



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: June 14, 2012
AGENDA DATE: June 21, 2012
PROJECT ADDRESS: 4151 Foothill Road and 675 and 681 Cieneguitas Road (MST2008-00496)
 Foothill Triangle
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner
 Allison De Busk, Project Planner

I. PROJECT DESCRIPTION

The project consists of the annexation of three parcels into the city of Santa Barbara, and detachment from the Goleta Water District, Goleta Sanitary District, Santa Barbara County Fire Protection District, County Service Area 3 and County Service Area 32. Upon annexation, a City General Plan designation of Commercial/Medium High Density Residential is proposed, with a zoning designation of Limited Commercial/Special District Two, Upper State Street Area (C-1/S-D-2).

4151 Foothill Road & 681 Cieneguitas Road: These two parcels (totaling 4.08 acres) would be merged, and the existing abandoned gas station (1,750 net square feet) at the corner of Foothill Road and Highway 154 would be demolished. Two new two-story office buildings totaling 60,122 net (61,745 gross) square feet (s.f.) would be constructed on the merged parcel ("Foothill Centre" development). The larger of the two buildings, Building A, would be 37 feet in height and would contain 46,600 net s.f., which is evenly divided between the first and second floors. Primary access to Building A would be from the parking lot, with secondary access from Cieneguitas Road. The smaller building, Building B, would be 36 feet in height and would contain 13,522 net s.f., which is evenly divided between the first and second floors. Primary access to Building B would be provided from the parking lot and Cieneguitas Road.

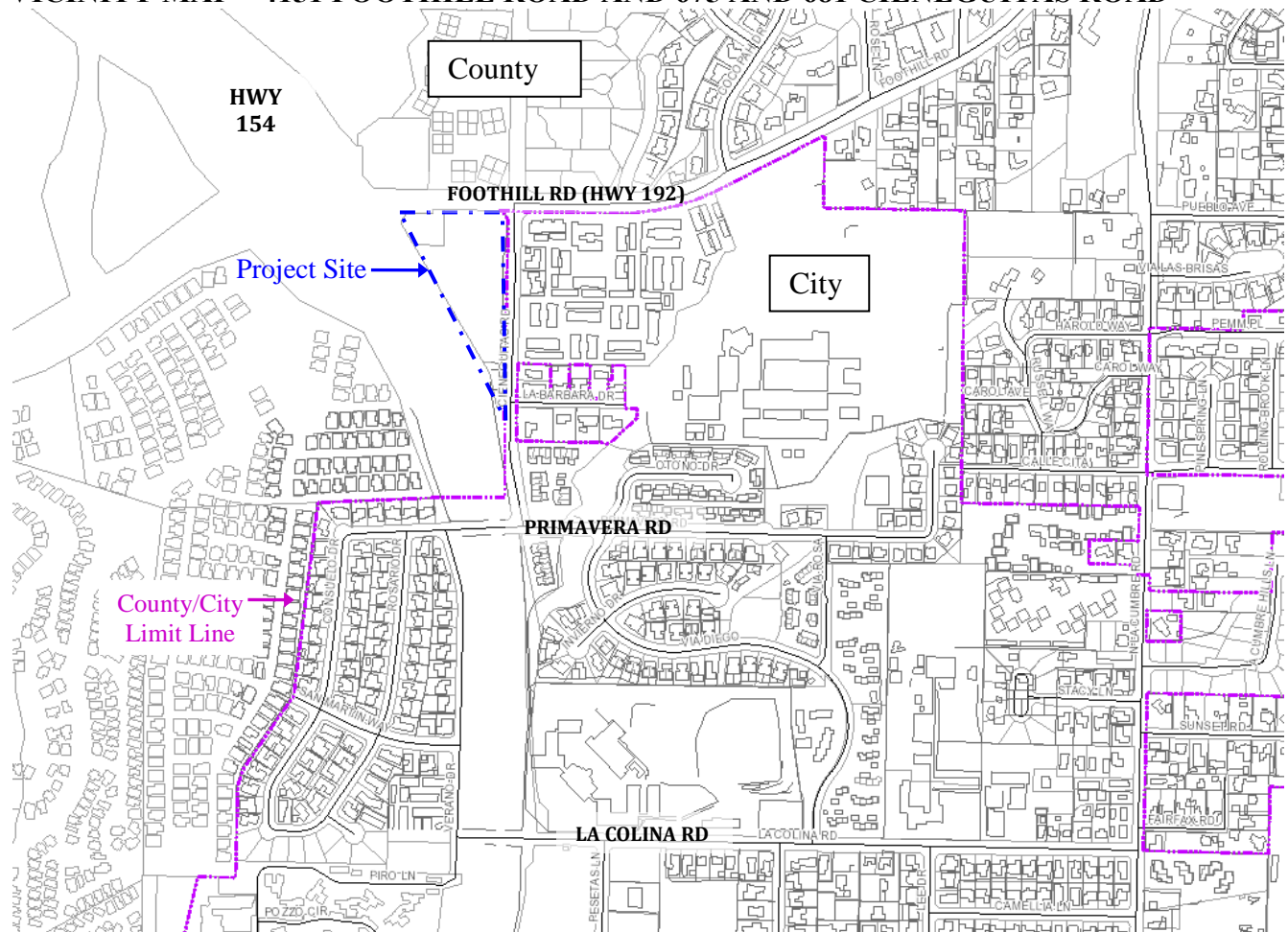
The proposed new office buildings would be occupied by Sansum Clinic. They would include an outpatient surgery center, a medical clinic and administrative offices. This new development would allow Sansum to consolidate facilities, and it is estimated that some of the operations and staff at the existing facility at 215 Pesetas Lane would be relocated to the new Foothill Centre facility. Vacancies at Pesetas Lane would be backfilled by operations and staff currently housed at leased facilities on the South Coast. Anticipated standard hours of operation would be 8:00 a.m. until 5:00 p.m.

