remove existing concrete lining from creek channels and to restore or daylight at least 0.5 miles of surface water drainages by 2030. The General Plan specifically identifies the segment of Arroyo Burro Creek on the subject property as a priority area for restoration.

The Environmental Resources Element also includes implementation actions that call for setbacks of greater than 25 feet from top of bank for new structures adjacent to creeks and consideration of surrounding jurisdictions' setbacks (Goleta, Carpinteria, and Santa Barbara County), and the Santa Barbara County Flood Control District's general recommendation of setbacks for new development of 50 feet from the top of natural creek banks, with a reduction of up to 25 feet where hard bank protection is present. For new development closer than 50 feet to the top of bank, it calls for creek bank stabilization through planting of native trees and shrubs on and above creek banks.

Finally, the Environmental Resources Element includes an implementation action to establish design guidelines for creekside development such as measures to orient development towards creeks and better incorporate creeks as part of landscape and open space design.

Housing Element

The Housing Element includes multiple policies and implementation strategies encouraging and facilitating the development of affordable, senior and special needs housing.

Land Use Element

The Land Use Element includes a policy to prioritize the use of available resource capacities for affordable housing for extremely low, very low, low, moderate, and middle income households over all other new development and an implementation strategy to develop incentives in the form of flexibility in densities or standards for affordable housing projects.

The Land Use Element also calls for enhancement of community character and includes an implementation action to ensure that proposed buildings are compatible with the surrounding built environment by considering the context of the proposed structure in relation to surrounding uses and parcels along the entire block, and ensuring the proposed development preserves key visual assets of the block.

VII. DESIGN REVIEW

This project was reviewed in concept by the Architectural Board of Review (ABR) on April 14, 2014 (meeting minutes are attached as Exhibit E). Several neighbors provided public comments expressing concerns with traffic generation, parking on Hope Avenue, and the size, bulk, scale, and height of the building. ABR expressed general appreciation of the siting of the project, but found the project to be too massive, and suggested a reduction in the size, bulk, and scale of the building as seen from the street. ABR suggested breaking the massing by removing end units on the third floor, adding tile roofs at the porches and balconies, and adding a tile roof at the third story mansard to preserve the flat roof for photovoltaic equipment.

ABR expressed concern that the proposed creek setback may not provide adequate security of the site. Knowing that the City would be exploring the possibility of creek restoration in this reach, ABR asked for comments from Creeks Division staff on the proposed creek setback prior to returning for further ABR review.

ABR asked for landscape screening for parking areas and requested that the Traffic and Parking Study be completed to address traffic circulation, parking, and queuing prior to returning for further ABR review.

VIII. ISSUE AREAS

Staff recommends that the Planning Commission focus on the following issue areas for this concept review:

Arroyo Burro Creek Setback

The building is proposed 25 feet from the Arroyo Burro Creek top of bank (the top of the 2:1 sloped bank above the trapezoidal concrete channel). In the pre-application review for the previous project, staff recommended a minimum 25 foot setback from the top of bank of Arroyo Burro Creek for the required pedestrian/equestrian trail and a minimum 50 foot setback

from the top of the bank for all other development. City Creeks Division staff indicated to the previous applicant that improvements to the creek were anticipated, but the scope of the improvements was not yet known. Staff also requested a creek restoration and maintenance plan for the creek setback area.

To further the General Plan implementation action to restore the segment of Arroyo Burro adjacent to the subject property, City Council funded a contract with Questa Engineering Corporation on August 5, 2014 to analyze the feasibility of removing the concrete channel between Hope Avenue and Calle Real and restoring the creek to improve water quality, wildlife habitat and aesthetics without increasing flood risk. The feasibility analysis is expected to be complete by November 2014. If a feasible project alternative is identified, the Creeks Division would initiate a competitive proposal process for preliminary design plans in 2015. It is unknown at this time what effects a feasible restoration would have on the development potential of the subject parcel.

Rancho Arroyo Specific Plan

The Rancho Arroyo Specific Plan required various public improvements including a trail along Arroyo Burro Creek connecting Hope Avenue and Calle Real through the subject property. The Specific Plan requires that 25-foot-wide public pedestrian/equestrian trail easement is dedicated and a trail along Arroyo Burro Creek is constructed with development of the subject parcel. A portion of the trail was previously constructed on the creek side of the auto dealerships south of the subject property. The alignment of the trail on the subject property will consider an appropriate creek setback, the location of existing vegetation, and any creek restoration. The Rancho Arroyo Specific Plan also requires Parks and Recreation Commission review of any proposed development for the potential generation of additional recreational demand and the provision of adequate on site recreational opportunities.

The Rancho Arroyo Specific Plan also requires that generous landscaped setbacks shall be provided along property lines and the design along Hope Avenue provide a park-like setting.

Zoning

The project is proposed under the City's Average Unit Size Density (AUD) Incentive Program, which allows up to 47 dwelling units on the subject property. With 91 apartments proposed, the project requires approval of a Lot Area Modification for the increased density.

The AUD Program requires a ten foot setback for the building's first and second story and a 20 foot setback for a third or higher story. The proposed design includes third story encroachments into the 20 foot setback. The applicant states that if the current design was altered to meet the 20 foot third story setback, the project would need to be reduced by at least seven units. In the attached letter (Exhibit A), the applicant suggests the Planning Commission consider either a Front Setback Modification for the third story encroachment or a rezone of the property to C-2 (General Commercial), which would result in a ten foot front setback for the entire building.

The Zoning Ordinance allows the increased density and front setback encroachments with findings that the project is consistent with the purposes and intent of the zoning ordinance and is necessary to construct a housing development, such as this one, with affordable units provided for in the City's Affordable Housing Policies and Procedures Manual.

Parking

The proposed project includes a request for a Parking Modification to provide 33 uncovered parking spaces instead of the required 47 uncovered parking spaces (1/2 space per unit for each of the low income senior apartment and 2 spaces for the managers unit). To approve the parking modification the Planning Commission must find that the project will not cause an increase in the demand for parking or loading space in the immediate area. Reduced parking demand is expected from the intended frail elderly residence due to low rates of automobile ownership. Staff requested a parking demand study to substantiate the applicant's request for the parking reduction.

Sidewalk Improvements

The submitted plan shows a four-foot-wide landscaped parkway (furnishings zone) and a ten-foot-wide sidewalk. Staff requests that a four-foot-wide parkway and an eight foot wide sidewalk be constructed along the Hope Avenue street frontage with the project and the associated right-of-way be dedicated to the City by the owner for consistency with the Pedestrian Master Plan. The area of the property would be reduced by the area of right-of-way dedication (approximately 5,000 square feet) and front setbacks would be taken from the resulting right-of-way line.

Potential Future Street Improvements

City Council adopted a resolution for the Upper State Street Study on May 8, 2007 that calls for future street improvements on the narrow northern portion of the subject parcel to include a street connecting Hope Avenue to the La Cumbre Plaza site. Staff is recommending that a sixty-foot wide public easement dedication be provided at this location for future street improvements consistent with City's Council's direction on implementation of the Upper State Street Study. The easement would be located on the northern corner of the property and would not affect the proposed building due to its location. The area of the private property would be reduced by the area of additional right-of-way dedication (approximately 3,000 square feet) and front setbacks would be taken from the resulting right-of-way line. If a street is constructed within the easement, the trail may need realignment and some landscaping would be affected.

IX. NEXT STEPS

Following the Planning Commission concept review, the applicant would prepare a formal application for review by the Development Application Review Team, and return to ABR for continued concept review. Upon acceptance of a complete project application, staff would commence environmental review. The project would be scheduled for future public hearings before the Planning Commission during the environmental and application review period. The Planning Commission would take action on the requested Lot Area, Setback, and Parking Modifications and provide recommendations to City Council regarding the Specific Plan

Amendment and Rezone. City Council would then take action on the recommended Specific Plan Amendment and Rezone.

Exhibits:

- A. Applicant's letter, dated August 8, 2014
- B. Perspective Drawing, Site Plan, Building Elevations
- C. Rancho Arroyo Specific Plan
- D. Relevant General Plan Goals, Policies, & Implementation Strategies
- E. Architectural Board of Review Minutes

RECEIVED
AUG 08 2014



August 8, 2014

Honorable Planning Commission
c/o Mr. Dan Gullet
City of Santa Barbara Community Development Department
630 Garden Street
Santa Barbara, CA 93101

CITY OF SANTA BARBARA
PLANNING DIVISION

RE: 251 South Hope Avenue - Planning Commission Concept Review

Dear Planning Commission,

On behalf of the Housing Authority of the City of Santa Barbara and the Garden Court Foundation, Peikert+RRM Design Group is pleased to submit this request for a Planning Commission Concept Review hearing to review a proposed affordable, 90-unit senior housing project located at 251 South Hope Avenue (Assessor Parcel Number 051-240-008).

BACKGROUND

The project site is 1.76 acres and is part of the Rancho Arroyo Specific Plan No. 4, which was approved in 1984, and is now known as Area A-2. The parcel is zoned E-3 (one family residence) with a PD (Planned Development) Overlay allowing an auto dealership. The site is also within the SD-2 Overlay. The Specific Plan originally provided for auto dealerships on Area A, affordable housing and auto dealerships on Area B, and market rate housing on Area C. Over the years, the Specific Plan was amended and it ultimately resulted in the further division of the Specific Plan Areas into sub areas and the development of auto dealerships on Area A (A-1), 112 affordable senior apartments on Area B-1; 136 condominiums on Areas B-2 and C; and several public road improvements. The majority of the Specific Plan Area was built out in the 1980s and 1990s and the subject parcel is the last remaining undeveloped property within the Specific Plan boundaries.

In October 2013, Don Hughes requested the initiation of a Specific Plan Amendment to allow for the development of an Alzheimer's care facility. While this site was originally identified for an auto dealership, it has remained vacant for 30 years. According to Mr. Hughes, the site's unique shape, size, and the on-site constraints made it too difficult to develop an auto dealership on-site. Because of these constraints and the lack of interest in developing the site as an auto dealership, Staff recommended that the Council initiate the Specific Plan Amendment to allow the Alzheimer's care facility. Staff also recommended a rezone to R-3 (Limited Multiple Family Residence Zone), which would make the zoning consistent with the General Plan Designation of Commercial/Medium High Density Residential (15-27 units per acre). The Council agreed with Staff's recommendation and initiated the Specific Plan Amendment and rezone.

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○ San Juan Capistrano
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EXHIBIT A
www.rrmdesign.com

ARCHITECTS | ENGINEERS | LANDSCAPE ARCHITECTS | PLANNERS | SURVEYORS
A California Corporation | Victor Montgomery, Architect #C11090 | Jerry Michael, PE #36895, LS #6276 | Jeff Ferber, LA #2844

In April 2014, Mr. Hughes sold the property to the Housing Authority of the City of Santa Barbara (Housing Authority) for the purpose of developing affordable housing on-site.

AFFORDABLE HOUSING NEEDS

The need for affordable senior housing is growing significantly nationwide. In California alone, the senior population is expected to grow from 4.5 million to 8.8 million by 2030. Many of those seniors saw what retirement they had decline significantly during the recession and recovery has been difficult. As reported in UCLA's Elder Economic Security Index, nearly 40% of the County's senior population is economically insecure. Below are some additional statistics regarding Santa Barbara's senior population.

- There are 1,482 senior applicants (18% of the overall waiting list) on the waiting list for Section 8 vouchers.
- There are 1,453 senior applicants (21% of the overall waiting list) on the waiting list for public housing.
- The percentage of seniors on these waiting lists has grown much faster over the past 5 years than for the group as a whole.
- Of the Housing Authority-owned housing stock (1,228 units), 532 units (43%) are occupied by elderly people (defined as 62 years of age or older).
- Approximately one third of the residents at El Carrillo—the Housing Authority's first purpose-built property for special needs and the homeless—are elderly.
- The 2013 Vulnerability Index, conducted by the Central Coast Collaborative on Homelessness, found that 9% of the most vulnerable homeless individuals in the County are seniors.

In addition, the City's Housing Element identifies the need for additional senior housing in the Needs Assessment as shown below:

"In 2000, 908 seniors aged 65 and older lived below the poverty level, up from 851 in 1990. The majority (65 percent) are 75 years of age or older. Thirty-five percent are between the ages of 65 to 74. This is up from 851 in 1990. The 2000 census also found that 4,744 persons (38.5 percent) of persons aged 65 and older reported having a disability. This information indicates that there are more elderly people in the City's population than 10 years ago living at poverty levels."

The City's Housing Element also includes goals and policies that identify the development of senior housing as a priority.