A parking lot containing 225 parking spaces (including five on the adjacent 675 Cieneguitas Road parcel) would be located between and behind the proposed new buildings. Access would be provided via two driveways on Cieneguitas Road. A detention basin and vegetated swales would accommodate increased storm water run-off. Ground water remediation due to contamination from the previous use as a full service gas station is currently on-going and would continue.

The project includes curb, gutter, landscaping and sidewalk improvements along Foothill and Cieneguitas Roads. The project also includes extension of the existing northbound left-turn pocket along Cieneguitas at the Foothill Road/Cieneguitas Road intersection from 50 feet to 125 feet in length, with a 60-foot bay taper. Striping changes are proposed along Foothill Road along the property frontage to create a bike lane within the existing eastbound traffic lane and remove the existing westbound left turn arrows painted in the two-way left turn lane; however, these improvements are subject to Caltrans approval.

675 Cieneguitas: The existing 2,500 square foot building, currently used as a veterinary hospital, would remain. The only change would be the addition of five parking spaces in an existing easement along the northern property line for use by the new Foothill Centre development (described above).

VICINITY MAP – 4151 FOOTHILL ROAD AND 675 AND 681 CIENEGUITAS ROAD



APPLICATION DEEMED COMPLETE:

December 16, 2011

DATE ACTION REQUIRED:

60 days from completion of environmental review

II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

Actions requiring a recommendation by the Planning Commission to the City Council, and subsequent approval by the City Council and the Local Agency Formation Commission (LAFCO):

- A. Reorganization of the three properties, including Annexation to the city of Santa Barbara and Detachment from the Goleta Water District, Goleta Sanitary District, Santa Barbara County Fire Protection District, County Service Area 3 and County Service Area 32;
- B. A General Plan Amendment to designate the property as Commercial/Medium High Density Residential upon annexation;
- C. A Zoning Map Amendment to zone the property C-1/S-D-2 (Limited Commercial and Special District Two, Upper State Street Area) upon annexation;

Action requiring a recommendation by the Planning Commission to the City Council, and subsequent approval by the City Council:

- D. Final Economic Development Designation by the City Council for 13,526 square feet from the Economic Development category for a medical office/clinic on APNs 059-160-017 and -023 (SBMC 28.87.300); and

Actions by the Planning Commission, contingent upon recommendation of the actions listed above:

- E. A Development Plan to allow the construction of 58,372 square feet of net new nonresidential development on APNs 059-160-017 and -023 (SBMC §28.87.300).