H.6. Housing Opportunities for Seniors. *Seek to ensure the availability of a range of housing opportunities with an emphasis on extremely, very low, low and moderate income seniors.*

Possible Implementation Actions to be considered:

- **H6.1 Senior Housing.** *Encourage the development of a full range of senior living situations, available at market and affordable rates.*

- *H6.7 Housing Incentives. Continue to provide reduced parking incentives for senior housing projects in combination with bonus densities to encourage the development of small senior and disabled apartment projects including efficiencies and congregate care.*

The Housing Authority has been searching for a site to develop a second Garden Court facility for several years. The acquisition of this site gives them the opportunity to add another 90 units for the frail, elderly, low-income residents, and help to fulfill the City's goals and objectives.

PROPOSED PROJECT

As noted above, the proposed project includes the development of 90 affordable studios for frail seniors. The project also includes a commercial kitchen, dining facilities, and common areas for the residents. This project would serve the same population as the existing Garden Court project on De la Vina Street. These very low-income seniors are considered frail because they are in need of a little more assistance than independent seniors, but are not ready for assisted living. This type of housing fills a significant need in the community; Garden Court currently has a waiting list of 452 seniors.

As shown on the site plan and elevations, the project would be primarily three stories and would provide a generous open space area along South Hope Avenue. The height of the proposed building is approximately 36 feet. Thirty-three parking spaces would be provided along the southern boundary, which would create a buffer between the auto dealership to the south and the proposed housing. The conceptual site plan and elevations are attached.

On April 4, 2014, the senior housing concept was presented to the Architectural Board of Review (ABR). The ABR was generally supportive of the concept and provided comments on the size and scale of the project. Some members of the ABR were interested in pulling third-story elements back from the street.

Based on the Housing Authority's experience with the development and long-term operation of Garden Court, they have determined that it is critical for them to be able to develop 90 to 100 units on this site. If the unit count is reduced, it will be difficult for them to absorb the cost of the commercial kitchen, communal dining room, and the provision of other services that are critical to this population.

FUTURE FEEDBACK FROM THE PLANNING COMMISSION ON ARROYO BURRO CREEK SETBACK

The project is currently designed to be setback 25 feet from the top of theoretical bank of Arroyo Burro Creek. It should be noted that this section of creek has been channelized with concrete on the bottom and sides of the channel. The proposed development is setback 39 feet from the top of the existing concrete channel wall. Creeks staff has requested a 50-foot setback from the theoretical top of bank based upon the City's long-term goal of restoring this section of the creek. However, the feasibility of the restoration is constrained by existing development, including the auto dealership to the south, which is setback approximately 31 feet from the top of wall and La Cumbre Plaza Shopping Center to the west, which is approximately 25 feet from the top of the wall. Creeks staff has a consultant under contract and they are currently studying what level of restoration is feasible for this section based on

these constraints. This information should be available by October or November. Once this data is obtained, there will be a better understanding of how this site would be impacted by potential restoration efforts, and ultimately feedback from decision-makers will be sought.

The Housing Authority is greatly concerned about any additional creek setback due to the significant impact this would have on this proposal. If a 50-foot setback is required, it would result in a complete redesign of the project and would reduce the total unit count to approximately 40 units. This is a significant loss of greatly needed senior units and would also eliminate the communal facilities and critical services currently included in the project. As noted above, the provision of this type of housing is also a long-term goal of the City. Overall, the Housing Authority is seeking a reasonable solution that acknowledges the importance of both affordable senior housing and creek restoration.

REQUESTED FEEDBACK FROM PLANNING COMMISSION

At this early stage, the Housing Authority is seeking feedback from the Planning Commission on the proposed zoning, setbacks, and parking. Below is a summary of the land use issues.

Zoning/Setbacks: As noted above, the City Council initiated a rezone for the project site, which would change the zoning from E-3 to R-3. If this zoning were applied to the project site, the Housing Authority would process the proposed application under the Average Unit Size Density (AUD) ordinance and would seek an increase in the allowed density under the City's existing density bonus program. The AUD ordinance requires a 10-foot front yard setback for the first and second story and a 20-foot setback for a third story in the R-3 zone district. Portions of the third story currently project into the 20-foot setback and the existing constraints on the site, including the size, shape, geologic setback, and Arroyo Burro Creek, make it very difficult to meet the setback and provide sufficient units to meet this critical need to and ensure the financial feasibility of the project. We estimate that if the project is required to comply with the 20-foot setback for the third level, it would result in the loss of at least seven units.

There are two possible solutions to this issue. The first solution is to seek a rezone to C-2 General Commercial. This zoning would be compatible with the existing General Plan designation and the commercial uses to the west and to the south. In addition, under the AUD ordinance, the required front yard setback is 10 feet for commercially zoned lots with the SD-2 overlay, provided that the project is affordable. The second solution would be to grant a modification to allow the third story to encroach 10 feet into the required 20-foot setback in certain areas of the building. The Housing Authority is seeking feedback from the Planning Commission on which solution is preferable.

Parking: As noted above, the project will provide 33 parking spaces for 90 units (0.36 spaces/unit). The City's Zoning Ordinance requires 45 spaces (0.5 parking spaces/unit for affordable senior housing). The Housing Authority will be seeking a modification to the parking requirement based on their experience at the Garden Court facility on De la Vina Street. The existing project has 98 units that also serve the frail elderly, low-income senior community, and they have 27 parking spaces (0.27 spaces/unit). Over the years, the Housing Authority has found that there is very limited demand for resident parking due to the lower income and frail status of the residents. The facility has adequate parking to serve the uses on a daily basis.

The proposed project would provide a greater number of parking spaces per unit than Garden Court on De La Vina Street. Additionally, with the ability to limit the number of residents permitted to have a vehicle, and by providing a shuttle service for its residents, the Housing Authority will be able to further reduce the demand for parking. A parking study that verifies that the proposed parking would meet the project's parking demand could be provided. The Housing Authority is seeking feedback on the proposed parking modification.

CONCLUSION

There is a significant demand for affordable housing for this senior population and the Housing Authority is very excited about the possibility of building a second Garden Court within our community. Our team believes that this site is ideal for this use, given its proximity to commercial services, public transit, and health services. We look forward to working with the Planning Commission and Staff to bring this project to fruition.

Please do not hesitate to contact me or Skip Szymanski of the Housing Authority if you have any questions.

Sincerely,
RRM DESIGN GROUP



Lisa Plowman
Planning Manager

Attachment: Conceptual Site Plan and Elevations

cc: Rob Pearson, Housing Authority of the City of Santa Barbara
Skip Szymanski, Housing Authority of the City of Santa Barbara
Dale Aazam, Housing Authority of the City of Santa Barbara



SUNDAYREVIEW | EDITORIAL

Affordable Housing for Retirees

By THE EDITORIAL BOARD SEPT. 20, 2014

The population explosion among retirement-age Americans that demographers have long predicted has arrived. The number of adults 50 and over is expected to reach 132 million by 2030, an increase from 2000 of more than 70 percent. By that time, one in five citizens will be 65 or older.

This graying of the baby boomers is creating an urgent demand for affordable housing that is also accessible to people with age-related infirmities at a time when federal and state financing is falling far short of need. According to a new study by Harvard University's Joint Center for Housing Studies, governments at all levels are poorly prepared to meet the challenge.

For various reasons, the next wave of retirees will be at greater risk of homelessness, hunger and other problems than their immediate predecessors. Fewer of them will benefit from traditional pensions, which are disappearing. Many lost their jobs during the recession and have exhausted their savings. And low-income homeowners who were counting on home equity to finance retirement lost nearly a third of their wealth.

One-third of adults over 50, and just over one-third of those over 80, are "rent burdened" and paying more than 30 percent of their income for housing. This often means they have to cut back on essentials like food and medications. Federal affordable-housing programs are already so badly underfinanced that only one in four low-income families qualifying for federal rent assistance actually gets it.

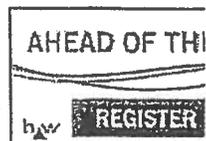
To make matters worse, the study says, the number of elderly households eligible for federal rental assistance — 3.9 million in 2011 — is expected to rise to 5.2 million by 2020 and grow by 1.3 million in the 10 years after that. Meanwhile, the country's public housing stock is decaying and federal subsidies on hundreds of thousands of privately held apartments are expected to expire over the next decade.

Obviously, the federal government needs to step up. But so do the states, particularly in one area of great importance to many older people: housing equipped to accommodate wheelchairs and other necessary features. Some states provide grants and loans for such things while others require homes built with public subsidies to be accessible to the disabled. Given the population trend, these programs should be broadly and rapidly emulated.

Meet The New York Times's Editorial Board »

A version of this editorial appears in print on September 21, 2014, on page SR10 of the New York edition with the headline: Affordable Housing for Retirees.

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Report: Nation Not Prepared to Meet Housing Needs of Seniors

By Christine Serlin

The nation is not prepared to meet the housing needs of aging Americans, according to a new report by Harvard University's Joint Center for Housing Studies (JCHS) and the AARP Foundation.

As Americans continue to live longer, the number of adults aged 50 and older is expected to grow to 132 million by 2030. One in five Americans will be 65 and older in 2030, and one in eight people will be 75 and older in 2040.

Housing America's Older Adults: Meeting the Needs of An Aging Population underscores the fact that there's a shortage of accessible housing units and high housing cost burdens for seniors today, and the dramatic demographic changes coming down the road can only exacerbate the problems.

Seniors are at increased risks of financial stress, with typical household incomes dropping later in life. One-third of adults 50 and older paid more than 30 percent of their income for housing in 2012, with nearly 9.6 million severely cost-burdened seniors paying more than 50 percent of their income for housing.

Housing assistance also is limited for very low-income households 62 and older. In 2011, 3.9 million very low-income renter households were eligible for rental assistance, but only 1.4 million received the aid.

Current projections show that this gap will only continue to grow. Senior households eligible for rental assistance is expected to increase by 1.3 million between 2011 and 2020 and another 1.3 million between 2020 and 2030. If there aren't any boosts in housing aid, there will be 4 million very low-income senior households by 2030 who will be left to find affordable and safe housing in the private market.

The report also shows that those with severe housing cost burdens spend much less on food and health care than those who can afford their housing.

Another staggering statistic is that a typical 65-year-old homeowner has enough wealth to afford in-home assistance for nearly nine years or assisted living for six and a half years, while typical renters of that age can only afford these services for two months.

"We're going to face more challenges in the future. It's a problem already, and it's going to be a bigger problem," says Chris Herbert, JCHS acting managing director. "But there's still time to prepare."



Herbert says there are a number of promising models today for housing and serving seniors, but more needs to be done to raise awareness and to understand the issues.

This will require efforts from all levels of the government as well as the nonprofit and private sectors, he says.

Former Department of Housing and Urban Development secretary and CityView chairman Henry Cisneros, who was the keynote speaker at the report release, agrees.

"Today's report should be heard as a wake-up call," he says. "We are aging. We are not ready. ... We have some time, but we must think anew and plan comprehensively."

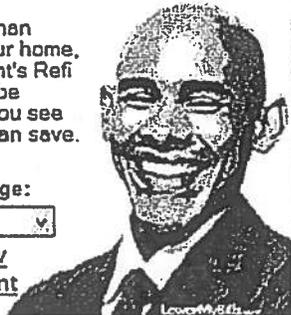
Cisneros says it's clear the nation needs more housing that's appropriate for the various stages of aging. A vast majority of seniors want to stay in their homes, or age in place, and more tools are needed to make this housing more accessible. The nation also needs new approaches to independent living, new ways to pay for assisted living, more memory care units, and more skilled nursing facilities, he adds.

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KEYWORDS

Subject Senior Housing, Affordable Housing, Government Entities, Housing Data, Rent Trends, ...

Person Chris Herbert, Henry Cisneros

Organization AARP Foundation, Department of Housing and Urban Development, Harvard Joint Center for Housing Studies, ...

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Garden Court 2



EXHIBIT B

Perspective View

Project Description

The Housing Authority of the City of Santa Barbara and Garden Court Inc. are proposing to amend the Reasonable Accommodation Request for the Garden Court 2 project. The project would include 80 studio apartments and one 2 bedroom manager's unit, a common dining area, commercial kitchen, and outdoor recreation along So. Hope Street.

Project Information

Assessor Parcel Number: 051-240-008
 Address: 251 So. Hope Street
 Lot Size: 1.78 acres (76,898 sf)
 Existing Land Use Designation: Community/Medium-High Density Residential (15-27 units per acre)
 Existing Zoning: E-3 (One Family Residence) PD (Planned Development) S-O-2 Overlay

Proposed Zoning: R-3 (Limited Multiple Family Residence) OR C-2 (General Community)

Permitted: 45 spaces
 Provided: 2 spaces
 Building Area: 15,873 sf
 Second Floor: 14,054 sf
 Third Floor: 45,000 sf
 Total: 74,927 sf

LOT COVERAGE	Area (Square Feet)	Percent
Building	15,873	20%
Covered Patios	646	1%
Hardtop/Driveway	7,233	10%
Landscaping	26,811	40%
Creek Channel	8,516	12%
Lot	74,927	100%

MODIFICATIONS TO BE REQUESTED:

LOT AREA: 08.03.110.02.28.07.000
 The General Plan allows for a maximum of 47 units. The Housing Authority and Garden Court Inc. are seeking 43 additional Studio Units or 91% density bonus pursuant to City Density Bonus Program.

PARKING QUANTITY (08.02.110.1.28.00.100.0):
 The Housing Authority and Garden Court Inc. are seeking 2 additional spaces to allow for the 43 additional units. The basis for this request is that, based on their experience at Garden Court, only 20% of the studio residents are anticipated to own cars.

Sheet Index

- A0 Cover Sheet
- A1 Site Plan
- A2 Building Elevations
- V1 Vicinity Map



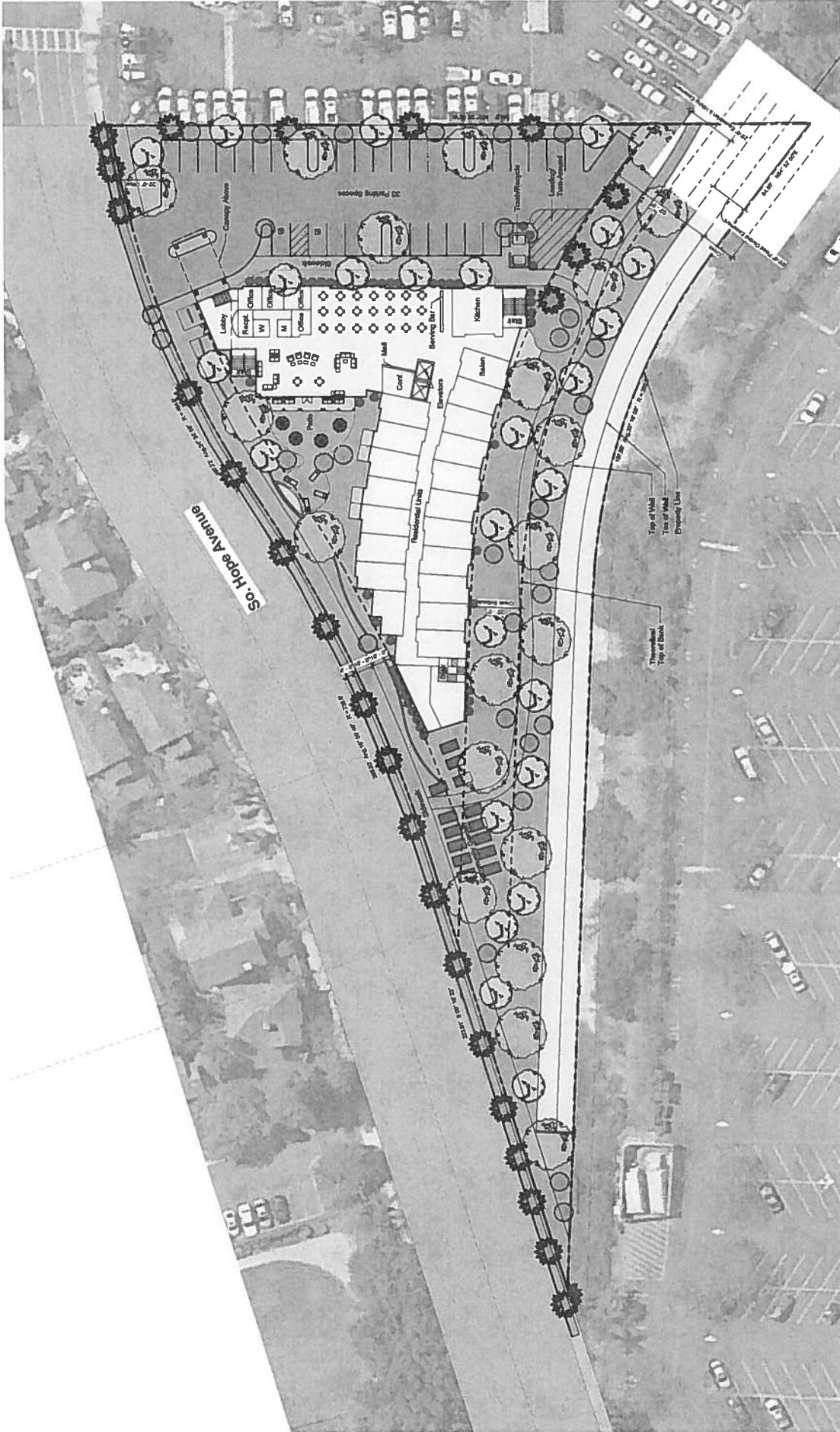
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Cover Sheet

Garden Court 2
 251 So. Hope Street, Santa Barbara, CA

10 E. Figueroa St., Suite 1
 Santa Barbara, CA 93101
 Tel: 805.963.0300 Fax: 805.963.0164
 www.rmdesigngroup.com





True North
Project North

A1
08/07/2014

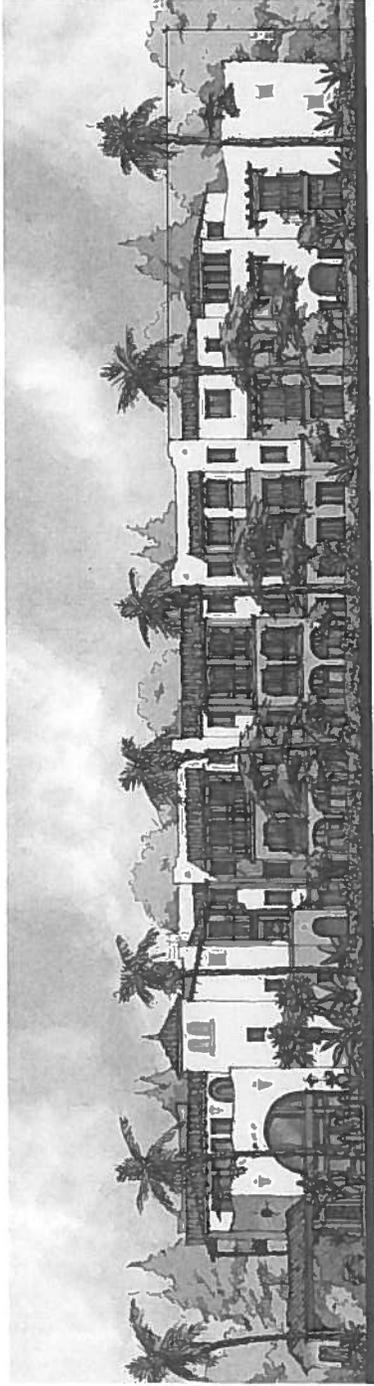
Site Plan

Garden Court 2
251 So. Hope Street, Santa Barbara, CA

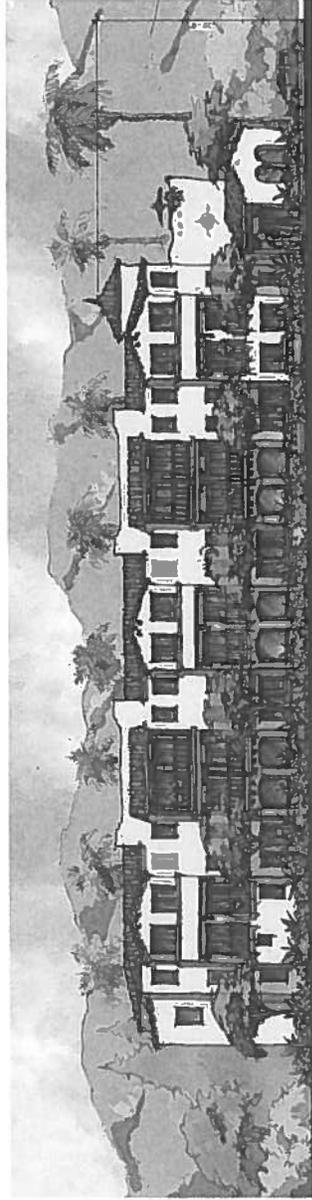
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Santa Barbara, CA 93101
Tel: 805.965.8225 Fax: 805.965.8144
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Site Plan
3/8" = 1'-0"



① East Elevation
3/22" = 1'-0"



② South Elevation
3/22" = 1'-0"

AUTHORITY AND CONDITIONS

SPECIFIC PLAN NO. 4 - RANCHO ARROYO

I. Authority

Specific Plan No. 4 is approved in accordance with the City of Santa Barbara Municipal Code Section 28.08.

II. Boundary of Specific Plan No. 4

The City Council of the City of Santa Barbara hereby establishes Specific Plan No. 4, applicable to the areas shown on the map (Attachment 1) as Area "A", Area "B", and Area "C" and that area described in the attached legal description (Attachment 2). The site of Specific Plan No. 4 is within the Hitchcock Neighborhood of the City and is comprised of two parcels of land totalling approximately 28.6 acres.

III. Intent and Purpose

The General Plan of the City of Santa Barbara outlines goals and policies which directly affect the development of the property described herein. There are also additional controls in the form of various applicable sections of the City's Zoning Ordinance which also apply. The purpose of Specific Plan No. 4 is to allow for a more precise level of planning for the property in question than is ordinarily possible, while at the same time, ensuring that orderly development be a guiding criterion. Specific Plan No. 4 is also intended to provide a sufficient level of land use controls to ensure consistency with Charter Section 1507, which states that it is the policy of the City that its land development shall not exceed its public services and physical and natural resources.

IV. Procedures

Any and all future development of the property shall conform to the provisions of Specific Plan No. 4. No further development shall be permitted without the following:

1. Environmental assessment of any development plan as required by the California Environmental Quality Act and the City's Environmental Review Guidelines.
2. All relevant discretionary reviews as required in the City of Santa Barbara Municipal Code, including but not limited to Architectural Board of Review and Planning Commission approvals.

V. Specific Plan Provisions

Specific Plan No. 4 proposes land uses for three distinct areas within a the Specific Plan Area (see Attachment 1). The Plan itself contains the following items:

	<u>ITEM</u>	<u>PAGE</u>
o	Permitted Uses	2
o	Development Regulations.....	3
	- Circulation Improvement Plan	3
	- Public Facilities Plan.....	6
	- Transportation Management Plan....	9
	- Energy Conservation Plan	9
	- Resource Recovery Plan	10
	- Site Design Features.....	10
	- Housing Plan	12
	- Geologic Hazards.....	13
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o	Administration of Specific Plan	14

Within each of these areas the Specific Plan delineates appropriate guidelines and regulations which govern development, its nature, intensity and timing.

VI. Permitted Uses

1. Area A -

Low Intensity Planned Development (PD) consisting of the following:

- o Automobile Dealerships; and
- o Ancillary facilities which are part of the automobile dealerships; except
- o Spray paint booths shall be permitted only after a determination by the APCD or other subsequent air quality regulating agency that the proposed design would not emit vapors or fumes that could travel beyond the boundary of Area A, and upon approval of the Planning Commission making the findings required for a Conditional Use Permit.

2. Areas B and C -

Residential Uses and Planned Development (PD) as provided for below, consistent with the provision of the Housing Plan section of the Specific Plan and Exhibit A.

- o Area B(1) shall be developed with one of the following:

- (i) Fifty dwelling units of owner-occupied or rental housing all of which are "affordable" as set forth in Section VII(G) of this Plan,

or

- (ii) Seventy-nine (79) units of owner-occupied or rental housing, all of which are "affordable" as set forth in Section VII(G) of this Plan and restricted to occupancy by persons over the age of 62.

- o Area B(2) - Within the first five (5) years from the date of approval of the Specific Plan, there may be the development of automobile dealership uses including showrooms, lot storage and ancillary facilities part of these specified uses but prohibiting spray paint booths, service, or assembling facilities.

If this area is not developed or is only partially developed for such uses within the specified period of time, the remaining area shall be developed with one of the following:

- (i) owner-occupied or rental housing at a density of 11.56 du/acre, all of which are "affordable" as set forth in Section VII(G) of this Plan,

or

- (ii) owner-occupied or rental housing at a density of 17.92 du/acre, all of which are "affordable" as set forth in Section VII(G) of this Plan and restricted to occupancy by persons over the age of 62.

- o Area C - Up to fifty (50) dwelling units; and
- o Recreation/Open Space/Parking ancillary to the residential uses.