III. RECOMMENDATION

City staff is supportive of the proposed commercial development. With City Council approval of the requested annexation, proposed zoning and accompanying General Plan land use designation, the development project would conform to the City's Zoning and Building Ordinances and policies of the General Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood.

Therefore, Staff recommends that the Planning Commission take the following action, making the findings outlined in Section IX of this report, and subject to the conditions of approval in Exhibit A:

- 1) Adopt the Final Mitigated Negative Declaration (MND);
- 2) Approve the Development Plan; and
- 3) Recommend to the City Council the approval of the:
 - a. Reorganization (annexation to the City and detachment from applicable special districts),
 - b. General Plan amendment,
 - c. Rezone, and
 - d. Final Economic Development designation.

IV. BACKGROUND

The project site, known as the “Foothill Triangle,” located at the southwest corner of Foothill Road and Cieneguitas Road, is within the jurisdiction of the County, but within the City’s Sphere of Influence. 4151 Foothill Road contains an abandoned gas station, and 675 Cieneguitas Road is currently developed with a veterinary hospital. 681 Cieneguitas Road is vacant. Annexation of the Foothill Triangle into the City was initiated in 2003 by the City Council with a pre-General Plan designation of General Commerce and pre-zoning designation of C-1 (Limited Commercial) and S-D-2 (Special District Two, Upper State Street Area).

A. SITE HISTORY

The 4151 Foothill Road and 681 Cieneguitas Road parcels were previously developed with two separate service stations, operated by Chevron and Mobil. The Chevron station (southwest corner of Foothill/Cieneguitas) was demolished in 1988. The former Mobil station (near Hwy 154/Foothill intersection) has been vacant since 1999. In 1983, the County certified an EIR and approved applications for the Foothill Convenience Center project on the vacant lot, which included approximately 44,000 s.f. of commercial development, including uses such as a grocery store, retail businesses, and professional offices. In 1985, extensive contamination of the soil and groundwater was discovered from a leaking underground fuel tank on the former Mobil gas station site. In 1992, the County denied a request for a time extension of the project. As a result of litigation, Mobil acquired the property and committed to remediate the contamination on site. Mobil sold the property to the current owner in 1999 and encumbered the property with a deed restriction prohibiting any residential development, and limiting other types of development on the property. The applicant has attempted to get Mobil to lift the residential deed restriction from the property, but has been unsuccessful in that endeavor.

B. GENERAL PLAN, ZONING AND ANNEXATION

Under the City’s Draft Las Positas Valley and Northside Pre-Annexation Study (2000), the City identified a preliminary pre-General Plan designation of General Commercial - Neighborhood Shopping Center for the subject property, and pre-zoning designations of C-P (Limited Commercial) and S-D-2 (Special District Two, Upper State Street Area). The S-D-2 Zone is applied to properties located in the “Upper State Street Area,” which is bounded by Alamar Avenue, U.S. Highway 101, Foothill Road, and State Highway 154. The applicant pursued a pre-zoning designation of C-1 (rather than C-P) following the recommendation of City staff. Staff recommended C-1 zoning because it provides for office uses not available under the C-P Zone, allowing for more flexibility for future building occupants.

On March 18, 2003, the City Council initiated annexation of the subject lots with a proposed General Plan designation of General Commerce and a proposed zoning designation of C-1/S-D-2. The 675 Cieneguitas Road property was included at the request of LAFCO.

With the adoption of the General Plan Update (December 2011), the City’s land use designations changed. The currently proposed Commercial/Medium High Density Residential land use is the most similar designation to the previously proposed General Commerce.

C. CITY PLANNING COMMISSION CONCEPT REVIEWS

The City Planning Commission has held three concept reviews of proposed development on the project site.