VII. Development Regulations

A. Circulation Improvement Plan

The Specific Plan No. 4 incorporates a portion of the City Draft Circulation Element with respect to addressing the need for adequate circulation in the area. Due to the strategic location of the property in question, coupled with the variety

of land uses and capital improvements needed to carry out the Draft Circulation Element of the City's General Plan, phasing and timing of the key project elements is important. In order to develop this circulation system in a timely and systematic method, the Specific Plan sets forth the following Circulation Improvement Plan.

1. Land Dedications for Public Street Purposes

a. Specific Dedications:

1. Hope Avenue north of La Rada shall have a seventy-two foot right-of-way. An offer to dedicate all of the right-of-way shall be completed pursuant to the land dedication phasing outlined below.
2. Hope Avenue south of La Rada shall have a seventy-six-foot right-of-way, however, eighty-eight feet of right-of-way shall be provided for a distance of 250 feet north of Calle Real. An offer to dedicate sufficient right-of-way to accomplish the above shall be completed pursuant to the land dedication phasing outlined below.
3. Hitchcock Way shall have a sixty-foot right-of-way, however, sufficient additional right-of-way shall be provided immediately north of La Rada to accomplish necessary street transition as required by the Public Works Department. An offer to dedicate all necessary right-of-way shall be completed pursuant to the land dedication phasing outlined below.
4. La Rada shall have a fifty-six foot right-of-way. An offer to dedicate right-of-way sufficient to accomplish the above shall be completed pursuant to the land dedication phasing outlined below.
5. Right-of-way sufficient to accommodate freeway on and off ramps shall be dedicated along Calle Real as it fronts the property. The exact amount of dedicated right-of-way shall be determined by the Public Works Director generally consistent with the conceptual hook-ramp alignment depicted in Attachment 3. An offer to dedicate all necessary right-of-way shall be completed pursuant to the land dedication phasing outlined below.

b. Land Dedication Phasing:

Dedication of all public street right-of-way, as described above, shall be completed prior to the earliest of the following events:

1. Recordation of any Final Map for the property.
2. Issuance of a building permit for any building on the property.
3. Two years from the date of approval of the Specific Plan.

2. Street Improvements

a. The applicant shall construct the following street improvements to the satisfaction of the Public Works Director including, but not limited to, curbs, gutters, sidewalks, asphalt concrete pavement or aggregate base, underground utilities, street lights with underground wiring, appropriate directional and regulatory traffic control signs, sewer system, water system and adequate positive drainage:

1. Hope Avenue, between Calle Real and Arroyo Burro Creek, shall be constructed as a four lane, sixty-foot public street with sidewalks.
2. Hitchcock Way shall be constructed, through the site, as a two-lane, forty-foot public street with sidewalks. Additional construction in excess of the forty feet shall be required immediately north of La Rada to accomplish the necessary street transition.
3. La Rada, between Hope Avenue and Hitchcock Way, shall be constructed as a two-lane, forty-foot public street with sidewalks.
4. Calle Real shall be constructed, along the site, as shown on Attachment 3. The applicant shall be financially responsible for the construction of the northerly half-street and sidewalk.

b. In addition to the above street improvements, the applicant shall pay to the City the designated percentage of the construction cost for the following improvements:

1. Signalization of the Calle Real at Hope Avenue

intersection in the amount of 25 percent of the total cost.

2. Signalization of the Calle Real at Hitchcock Way intersection in the amount of 25 percent of the total cost.
3. Construction of a four-lane seventy-two-foot wide bridge on Hope Avenue across Arroyo Burro Creek in an amount equal to the percentage of Specific Plan generated traffic relative to the average daily traffic estimated to use the bridge as determined by the Public Works Department.

c. Traffic Mitigation Fees

The applicant agrees to pay all Overpass Improvement and SD 2 fees based upon the total trip generation for Specific Plan Areas A, B and C.

d. Street Improvement Agreement

To insure that necessary street improvements are completed in a timely fashion, the applicant shall execute within 120 days of approval of this Specific Plan, or extension thereof by the City Council, an agreement to construct the required street improvements, which shall provide that:

1. All required street improvements shall be constructed by the applicant within two year of approval of the Specific Plan and prior to the issuance of the first Certificate of Occupancy for any structure on Areas A, B or C;
2. In the event the applicant does not construct the required improvements within two years, the City may construct those improvements and the applicant has agreed to reimburse the City for costs expended in such construction; and
3. The applicant has agreed to pay to the City the fees specified in paragraphs 2.b. and 2.c. above prior to issuance of the first building permit for a structure on the property.

B. Public Facilities Plan

1. Water Service:

Domestic and emergency water service to all land uses within the Specific Plan area is to be provided through the City Public Works Department, Water Resources Division.

All existing on site wells shall be dedicated to the City. This dedication shall be accomplished in one of the following manners, subject to whichever occurs first:

- a. Prior to recordation of any Final Map for the property; or
- b. Prior to issuance of building permits for any development plan on the property; or
- c. Within two years from the date of approval of the Specific Plan.

2. Water Allocation and Conservation:

Development pursuant to the Specific Plan shall be allocated a total of 65 acre-feet-per-year. A water consumption analysis/conservation plan shall be provided by the developer at the time of Development Plan Review for each area to ensure compliance with the overall water allocation and that adequate allocation remains for the development of other areas of the Plan. The water consumption analysis shall be based upon standards approved by the Public Works Department. The water conservation plan shall include but not be limited to the use of the following:

- o Low-flush toilets
- o Low-flush urinals
- o Flow-restricted faucets and shower heads
- o Drought tolerant landscaping
- o Automatic systems and drip irrigation for landscape watering, to be used during early morning or evening hours.

3. Wastewater Treatment:

Wastewater treatment of all project-related sewage flows shall be provided by the City of Santa Barbara.

4. Parks and Recreation:

The City's General Plan Map indicates a Park Symbol on the Specific Plan property. Any development shall be reviewed by the Parks and Recreation Commission for the generation of additional recreational demand and the

provision of adequate on site recreational opportunities. Developments must be found to satisfy any new demands on site. In addition, the following shall be accomplished:

Area A

A 25-foot pedestrian and equestrian trail easement shall be dedicated along the easterly bank of Arroyo Burro Creek prior to recordation of any Final Map or prior to issuance of building permits. Within this easement, a pedestrian and equestrian trail shall be constructed by the developer of Area A concurrent with the development of uses on Area A. However, equestrian use of the trail shall only be allowed when and if adjacent segments are completed and available for use. In addition, private recreational facilities may also be constructed for employee use. Such facilities shall be limited to employee picnic/lunch areas and/or passive recreational areas.

Areas B and C

Any commercial uses on Area B may construct private recreational facilities for employee uses. Such facilities shall be limited to employee picnic/lunch areas and/or passive recreational areas.

Residential developments shall provide open space for passive and active recreation. Such facilities may include, but shall not be limited to:

- o Grassy open areas;
- o Lawn bowling or shuffleboard;
- o "Tot lots;"
- o Tennis court(s);
- o Swimming pool(s); and
- o Passive recreation areas.

5. Fire, Security and Safety Protection

Development of all land uses within the planning area shall be subject to the provision of adequate fire, security and safety protection guidelines as outlined below and in the Zoning Ordinance of the City of Santa Barbara:

- a. Adequate fire flow pressure as required by the Fire Chief shall be demonstrated prior to issuance of Certificate of Occupancy.

- b. Building materials shall be fire resistant and designed to minimize fire hazards due to earthquakes or other natural causes.
- c. The following additional requirements shall be conditions of the issuance of occupancy permits for development within the various areas of the Specific Plan:
 - o Smoke detectors in all commercial areas, work spaces and residential units.
 - o Fire alarm system that is tested and reliable during all adverse circumstances.
 - o Sprinkler systems where determined to be necessary.
 - o Posted safety procedures and evacuation routes throughout all commercial developments.

C. Transportation Management Plan

In an attempt to minimize single occupant vehicle trips, the following alternative transportation incentives shall be provided with the Planned Development uses proposed for Areas A and/or B:

- o Shuttle bus service shall be provided for service customers.
- o Secure, covered bicycle parking shall be provided for employee use.
- o Showers and locker facilities shall be provided for use by employees.
- o Employees shall be made aware of the Ride Sharing Program, administered by the Area Planning Council.

D. Energy Conservation Plan

As part of the submittal of development plans for Areas A, B or C, the applicant shall submit a detailed energy conservation plan(s) which shall include, but not be limited to, the following:

1. - Electrical and Lighting:

- o Minimize use of unnecessary lighting with use of timers and automatic shutoff switches.
- o Establish lighting needs and priorities for different periods of day and night.
- o Develop a plan to minimize peak power demand.
- o Use of alternative lighting types with the most effective energy savings.

- o Maximize use of natural lighting.
- o Survey effective passive cooling and ventilation features, including structure design to take advantage of sun shading and wind-induced cross-ventilation.
- o The developer shall prepare a program to encourage employees to conserve energy.

2. Natural Gas Conservation:

All development plans shall provide for natural gas conservation. This effort shall include:

- o Insulation of walls, floors and ceilings.
- o Use of building materials that store daytime heat.
- o Controlled penetration of sun through south-facing windows (i.e., awnings, special blinds, double glazed windows, overhangs).
- o Provision of solar water heaters, if feasible.

E. Resource Recovery Plan

As part of the submittal of development plans for Area A, B or C, the applicant shall submit a detailed resource recovery plan which addresses such items as the appropriateness and feasibility of recycling glass, aluminum and newsprint.

F. Site Design Features

1. Development plans pursuant to the Specific Plan shall be reviewed by the Architectural Board of Review and the Planning Commission in regard to the following:
 - a. Hope Avenue will serve as a major entrance to the Northside of the City. All commercial development abutting Hope Avenue shall be designed in a manner which enhances this City entrance and provides a park-like setting.
 - b. Commercial developments shall provide generous landscaped buffers along property lines, especially for street frontages.
 - c. Commercial developments shall follow the Planned Development (PD) development standards.
 - d. Where on or offsite residential uses are located adjacent to commercial uses, generous landscaped setbacks shall be provided to buffer the residential dwelling units.
 - e. All loading docks, trash areas, and service areas shall be screened from the view of adjacent streets of properties with structural enclosures and/or dense landscaping.

2. Signs and Lighting Regulations

- a. All signs shall be subject to review and approval, disapproval, or conditional approval by the Sign Committee.
- b. Signs shall be minimal, clear and unobtrusive.
- c. All exterior lighting shall be low intensity and the "white" light color spectrum, except that necessary for recreational purposes.
- d. Lighting standards shall not exceed 20 feet in height, excepting public street lights along the street right-of-way or that necessary for recreational activities and shall be oriented away from any residential areas.

3. Utilities

All utilities within the Specific Plan shall be underground.

4. Noise

External loudspeaker systems shall not be allowed on Area A or Area B, except as provided by the Planning Commission upon Development Review.

5. Parking

- a. Development shall provide parking in accordance with the SD-2 Ordinance and Municipal Code requirements. However, parking needs for individual development may be evaluated on a site/use-specific basis. New development may be required to provide parking in excess of the minimum ordinance requirements, based upon site-use-specific considerations.
- b. The developer shall waive the right to protest the formation of a parking district prior to the recordation of any Final Map for the property or prior to issuance of building permits for any development plan, whichever occurs first.

6. Oak Trees

- a. The grove of Coast live oak trees in the northeast portion of the property shall be preserved.
- b. During construction, the oaks shall be appropriately fenced.

G. Housing Plan

1. Density Affordability

a. Total Number of Dwelling Units, Density

There may be a total of up to 191 residential dwelling units developed on Areas B and C as provided for and described in Section VI, which is consistent with the density provisions of the City's General Plan, as amended.

b. Affordability

All units developed within Area B shall be affordable to low or moderate income households.

The units shall be maintained as affordable units for such households for as long a time period as is feasible as determined by the Community Development Director. Affordability shall be determined with reference to criteria in use by the Community Development Department at the time of the initial sale or the resale of the unit(s). The Community Development Director is authorized to approve the implementation of this condition by means of a recorded covenant or any other mechanism reasonably designed to assure its fulfillment. Prior to the issuance of the Certificate of Occupancy, the initial sale price of any purchase units and the selection process or marketing plan shall be approved by the Director of the Community Development Department.

2. Housing Agreement

The affordable housing required by this Specific Plan shall be constructed and receive a Certificate of Occupancy prior to issuance of the first Certificate of Occupancy for a structure on Area A. In the alternative, the applicant may execute, within 120 days of approval of this Specific Plan or extension thereof as approved by the City Council, an agreement conveying an option to purchase or lease Area B to the Housing Authority for the City of Santa Barbara, or another agency or entity approved by the City, for the purpose of constructing affordable housing. The agreement shall provide that:

- a. The option shall be void if within five (5) years of adoption of the Specific Plan affordable housing is constructed on Area B in accordance with this Plan and to the density authorized herein;
- b. The optionee may freely assign the agreement without the optionor's consent;

- c. The option is subject to any election by the applicant to utilize a portion of Area B for commercial uses authorized by this Specific Plan.

H. Geologic Hazards

At the time of development review for projects on Areas A, B or C, the applicant shall submit a geotechnical report. This report shall relate specifically to the submitted plan and address at a minimum:

- a. The recommended design earthquake magnitude, the engineering characteristics of this earthquake (i.e., maximum ground acceleration, duration of strong shaking, etc.), including the effects of site conditions and its likelihood of occurrence. Site effects may include changes in near surface conditions that will occur as a part of grading.
- b. The fault zone and fault setback zones associated with the Mission Ridge Fault. (These zones shall be shown on all development plans).
- c. Measures to be implemented to reduce the potential for any identified liquefaction beneath the proposed structures to a level that is consistent with hazard reduction policies of the City.
- d. Measures to be implemented to reduce settlement to amounts that can be accommodated by the proposed site improvements (i.e., structures, drainage devices, etc.).

This report shall be reviewed by the City to ensure that the measures proposed meet the intent of City policies regarding hazard reduction. The design earthquake characteristics as developed in this report shall be taken into account by the structural engineer in the design of the proposed site improvements. No habitable structures shall be constructed within the fault setback zone.

I. Flood Hazards

Development plans for Area A shall provide for the elevation of all structures two feet above the 100-year flood elevation (168 ft. MSL). Other standard conditions of the Santa Barbara Flood Control and Water Conservation District shall be adhered to. The City Public Works Department and County Flood Control shall develop standards for building setbacks from the creek, flood control easement, onsite drainage and offsite drainage.

Any required Flood Control or drainage easements shall be dedicated prior to recordation of any Final Map for the property or prior to issuance of building permits for any development plan on the property, whichever occurs first.

VIII. Administration of Specific Plan No. 4

All references herein to ordinances are to ordinances as currently written unless expressly provided to the contrary. To the extent legally permitted, in the event of any conflict between the Specific Plan or these conditions, the General Plan and ordinances or policies of the City of Santa Barbara, the Specific Plan or conditions shall prevail. In the event any condition or term herein set forth is declared illegal or unenforceable, the other terms and conditions shall remain in full force and effect to the full extent permitted by law. The administration of the Plan involves the following three components:

A. Rezoning and Required Agreements

The City Council will consider the necessary ordinances implementing zoning changes on the property to carry out the provisions of the Specific Plan at such time as the required Street Improvement Agreement and Housing Agreement (if appropriate) are presented for approval. Such ordinances and agreements shall be submitted to the Council no later than 120 days from the date of approval of the Specific Plan, or extension thereof as approved.

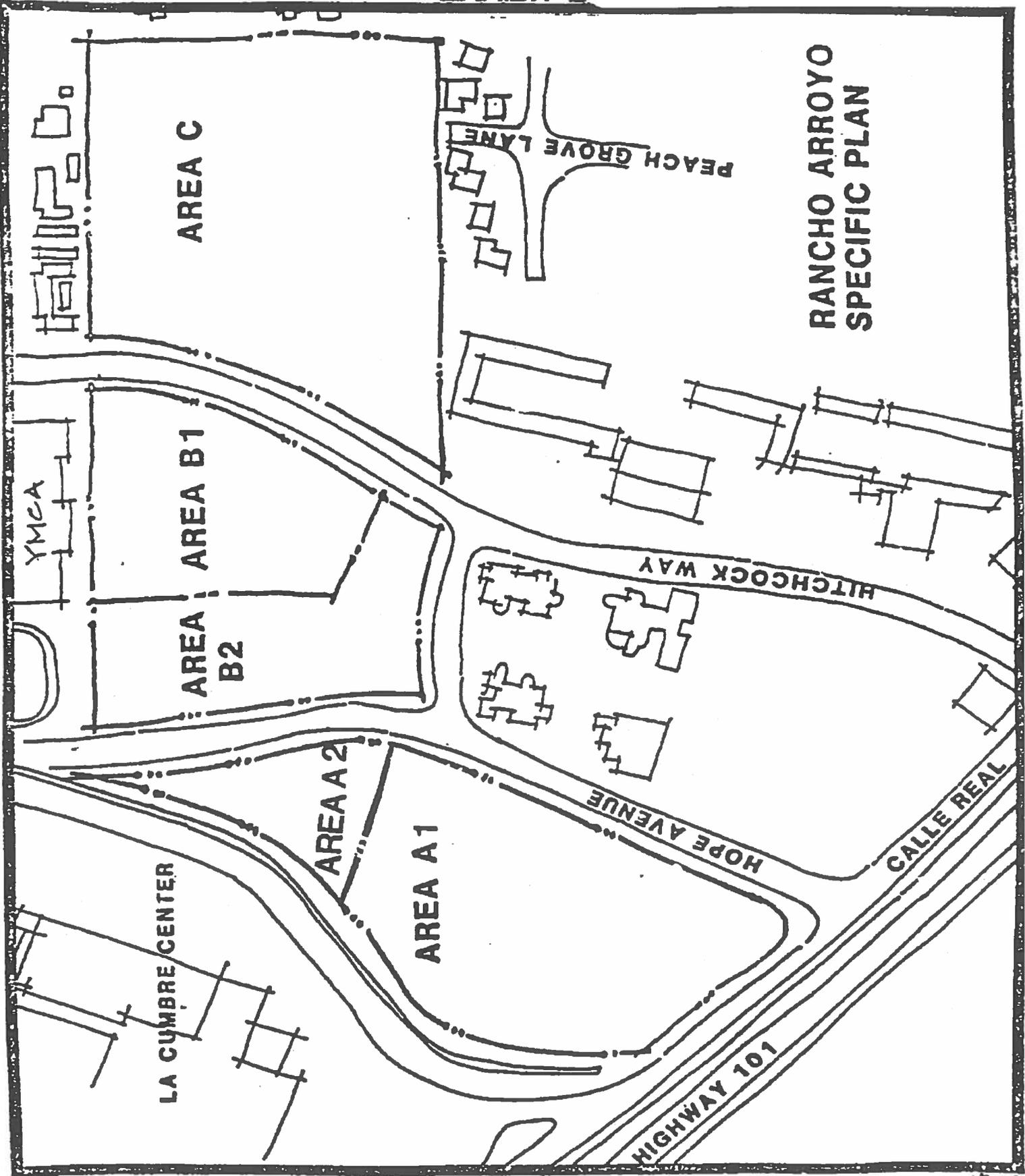
B. Development Applications

The City shall consider and process in good faith any applications for development pursuant to the Specific Plan as adopted. Applications required by the Municipal Code for development within the Specific Plan shall be submitted to the Planning Commission within 150 days from the date that they are determined to be complete, consistent with the Specific Plan, and having completed environmental clearance pursuant to CEQA.

C. Amendments

Amendments to the Specific Plan shall be as provided for in the City's Municipal Code Section 28.08.

**RANCHO ARROYO
SPECIFIC PLAN**



RELEVANT GENERAL PLAN GOALS, POLICIES, & IMPLEMENTATION STRATEGIES

Land Use Element (2011)

GOALS

- *Resource Allocation:* Achieve a balance in the amount, location and type of growth within the context of available resources including water, energy, food, housing, and transportation.
- *Character:* Maintain the small town character of Santa Barbara as a unique and desirable place to live, work, and visit.
- *Design:* Protect and enhance the community's character with appropriately sized and scaled buildings, a walkable town, useable and well-located open space, and abundant, sustainable landscaping.
- *Neighborhoods:* Maintain and enhance neighborhoods with community centers where requested, and improved connectivity to daily necessities, including limited commercial activity, transit, and open spaces while protecting the established character of the neighborhood. Maintain or reduce the existing ambient noise levels in single family neighborhoods.
- *Public Health:* Improve public health through community design and location of resources by promoting physical activity, access to healthy foods and improved air quality.
- *Mobility:* Apply land use planning tools and strategies that support the city's mobility goals.

Growth Management and Resource Allocation Policies

- LG1. Resource Allocation Priority. Prioritize the use of available resources capacities for additional affordable housing for extremely low, very low, low, moderate, and middle income households over all other new development.

Possible Implementation Actions to be Considered

- LG1.1 Affordable Housing. Support affordable housing consistent with Housing Element goals and requirements and develop incentives in the form of flexibility in densities or standards for affordable housing projects if supported by available resource capacities.
- LG1.2 Available Resources. Monitor resource capacities and policy effectiveness at intervals commensurate with Housing Element planning periods and adjust specific housing policies as necessary to further achieve the City's Housing Element goals and requirements.

Land Use Policies

- LG4. Principles for Development. Establish the following Principles for Development to focus growth, encourage a mix of land uses, strengthen mobility options and promote healthy active living.
- Focus Growth. Encourage workforce and affordable housing within a quarter mile of frequent transit service and commercial services through smaller units and increased density, transit resources, parking demand standards, targeted infrastructure improvements, and increased public areas and open space. Incorporate ideas as a result of an employee survey.
 - Mix of Land Uses. Encourage a mix of land uses, particularly in the Downtown to maintain its strength as a viable commercial center, to include retail, office, restaurant, residential, institutional, financial and cultural arts, encourage easy access to basic needs such as groceries, drug stores, community services, recreation, and public space.

- Mobility and Active Living. Link mixed-use development with main transit lines; promote active living by encouraging compact, vibrant, walkable places; encourage the use of bicycles; and reduce the need for residential parking.

- 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.
- LG6. **Location of Residential Growth.** Encourage new residential units in multi-family and commercial areas of the City with the highest densities to be located in the Downtown, La Cumbre Plaza/Five Points area and along Milpas Street.

Community Design Policies

- LG11. **Healthy Urban Environment.** Consider health in land use, circulation and park and recreation decisions.

Possible Implementation Actions to be Considered

LG11.1 Solicit Input. City staff shall conduct meetings, workshops, or public hearings with the community in order to solicit input from interested individuals and organizations on opportunities and recommendations for further integrating health concerns into local land use planning.

LG11.4 Audit for Community Gardens. Conduct an audit to determine if the City owns land that could be used for community gardens and encourage voluntary private development of gardens.

- LG12. **Community Character.** Strengthen and enhance design and development review standards and process to enhance community character, promote affordable housing, and further community sustainability principles.

Possible Implementation Actions to be Considered

LG12.2 Building Size, Bulk and Scale. Ensure that proposed buildings are compatible in scale with the surrounding built environment.

- a. Standards and Findings. Strengthen and expand building size, bulk and scale standards and findings for development projects of 10,000 square feet or more in the commercial zones to ensure compatibility with surrounding uses, particularly historic resources and residential neighborhoods.
- b. Floor Area Ratios (FARs). Develop a set of maximum FARs for the non-residential and High Density areas of the City, with particular attention to protecting historic resources and areas that are adjacent to single family zoned areas, maintaining Santa Barbara's small town character, and encouraging small, affordable residential units.
 - i) **Maximums.** Develop a set of maximum FARs that permit the largest structures in the center of the city (adjacent to transit and commercial services), and reduce maximum building size/FARs moving outward from the center. (This approval would be similar to the "Parking Zone of Benefit" model);
 - ii) **Buffers.** On parcels adjoining historic structures, establish "buffers" using more restrictive FAR limits;
 - iii) **Incentives.** Consider higher FARs for multi-family rental projects and small, affordable residential units; and
 - iv) **Guidelines.** Consider FAR Guidelines for development models such as where parking is proposed at the ground or in basement floors.

- v) **Development Community.** Create a working group that includes local professionals from the development community when developing FARs.
- c. **Development Monitoring.** Develop a program to monitor the scale and pace of development within the City; take action where transformative developments may occur along a block or corridor to guide development along that corridor.
- d. **Community Character Preservation.** Include in design guidelines that as part of any major new in-fill development or remodel, consider the context of the proposed structure in relation to surrounding uses and parcels along the entire block; ensure that the proposed development will not eliminate or preclude preservation of the key visual assets of the particular block or corridor, including landmark structures, structures of merit, potentially historic structures, key scenic view points that provide unique or important views to the surrounding hills, and specimen trees and other important visual resources. Require building design modifications as needed to preserve essential elements of the community character along that block or corridor.

Neighborhood Policies

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, coffee shops;
- 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.