1. April 10, 2003

The first concept review on April 10, 2003 was for a proposal to construct a two-story, 66,906 s.f. office building, which would have been leased by the Fielding Institute, and a freestanding 2,400 s.f. neighborhood market.

2. May 22, 2003

In response to the Planning Commission’s comments at the April 10, 2003 hearing, the applicant returned to the Planning Commission with a revised project. The revised site plan reflected separation of the main building into two buildings, with parking underneath the southernmost building.

3. December 11, 2008

A third concept review was held on December 11, 2008. That project included construction of a two and three story 71,009 s.f. office building for use by Fielding Graduate Institute and Antioch University (approximately 30% office space and 70% classroom space).

D. COUNTY PLANNING COMMISSION COURTESY REVIEW

On December 7, 2011, the current project was reviewed by the County Planning Commission. The Commission had questions about current remediation and the existing unkempt appearance of the site. They commented on the parking ratio, noting that the new Lompoc Sansum Clinic seemed underparked, and suggested pocket turn lanes into the parking lot to allow through traffic to flow unimpeded.

E. CITY DEVELOPMENT APPLICATION REVIEW TEAM PROCESS

Through the review process for this project, some of the key issues that have been discussed include:

Issue	Proposed Resolution
Properties to be included in this annexation	Decision by City Council to include 675 Cieneguitas but not any properties along La Barbara
Location of annexation boundary along Foothill Road	Decision to locate it at the back of proposed sidewalk rather than existing property line; proposed easement dedication to City of area between back of sidewalk and property line, with subsequent City dedication to Caltrans.

<p>Improvements along Foothill and easements/ maintenance</p>	<p>Foothill Road improvements are subject to approval by Caltrans. City has recommended certain improvements (such as a bike lane and street trees) in the conditions of approval, but Caltrans must ultimately approve the improvements. Caltrans has indicated that they do not support a bike lane and they want the trees located at the back of sidewalk due to sight visibility issues. Applicant to maintain all improvements.</p>
<p>Removal of pole sign on 675 Cieneguitas</p>	<p>Pole signs are not permitted in the city of Santa Barbara (SBMC §22.70.030.C.23). The pole sign must come into compliance with the Sign Ordinance within 180 days of annexation (per SBMC §22.70.080 (Exhibit F), this means either removal or receiving an exception pursuant to SBMC §22.70.080.C.3).</p>
<p>Appropriate zoning designation</p>	<p>C-1/S-D-2 proposed</p>
<p>Balancing storm water management with contaminated soils/groundwater</p>	<p>Project complies with SWMP, but additional measures were not required due to soil concerns</p>
<p>Status as an economic development project due to uncertainty of proposed tenant</p>	<p>Sansum Clinic is currently proposed as the tenant, and staff is fully supportive of them qualifying under the economic development category</p>
<p>Proposal to provide additional off-site parking at the Pesetas Lane Clinic to satisfy anticipated parking demand</p>	<p>Applicant revised proposal to incorporate TDM measures as a way to reduce parking demand</p>
<p>Inclusion of a commercial component</p>	<p>Although previously encouraged by staff and the Planning Commission, it was not supported by nearby schools or neighbors and is not included in this proposal</p>

V. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

	675 Cieneguitas Rd.	681 Cieneguitas Rd.	4151 Foothill Rd.
APN:	059-160-021	059-160-023	059-160-017
Parcel Size: Total = 187,723 s.f. (4.31 acres)	10,018 s.f.	155,384 s.f.	22,321 s.f.
		177,705 s.f. (4.08 acres) after merger	
Owner:	Britschgi 1, LLC	Foothill Centre, LP	Foothill Centre, LP
Slope	3.2% NW to SE		
General Plan -Existing:	Neighborhood Commercial (County)		
-Proposed:	General Commerce (City)		
Zoning -Existing:	SC Shopping Center (County)		
-Proposed:	C-1/S-D-2 Limited Commercial and Upper State Street Overlay (City)		
Land Use -Existing:	veterinary hospital	vacant	former gas station
-Proposed:	veterinary hospital	medical offices	
SURROUNDING LAND USES (JURISDICTION):			
North:	Foothill Road and Residential (County)		
East:	Residential (City and County)		
South:	Residential (City)		
West:	Hwy 154 and Residential (County)		

B. PROJECT STATISTICS

	Proposed Building A	Proposed Building B
1st Floor	23,214 s.f.	6,761 s.f.
2nd Floor	23,386 s.f.	6,761 s.f.
Sub-Total	46,600 s.f.	13,522 s.f.
Total	60,122 net s.f.	