LG15.2 **La Cumbre Plaza Specific Plan.** Prepare an initial framework for a future La Cumbre Plaza Specific Plan for the eventual redevelopment of the site based on the analysis in the Upper State Street Study, including identification of applicable parcels, and issues to be addressed in the future

Specific Plan. Include consideration of a mixed commercial and residential village approach and possible public improvements such as a transit center, open space/public park, pedestrian connections, east/west vehicle circulation connections, and parking structures.

Housing Element (2011)

GOALS

- *Housing Opportunities:* Ensure a full range of housing opportunities for all persons regardless of race, religion, sex, age, marital status, sexual orientation, ancestry, national origin, color or economic status, with special emphasis on providing housing opportunities for low income, moderate, middle income and special needs households.
- *New Housing Development:* Encourage the production of new housing opportunities which are sustainable, and increase equity by providing a sufficiently wide range in type and affordability to meet the needs of all economic and social groups, with special emphasis on housing that meets the needs of extremely low, very low, low, moderate, middle income and special needs households.
- *Public Education and Information:* Continue public education regarding affordable housing to increase awareness of the housing needs of extremely low, very low, low, moderate and middle income and special needs households and to inform the public about existing affordable housing opportunities, available resources and programs.

Housing Opportunities Policies

- 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.

- H6. Housing Opportunities for Seniors. Seek to ensure the availability of a range of housing opportunities with an emphasis on extremely, very low, low and moderate income seniors.

Possible Implementation Actions to be Considered

- H6.1 Senior Housing. Encourage the development of a full range of senior living situations, available at market and affordable rates.

- H6.7 Housing Incentives. Continue to provide reduced parking incentives for senior housing projects in combination with bonus densities to encourage the development of small senior and disabled apartment projects including efficiencies and congregate care.

- 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.

- H7.4 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.

H8. Accessible Housing for Disabled. Accessibility for the disabled shall be required in new residential development and in housing to be rehabilitated.

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.

Possible Implementation Actions to be Considered

H10.1 Early Project Consultation. Continue to offer and encourage early staff predevelopment consultations for residential development of opportunity sites and mixed use projects.

H10.4 Housing at Shopping Centers. Promote and encourage the development of mixed-use for ownership and rental housing at shopping centers such as La Cumbre Plaza shopping center, with an emphasis on affordability, by coordinating and/or partnering with property owners and housing developers.

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.

Possible Implementation Actions to be Considered

H11.1 Affordable and Workforce Housing. Explore options to promote affordable and workforce housing, including revising the variable density ordinance provisions to increase affordable housing (e.g., limit unit size), requiring a term of affordability, and reducing parking standards with tenant restrictions.

H11.5 Bonus Density. Continue to provide bonus density units above levels required by State law, to be reviewed on a case-by-case basis.

H11.7 Infill Housing. Continue to assist the development of infill housing including financial and management incentives in cooperation with the Housing Authority and private developers to use underutilized and small vacant parcels of land for new extremely low, very low, low and moderate income housing opportunities.

H11.8 Opportunity Sites. Assist, coordinate or partner with builders for the development of affordable housing projects by identifying in-fill and opportunity sites in the commercial zones, on public lands and under-developed R-2, R-3 and R-4 sites.

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.

Possible Implementation Actions to be Considered

H16.1 Affordable Housing Projects. Continue to give priority to affordable housing projects on Staff, Committee and Commission agendas.

- H16.7 Water Meters. Allow new apartment developments to be served by a single water meter for interior uses with sub-meters for each unit, as appropriate, or review requirements for meter placement and configuration to minimize the cost of individual metering of dwelling units.
- H16.8 Expedited Review. Continue working with the Architectural Board of Review (ABR) and the Historic Landmarks Commission (HLC), and City departments to expedite the review of Affordable Housing Projects. As appropriate, establish joint sub-committees of design review boards and Planning Commission to offer early, consistent and timely input and problem solving during the review process.

Regional Cooperation and Jobs/Housing Balance Policies

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.

Possible Implementation Actions to be Considered

- H25.1 Housing Resources. The City shall provide information to the public about housing needs and resources that exist in the community:
- Through reports to the Planning Commission or City Council, and in coordination with the Housing Authority.
 - By public access television to provide information on affordable housing: what it is, whom it is for, and why it is necessary.

Open Space, Parks and Recreation Element (2011)

GOAL

- *Open Space Opportunities. Protect and enhance the city's livability, accessibility and character, and the community's health, through the generous provision of a variety of accessible public open space opportunities.*

Open Space, Parks and Recreation Policies

- OP1. **Variety and Abundance.** Provide ample open space through a variety of types, including nature reserves, parks, beaches, sports fields, trails, urban walkways, plazas, paseos, pocket parks, play areas, gardens, and view points, consistent with standards established for this city.

Possible Implementation Actions to be Considered

- OP1.4 Public Lands. As part of the next Recreation Facilities Master Plan Update and/or in each Sustainable Neighborhood Plan, identify all publicly owned vacant or underutilized property (e.g., parking lots, road rights of way, etc.) and assess the potential for conversion of all or a portion of these properties for park, open space, and recreational use, such as pocket or neighborhood park, play area, plaza, public seating area, trail or community garden, habitat restoration, and/or other publicly accessible green space as well as water quality improvement projects.

Economy and Fiscal Health Element (2011)

GOALS

- *Strong, Diverse Economy.* Ensure a strong economy with a diversity of business sizes and types that provide a stable long-term revenue base necessary to support essential services and community enhancements, as well as diverse job opportunities.
- *Minimize Impacts and Costs.* Internalize impacts to the environment of new development and redevelopment, and avoid costs to the community.

Local Economic Policies

Promote Economy and Fiscal Health goals and policy direction working with non-profits and businesses.

- EF1. Integral Parts of Economic Development. Promote energy efficiency, innovation, public health, and arts and culture as integral parts of economic development.
- EF9. Infrastructure Improvements. Identify, evaluate and prioritize capital improvements that would assist in business retention or expansion, such as increased public transit, a rail/transit transfer center, city-wide wi-fi, sidewalk improvements, or consolidated customer parking facilities.

Fiscal Health Policy

- EF27. City Services and Facilities. City services and facilities shall be built, maintained and operated in a manner to provide adequate services to all residents and coexist compatibly with surrounding land uses.

Environmental Resources Element (2011)

GOALS

- *Sustainable Resource Use.* Protect and use natural resources wisely to sustain their quantity and quality, minimize hazards to people and property, and meet present and future service, health and environmental needs.
- *Reduce Greenhouse Gases.* Reduce where practicable greenhouse gas emissions contributions to climate change, and to air pollution and related health risks.
- *Reduce Fossil Fuel Use.* Reduce fossil fuel use through increased efficiency and conservation, and by developing renewable energy sources.

Energy Conservation Policies

- ER5. **Energy Efficiency and Conservation.** As part of the City's strategy for addressing climate change, minimizing pollution of air and water, depleting nonrenewable resources and insulating from volatility of fossil fuel prices, dependence on energy derived from fossil fuels shall be reduced through increased efficiency, conservation, and conversion to renewable energy sources when practicable and financially warranted.

Possible Implementation Actions to be Considered

- ER5.1 Energy Efficient Buildings. Encourage all new construction to be designed and built consistent with City green programs, the California Green Building Code, policies, and the goal of achieving "carbon neutrality" by 2030 in all buildings.

Further reduce energy consumption over time to “carbon neutrality” by 2030 in new building and through suggested retrofits. Establish a voluntary program and time line for increasing the energy efficiency and carbon neutrality of new buildings or additions, and of existing building stock. Provide:

- a. Information on current energy use and conservation options;
- b. Incentives for voluntary upgrades;
- c. Voluntary incremental upgrades may be encouraged at time of sale, and/or other methods for greening the existing building stock; and
- d. Tools for self-assessment financing for energy efficiency upgrades and on-site solar and wind power generation through property taxes (in conjunction with AB 811).

Biological Resources Policies

ER11. **Native and Other Trees and Landscaping.** Protect and maintain native and other urban trees, and landscaped spaces, and promote the use of native or Mediterranean drought-tolerant species in landscaping to save energy and water, incorporate habitat, and provide shade.

Possible Implementation Actions to be Considered

ER11.2 Oak Woodlands. Site new development outside of oak woodlands to the maximum extent feasible. Within and adjacent to oak woodlands:

- a. Avoid removal of specimen oak trees;
- b. Preserve and protect oak saplings and native understory vegetation within areas planned to remain in open space;
- c. Provide landscaping compatible with the continuation and enhancement of the habitat area, consisting primarily of native species and excluding use of invasive non-native species;
- d. Include conditions of approval for habitat restoration of degraded oak woodlands where such development creates direct or indirect impacts to the affected habitat;
- e. Minimize or avoid installation of high water use landscaping (e.g., lawn) under the dripline of oak trees.

ER11.3 Urban Tree Protection and Enhancement. Create a City-wide enforcement and mitigation program for removal, severe pruning without a permit, or neglect, of protected trees (street trees, trees in front yards, and historic or otherwise designated trees).

ER12. **Wildlife, Coastal and Native Plant Habitat Protection and Enhancement.** Protect, maintain, and to the extent reasonably possible, expand the City’s remaining diverse native plant and wildlife habitats, including ocean, wetland, coastal, creek, foothill, and urban-adapted habitats.

Possible Implementation Actions to be Considered

ER12.4 Native Species Habitat Planning. Protect and restore habitat areas for native flora and fauna, and wildlife corridors within the City, including for chaparral, oak woodland, and riparian areas. In particular, provide land use/design guidelines to:

- a. Require buildings and other elements of the built environment, and landscaping to be designed to enhance the wildlife corridor network as habitat.
- b. Ensure that the City and new development preserve existing trees within identified wildlife corridors, and promote planting new trees, and installing and maintaining appropriate native landscaping in new developments within or adjacent to important upland wildlife corridors and all streams. Ensure that efforts are made to minimize disturbance to understory

vegetation, soils, and any aquatic habitats that are present below the trees in order to provide movement of species that utilize the habitat.

- c. Ensure that new development and redevelopment projects will not result in a net reduction or loss in size and value of native riparian habitats.
- d. Increase riparian habitat within the City and / or its sphere of influence by 20 acres or more, and 1 linear mile or more, over the 20 year life of Plan Santa Barbara. Priorities for restoration include perennial reaches of the major streams, reaches of creek on publicly-owned land, and degraded areas of the City's three major creeks.

ER12.5 Riparian Woodland Protection. Site new development outside of riparian woodlands to the extent feasible. Within and adjacent to riparian woodlands:

- a. Avoid removal of mature native trees;
- b. Preserve and protect native tree saplings and understory vegetation;
- c. Provide landscaping within creek setback compatible with the continuation and enhancement of the habitat area, consisting primarily of appropriate native species and excluding use of invasive non-native species;
- d. Include conditions of approval for habitat restoration of degraded oak woodlands where such development creates direct or indirect impacts to the affected habitat;
- e. Include water quality protection and enhancement measures consistent with the adopted City Storm Water Management Plan.

ER13. **Trail Management**. Existing and future trails along creeks or in other natural settings shall be managed for both passive recreational use and as native species habitat and corridors.

ER14. **Integrated Pest Management Program**. To the extent allowable under state health and safety laws, establish ordinance provisions to apply integrated pest management requirements to development permits.

Water Supply

ER17. **Water Conservation Program**. The use of water conservation practices shall be both encouraged and required, as appropriate, for all development projects.

Hydrology, Water Quality and Flooding Policies

ER19. **Creek Resources and Water Quality**. Encourage development and infrastructure that is consistent with City policies and programs for comprehensive watershed planning, creeks restoration, water quality protection, open space enhancement, storm water management, and public creek and water awareness programs.

ER20. **Storm Water Management Policies**. The City's Storm Water Management Program's policies, standards and other requirements for low impact development to reduce storm water run-off, volumes, rates, and water pollutants are hereby incorporated into the General Plan Environmental Resources Element.

ER21. **Creek Setbacks, Protection, and Restoration**. Protection and restoration of creeks and their riparian corridors is a priority for improving biological values, water quality, open space and flood control in conjunction with adaptation planning for climate change.

Possible Implementation Actions to be Considered

- ER21.1 Creek Setback Standards. Establish updated creek setback and restoration standards for new development and redevelopment along all creeks, and prepare or update guidelines for restoration, increase of pervious surfaces and appropriate land uses within designated creek side buffers.
- a. Develop setback standards of greater than 25 feet from the top of bank for new structures and hard surfaces adjacent to creeks and wetlands.
 - b. At a given site, creek buffers should be adequate for protection from flood, erosion, and geologic hazards, and to provide habitat support.
 - c. In developing creek setback and restoration standards, consider applicable creek standards in surrounding jurisdictions and the Santa Barbara County Flood Control District general recommendation for new development setbacks of 50 feet from the top of bank of major creeks with natural creek banks, with a reduction up to 25 feet where “hard bank” protection is present.
 - d. For new development that is closer than 50 feet to the top of the bank of any major stream, creek bank stabilization shall be provided through planting of native trees and shrubs on creek banks and along the top of banks to minimize erosion and the potential for bank failure.
 - e. When the City determines that a structure must be constructed within proposed creek setbacks or where a project would be exposed to unusually high risk of bank erosion or collapse, non-intrusive bank stabilization methods such as bio-engineering techniques (e.g. revegetation, tree revetment, native material revetment, etc.) shall be used where feasible rather than hard bank solutions such as rip-rap or concrete.
- ER21.2 Creekside Development Guidelines. Establish design guidelines for development and redevelopment near creeks, such as measures to orient development toward creeks, and better incorporate creeks as part of landscape and open space design. Utilize native riparian palettes for landscaping along creeks, and prohibit the use of non-native invasive plants. Encourage public creekside pedestrian paths where appropriate to increase connectivity and provide pocket parks and signage to improve public awareness and enjoyment of the City’s creeks.
- ER21.3 Creek Naturalization. Prohibit the placement of concrete or other impervious material into, or piping of, major creeks and primary tributaries except for water supply projects or flood control projects that are necessary for public safety, or to maintain or repair a structure that protects existing development. These protection measures shall only be used for water supply or flood control purposes where no other less environmentally damaging method is available and the project has been designed to minimize damage to creeks, wetlands, water quality, and riparian habitats. Whenever feasible, existing concrete lining shall be removed from creek channels, and reaches of drainages that have been previously under-grounded shall be “daylighted.”
- ER21.4 Surface Water Drainage Restoration. Set a goal to restore or daylight a total of at least .5 miles of surface water drainages over the life of Plan Santa Barbara. Priority areas for restoration include segments of Mission Creek consistent with sound flood control practices, the reach of Arroyo Hondo Creek through City College, the tributary to Arroyo Burro Creek west of Las Positas Road, and the segment of Arroyo Burro Creek adjacent to La Cumbre Plaza.

Food and Agriculture Policies

- ER26. **Public and Private Food Gardens.** Provide for infrastructure to support local community gardens. With neighborhood support, develop publicly-available edible landscaping in existing and new parks. Reserve space for public gardening within the urban core area to be maintained by the community. Design for green roofs and urban rooftop gardens in residential development Downtown.

Aesthetics and Visual Resources Policies

- ER29. **Visual Resources Protection.** New development or redevelopment shall preserve or enhance important public views and viewpoints for public enjoyment, where such protection would not preclude reasonable development of a property.
- ER30. **Enhance Visual Quality.** Not only retain, but improve visual quality of the city wherever practicable.

Conservation Element (1979, prior amendment 1994)

VISUAL RESOURCES

Goals

- Restore where feasible, maintain, enhance, and manage the creekside environments within the City as visual amenities, where consistent with sound flood control management and soil conservation techniques.
- Protect and enhance the scenic character of the City.
- Maintain the scenic character of the City by preventing unnecessary removal of significant trees and encouraging cultivation of new trees.
- Protect significant open space areas from the type of development which would degrade the City's visual resources.

Policy 1.0 Development adjacent to creeks shall not degrade the creeks or their riparian environments.

Implementation Strategy 1.2 Examine undeveloped parcels having creek frontage for possible purchase and retention as open space.

Policy 3.0 New development shall not obstruct scenic view corridors, including those of the ocean and lower elevations of the City viewed respectively from the shoreline and upper foothills, and of the upper foothills and mountains viewed respectively from the beach and lower elevations of the City.

Policy 4.0 Trees enhance the general appearance of the City's landscape and should be preserved and protected.

Implementation Strategy 4.1 Mature trees should be integrated into project design rather than removed. The Tree Ordinance should be reviewed to ensure adequate provision for review of protection measures proposed for the preservation of trees in the project design.

Implementation Strategy 4.2 All feasible options should be exhausted prior to the removal of trees.

Implementation Strategy 4.3 Major trees removed as a result of development or other property improvement shall be replaced by specimen trees on a minimum one-for-one basis.

Policy 5.0 Significant open space areas should be protected to preserve the City's visual resources from degradation.

Implementation Strategy 5.1 The City should consider purchase or the obtainment of development rights of significant open space where no other means can be found to protect visual resources from degradation.

Implementation Strategy 5.2 Parks and other public lands which provide panoramic views or scenic vistas, especially those at higher elevations, shall be protected and maintained for the enjoyment by the public.

BIOLOGICAL RESOURCES

Goal

- Enhance and preserve the City's critical ecological resources in order to provide a high-quality environment necessary to sustain the City's ecosystem.

Subgoals

- Develop a permanent park, recreation, and open space system which maintains important ecological systems while providing open space and recreational needs.
- Increase public understanding of the relationship between the maintenance of the City ecosystem and the welfare of the general public.

Policy 4.0 Remaining Coastal Perennial Grasslands and Southern Oak Woodlands shall be preserved, where feasible.

Implementation Strategy 4.1 Conduct a study to determine whether access should be restricted into the remaining grasslands and what types of limited recreational uses, in conjunction with educational and scientific use, would be compatible with their preservation. In the interim, access should be restricted, if possible, to only carefully monitored scientific studies.

Implementation Strategy 4.2 Develop guidelines and regulations which protect, preserve and enhance Southern Oak Woodlands habitat and individual oak trees.

Policy 5.0 The habitats of rare and endangered species shall be preserved.

Policy 11.0 Where Biological Resources policies conflict, the policy most protective of the natural environment shall prevail.

DRAINAGE AND FLOOD CONTROL

Goals

- Ensure that human habitation of the City's floodplains does not adversely affect public health, safety, and welfare.
- Encourage recreation, conservation and open space uses in floodplains.

Policy 2.0..Floodplain management programs shall be implemented through the Building Officer of the Division of Land Use Controls, and the Flood Control Division.

Implementation Strategy 2.4 Encourage the use of permeable or pervious surfaces in all new development to minimize additional surface runoff.

Policy 3.0..Hazard reduction programs shall be implemented in urban sections of the City already built in hazardous flood-prone areas.

Implementation Strategy 3.2 Regulate buffer zones along creeks to protect against bank erosion from public or private practices including grading, brush cleaning, trail maintenance, dumping or construction of private structures such as bridges or walkways across creeks. Routine debris removal by the City for flood reduction is exempted.

Policy 4.0.Goals and policies of this Element are interrelated with those of the Safety and Open Space Elements and shall be considered together in land use planning decisions.

Implementation Strategy 4.1 Encourage the use of natural building materials for flood control channels such as stone, heavy timber, erosion control shrubs, and wire revetment with plantings of native or naturalized flora wherever they provide a comparable degree of flood protection.

Implementation Strategy 4.2 Creeks and their banks constitute a scenic open space resource within the City in their natural state; thus, the Open Space Element also recognizes the importance of keeping structures out of the stream channels for preservation of City resources.

WATER RESOURCES

Goal

- To maintain existing and protect future potential water resources of the City of Santa Barbara.

Policy 1.0 Provide for a continued supply of water to the City which meets all Regional, State, and Federal health standards.

Implementation Strategy 1.3 Encourage innovative use of permeable or pervious surfaces such as turfblocks or other materials in all new development in order to maximize groundwater recharge.

Policy 2.0 Develop plans for implementation of water conservation regulations.

Implementation Strategy 2.1 Require all new development to incorporate water conservation features and devices into project design in order to minimize future increases in water demand.

Implementation Strategy 2.2 Encourage new development and redevelopment to consider innovative water conservation techniques such as gray water recycling.

Circulation Element (2011)

GOALS

- *Integrated Multi-Modal Transportation System.* Create a more integrated multi-modal transportation system to connect people, places, goods, and services. Provide a choice of transportation modes and decrease vehicle traffic congestion.
- *Street Network.* Provide a comprehensive street network that safely serves all transportation modes.

Circulation Policies

C1. Transportation Infrastructure Enhancement and Preservation. Assess the current and potential demand for alternative transportation and where warranted increase the availability and attractiveness of alternative transportation by improving related infrastructure and facilities without reducing vehicle access.

Possible Implementation Actions to be Considered

- C1.1 Pedestrian and Bicycle Infrastructure. Emphasize high quality public right-of-way infrastructure to include enhanced pedestrian and bicycle facilities.
- Provide high quality pedestrian crossings as described in the Pedestrian Master Plan that result in a high rate of vehicle yielding at uncontrolled intersections.

- Consider establishing bicyclist priority within some additional City right-of-way areas along major bicycle routes, as part of Bicycle Master Plan update including creating more bike lane connections Downtown by regulating curbside parking during peak travel periods working closely with Downtown stakeholders. Consider increased funding for bike-lane maintenance to encourage their use and maximize safety.
- Continue implementing of the City's Sidewalk Infill Program.
- Install pedestrian amenities (e.g., pedestrian-scaled street lighting, benches, trees and other landscaping) along high volume pedestrian corridors, at other key pedestrian destinations (parks, schools, etc.) and, in coordination with MTD, around transit stops and stations (e.g. shade and rain structures, and space for newspaper dispensers).
- Continue with the installation of corner curb ramps in compliance with federal and state universal access requirements for public rights-of-way.
- Consider adoption of tiered development impact fees (with discounts for community benefit uses) as needed to fund improvements.
- Improvements to bicycle travel-ways and parking are a priority use of rights-of-way throughout the City, therefore, carry out implementation of all of the recommended improvements within the City's Bicycle Master Plan.
- Improve coordination between City, County, UCSB, SBCAG, and other South Coast cities and entities to improve and expand regional bike paths and routes that cross jurisdictional boundaries.

C6. Circulation Improvements. Where existing or anticipated congestion occurs, improve traffic flow in conjunction with providing improved access for pedestrians, bicycles and public and private transit through measures that might include physical roadway improvements, Travel Demand Management (TDM) strategies and others.

Development Policies

C9. Accessibility. Make universal accessibility for persons with disabilities, seniors, and other special needs populations a priority in the construction of all new development for both public and private projects.

Circulation Element (1997, original 1964)

Goal 1 ***PROVIDE A TRANSPORTATION SYSTEM THAT SUPPORTS THE ECONOMIC VITALITY OF THE CITY***

Establish and maintain a transportation system that supports the economic vitality of local businesses.

POLICIES AND IMPLEMENTATION STRATEGIES

- 1.1 **The City shall establish, maintain, and expand a mobility system that supports the economic vitality of local businesses.**
- 1.1.1 Optimize access and parking for customers in business areas by implementing policies of the Circulation Element aimed at reducing dependence upon the automobile, and improving and increasing pedestrian, bicycle use, and transit use.

- 1.1.3 Enhance alternative transportation services and infrastructure access between residential, recreational, educational, institutional and commercial areas.
- Goal 2 STRIVE TO ACHIEVE EQUALITY OF CONVENIENCE AND CHOICE AMONG ALL MODES OF TRANSPORTATION**

Emphasize alternative modes in order to provide real options and opportunities for people to choose among different forms of transportation rather than relying exclusively on the automobile.

POLICIES AND IMPLEMENTATION STRATEGIES

EQUALITY OF CONVENIENCE AND CHOICE

- 2.1 **Work to achieve equality of convenience and choice among all modes of transportation.**
- 2.1.2 Expand and enhance the infrastructure for and promote the use of the bicycle as an alternative form of travel to the automobile.
- 2.1.3 Create an integrated pedestrian system that promotes safe and convenient pedestrian travel throughout the City.
- 2.1.5 Manage the supply of parking on a City-wide basis and suggest methods to better utilize existing parking or to provide additional parking.

Goal 5 INCREASE WALKING AND OTHER PATHS OF TRAVEL

Develop a comprehensive system of pedestrian routes which are integrated with other modes of transportation and which provide safe and efficient paths of travel.

POLICIES AND IMPLEMENTATION STRATEGIES

INCREASE ACCESS AND WALKING OPPORTUNITIES

- 5.1 **The City shall create an integrated pedestrian system within and between City neighborhoods, schools, recreational areas, commercial areas and places of interest.**

PHYSICAL IMPROVEMENTS AND AMENITIES

- 5.5 **The City shall create and foster a pedestrian friendly environment through physical and cultural improvements and amenities.**
- 5.5.1 Provide street furniture, especially benches for resting and shade trees along streets, where appropriate. Look for opportunities for new resting spots, plazas, placitas, small squares, and landscaped areas in all areas of the City which should include focal point(s), opportunities for people watching, and/or attractive natural surroundings. These areas will encourage gathering, public and social interaction and could be used for cultural events and activities. An example could be the placement of benches and street furniture in Chase Palm Park.
- 5.5.2 Identify areas where additional street and paseo lighting is appropriate and implement methods to provide that lighting.

- 5.5.3 Improve sidewalk conditions to increase ease of use for all pedestrians including those with strollers, wheelchairs, carts, walkers, and other walking assistance devices.
- 5.5.4 Encourage plazas, courtyards, cafes, shops, and restaurants along walkways in commercial areas to encourage a mix of private business and public uses. Adequate width should remain for pedestrian travel.
- 5.5.5 Consider public plazas, restrooms, resting spots, or gathering places in all commercial areas of the City, especially in the following areas:
- Milpas Street from Cabrillo Boulevard to Anapamu Street, and
 - the Eastside near Milpas Street starting temporarily by blocking off parts of streets such as Montecito Street, Calle Puerto Vallarta, Alphonse or Jennings for special events.
- 5.5.11 Create incentives and opportunities for private property owners to make incremental improvements to enhance the pedestrian environment surrounding their properties, such as widening sidewalks and planting street trees. Any improvements should comply with relevant design guidelines and standards.

LAND USE AND ZONING

EDUCATION/OUTREACH/COMMUNITY INVOLVEMENT

- 5.8 **The City shall encourage community involvement in effectively promoting the benefits of walking and identify opportunities for improving the pedestrian system.**
- 5.8.1 Establish a signage program for pedestrian routes throughout the City that link various neighborhoods and attractions.

Goal 13 APPLY LAND USE PLANNING TOOLS AND STRATEGIES THAT SUPPORT THE CITY'S MOBILITY GOALS.

Enhance the historic pattern of compact development. The City can facilitate this development pattern in a number of ways, including:

- ***Allowing more compact development along major transit corridors (without increasing the City-wide development potential as provided for in the existing Zoning Ordinance and General Plan);***
- ***Providing incentives for mixed use development;***
- ***Establishing provisions that allow for creative site development and urban design standards;***
- ***Studying neighborhoods to determine their service needs and creating mechanisms to address those needs;***
- ***Encouraging development of schools, preschools and day care centers in ways which reduce travel demand;***
- ***Encouraging and supporting neighborhood services and commercial uses in residential areas;***
- ***Establishing social/neighborhood centers (in conjunction with neighborhood schools if possible);***
- ***Reducing/eliminating parking requirements (residential and nonresidential) where it can be demonstrated as appropriate; and***

- *Evaluating proposed annexations to ensure that services/commercial needs and transportation linkages are adequately addressed.*

POLICIES AND IMPLEMENTATION STRATEGIES

DESIGN STANDARDS

13.4 **Establish provisions to allow for creative site development and urban design standards that support the City's mobility goals.**

13.4.2 Ensure that all City design guidelines orient buildings toward pedestrian activities through such methods as:

- Commercial Areas:
 - creating attractive, interesting, and pleasing building facades that are oriented toward paseos, streets and sidewalks,
 - reducing or eliminating setbacks for non-residential or mixed use buildings,
 - placing parking lots behind buildings or underground, if feasible,
 - encouraging shared parking facilities,
 - incorporating paths and paseos between adjacent properties as new development, redevelopment and infill development occurs,
 - screening equipment and materials storage from public view,
 - incorporating lighting, seating, landscaping, newsracks, shade structures, etc., and creating landscaped open spaces.
- Residential Areas:
 - encouraging front porches,
 - encouraging garages to be placed behind residences to the rear of lots,
 - encouraging minimal use of new cul-de-sacs. Cul-de-sacs may be allowed where justified based on geologic or other significant features. Where allowed, provide access between cul-de-sacs and streets,
 - incorporating pedestrian and bicycle paths and connections between adjacent properties,
 - minimizing fences, walls, and private entry gates to separate large scale residential developments from the street (or use of private entry gates),
 - minimizing fences, walls, hedges and private entry gates along frontages of single family residential lots, and
 - allowing flexibility in design standards for residential development adjacent to transit corridors to ensure adequate buffering of noise and traffic.

Goal 16 PUBLIC UTILITIES

To meet existing and projected needs, continue to provide and maintain adequate storm drainage, water supply and distribution, and wastewater collection systems. In addition, the City shall continue to work with electric, gas, and communications suppliers to maintain and provide service.

POLICIES AND IMPLEMENTATION STRATEGIES

CITY UTILITIES

- 16.3 Provide a storm drainage system that is able to support the permitted land uses while preserving the public safety.**
- 16.3.1 Maintain and improve, as necessary, the existing public storm drains and flood control facilities.
- 16.3.2 Coordinate with County and Regional agencies in the maintenance and improvement of storm drain facilities in order to protect the City's residents, property, and structures from flood hazard (e.g. Highway 101 or railroad crossings and Laguna Creek).
- 16.3.3 Ensure that adequate storm drain facilities are in place to serve new or expanded uses.
- 16.3.4 Encourage the use of methods, such as the use of pervious surfaces and percolation ponds, that help to reduce the amount of runoff.
- 16.3.5 Require structures located in designated flood hazard areas to comply with local, State, and Federal building and safety standards.
- 16.4 Provide an adequate water supply system to meet the needs of existing and future residents and businesses.**
- 16.4.2 Require the incorporation of water conservation techniques in the design of new work projects in order to reduce the demand on available water resources.
- 16.4.3 Ensure that there is sufficient water capacity and supply prior to approving new development projects or expansions to existing projects.

MAINTENANCE OF TRANSPORTATION AND UTILITY FACILITIES

- 16.7** *Ensure that utility and transportation facilities are well maintained and located, so as not to impede pedestrians or traffic, and are aesthetically pleasing.*

Safety Element (2013)

GOALS

- *Public Safety:* Protect life, property and public well-being from natural and human-caused hazards.
- *Hazard Risk Reduction:* Use the development review process to minimize public and private risk and minimize exposure of people and property to risks of damage or injury caused by natural and man-made hazards.

Hazard Risk Reduction

Development Review

- S7. Hazard Reduction. Identify, evaluate and implement risk reduction measures during the development review and permitting process to reduce the effects of hazards to an acceptable level of risk. Project design measures shall be implemented as applicable to avoid or reduce hazards and comply with associated regulations.

- S9. Risk Evaluation. Proposals for new development may be required to provide an evaluation of how natural and human-caused hazards may adversely affect the project, whether the project may create or exacerbate hazards, and to identify feasible measures to reduce hazard-related risk to an acceptable level. Required hazard evaluation reports are to be prepared and signed by a qualified individual acceptable to the City. At its discretion, the City may require peer review of submitted reports.

Factors to be considered in determining whether a risk evaluation is required include but are not limited to:

- a. Location of the project in relation to City hazard maps and other hazards information
- b. Potential for the project to exacerbate natural or human-caused hazards
- c. Potential for the project to be impacted by natural and human-caused hazards
- d. Potential severity of hazard-related impacts
- e. Intended use of the site or proposed structures
- f. Potential consequences should the project be affected by one or more hazards
- g. Federal, state hazard regulations, building code requirements, and recommendations of the *Geology and Geohazards Master Environmental Assessment, Technical Report and Evaluation Guidelines and other similar regulations and guidelines.*

Geologic and Seismic Hazards

- S11. Fault Rupture. Avoid placing new structures for human occupancy across or adjacent to active faults.
- a. Fault Setbacks. Structures for human occupancy should generally be set back 50 feet from the location of an active fault as determined by a site-specific fault investigation. This setback distance may be altered based on the recommendations of the site-specific fault evaluation.
 - b. Utilities that Cross Faults. For linear utility infrastructure (e.g., water, sewer, gas pipelines) that must cross an active fault, appropriate safety measures shall be provided. Examples of appropriate safety measures include providing shut-off valves on both sides of the fault, motion sensitive shut-off valves, and/or appropriate structural engineering to accommodate anticipated levels of ground movement or surface warping.
- S12. Ground Shaking. Reduce the effects of earthquake ground shaking through appropriate building design requirements for new buildings and retrofit measures for existing buildings.
- a. Minimize the Effects of Ground Shaking. The City shall implement applicable building code requirements and the recommendations of site-specific soil and geologic investigations to minimize the effects of ground shaking on new development. Building code requirements pertaining to essential and critical facilities (e.g., schools, emergency service facilities, and utilities) shall also be implemented to reduce earthquake-related hazards.
 - b. Building Code Updates. The City will minimize ground shaking-related hazards to structures by continuing to review, amend, and adopt updated provisions of the California Building Code to incorporate and implement building design requirements.
 - c. Unreinforced Masonry Buildings. Implement existing building retrofit programs that address structural deficiencies in existing buildings that have the potential to result in significant safety hazards during earthquakes.

Flood Hazards

- S46. Development in Flood Hazard Areas. The potential for flood-related impacts to health, safety, and property may be reduced by limiting development in flood-prone areas. New development or redevelopment located within a designated 100-year floodplain shall be required to implement appropriate site and structure designs consistent with regulatory requirements that minimize the potential for flood-related damage, and shall not result in a substantial increase in downstream flooding hazards.

ARCHITECTURAL BOARD OF REVIEW MINUTES

April 14, 2014 – Concept Review

251 S HOPE AVE

E-3/PD/SP-4/SD-2 Zone

Assessor's Parcel Number: 051-240-008

Application Number: MST2014-00142

Owner: Hughes Dealership Group, Inc.

Architect: Peikert + RRM Design Group

Applicant: Housing Authority of the City of Santa Barbara

(Proposal for the construction of a new 17,004 square foot building with 90 studio apartments for very low- and low-income seniors on a vacant 1.76 acre site. The project includes a two-bedroom manager's unit, commercial kitchen, and common dining room.)

(Comments only; requires Environmental Assessment and Planning Commission review.)

Actual time: 3:27 p.m.

Present: Detlev Peikert and Lisa Plowman, Architects; Rob Pearson, Executive Dir. of the Santa Barbara Housing Authority (HACSB).

Public comment opened at 3:51 p.m.

- 1) Bob Cunningham, opposition; with concerns requesting emphasis of the elevations of the circulation element and street frontage façades; additional roof details; and requested screening of the parking; subdued lighting; site story poles, improved curb and sidewalk pedestrian appeal; and landscaping to be similar to that across the street on La Rada.
- 2) Jim Smith, (speaking for seven other people, submitted documentation) opposition; with concerns regarding the proposed size, bulk, and scale, and requested a more residential look and feel to the proposed project, parking density in the neighborhood, and requested a reduction in height on the project.
- 3) Vicki St. Martin, support; but with concerns regarding size, parking density, and rapid traffic in the area, and neighborhood compatibility of the proposed project.
- 4) Dorinda Carr, (submitted letter) opposition; with concerns regarding size and scale of the proposed project, and rapid traffic and parking density in the area.
- 5) Tamara Diamond, opposition; with concerns regarding size and scale of the proposed project, rapid traffic and parking density, and adjacent crosswalk safety.
- 6) Karen Shaw, (adjacent neighbor) opposition; with concerns regarding size and scale, rapid traffic, parking density, and adjacent cross walk safety due to the loading of cars by the nearby dealership in the middle of the road.
- 7) Edward Steinfeldt, (adjacent neighbor) opposition; with concerns regarding parking density in the area due to the nearby car dealership, and the proposed square footage (footprint) for each unit.

Four letters and emails of concern from Dr. Kiumarss Nassari, Jim Souza, the Board of Directors for the Hope Village Maintenance Corp., Dorinda Carr, and William Gebhart were acknowledged.

Public comment closed at 4:09 p.m.

Motion:

Continued indefinitely to Full Board with comments:

- 1) The Board generally appreciates the well-sited project, but finds the project is too massive, and suggests a reduction in the size, bulk, and scale of the buildings as seen from the street, with suggestions to break up the massing by:
 - a) Removing end units on the third floor;
 - b) Add tile roofs at the porches and balconies or add a tile roof at the third story at the mansard to preserve the flat roof for photovoltaic equipment.
- 2) The Board was in favor of Option 2 with a red tile Spanish roof treatment of the building.
- 3) The Board expressed concern about the creek setback for long-term security and felt the proposed 35-foot setback may not be enough, and to perhaps step the building back.
- 4) Study compacting vertical circulation elements to maximize open space.
- 5) Return with building sections on the plans, and/or computer modeling. Story poles may be required in the future.
- 6) Provide a Transportation Traffic Study of traffic circulation and impacts, and parking numbers, including any queuing issues prior to returning for further ABR review.
- 7) Provide landscape screening for parking areas and show on the plans any proposed landscape fingers in the parking drawings.
- 8) Provide roof plan.
- 9) Obtain comments from Creeks Division staff prior to returning for further ABR review.

Action: Wittausch/Poole, 4/0/0. Motion carried. (Hopkins stepped down, Gradin/Cung absent).