VI. POLICY AND ZONING CONSISTENCY ANALYSIS

A. ZONING

The project site is currently located within the jurisdiction of the County of Santa Barbara, and is zoned Shopping Center (SC). The SC zone is applied to areas appropriate for clustered shopping center uses. This zone allows either a convenience shopping center (where the everyday, frequent needs of the consumer are served) or a community shopping center (where consumer goods and services are provided and shoppers are provided the opportunity to comparison shop).

As part of the annexation, the project site is proposed to be rezoned to C-1 (Limited Commercial) and S-D-2 (Special District Two, Upper State Street Area) Zones. The intent of the C-1 zone district is to provide a desirable living environment by preserving and protecting surrounding residential land uses in terms of light, air and existing visual amenities. The Upper State Street Area Overlay is intended to limit traffic through specific setback, parking and building size requirements. There are other City zoning designations that could be deemed appropriate for this site (e.g. C-P was originally proposed); however, staff believes that C-1 is appropriate and offers the most flexibility (primarily because it allows for general office development). Refer to Exhibit D for a comparison of other potential zone designations. Based on staff's analysis, the proposed zoning designation would be appropriate for the area and would be no more intensive than the existing County zoning.

The proposed use as a medical clinic is permitted within the proposed C-1/S-D-2 zone. As identified in the Table below, the project complies with all zoning requirements with respect to building height and setbacks. The project would provide more parking than required by Ordinance. No modifications are requested or required.

Standard	Requirement/ Allowance	Proposed Development
Setbacks		
-Front	10' for building or structure < 15' 20' for 2-story buildings	10' parking 35' Building A 20' Building B
-Interior	none	100'
Building Height	3 stories and 45 feet	2 stories and 37 feet
Parking	1 per 250 s.f. less 30% reduction ¹ = 168	225
Lot Coverage		
-Building	N/A	30,908 s.f. 17%
-Paving/Driveway	N/A	91,101 s.f. 51%
-Landscaping	N/A	56,691 s.f. 32%

¹ Per SBMC §28.90.100.D.3, for industrial and office uses, buildings in excess of 50,000 s.f. shall provide 70% of the required parking.

1. DEVELOPMENT PLAN

The Foothill Centre development proposal involves a net increase in non-residential square footage totaling approximately 58,372 s.f. (60,122 s.f. less existing 1,750 s.f. building). Under Santa Barbara Municipal Code (SBMC) §28.87.300, nonresidential development requires a Development Plan and approval by the Planning Commission. Pursuant to the provisions of SBMC §28.87.300, the Foothill Centre development parcel would be allowed nonresidential square footage as follows:

	4151 Foothill Rd.	681 Cieneguitas Rd.
Existing Floor Area	1,750 s.f.	N/A
Minor and Small Addition	3,000 s.f.	3,000 s.f.
Vacant Land Credit	N/A	38,846 s.f.
Total Available S.F.	46,596 s.f.	
Total Requested S.F.	60,122 s.f.	
Difference – Proposed to be allocated from the Economic Development Project category	13,526 s.f.	

In order to approve the proposed nonresidential development, the Planning Commission must determine that the project: is consistent with the City’s Municipal Code requirements; is consistent with the principles of sound community planning; is compatible with the neighborhood; and that the project will not have an adverse impact on South Coast affordable housing stock, water resources, or traffic. Staff finds that the project satisfies each of these requirements, and the findings for approval are included in Section IX of this staff report.

2. ECONOMIC DEVELOPMENT DESIGNATION

An Economic Development Project is one that “will enhance the standard of living (defined therein as wages, employment, environment, resources, public safety, housing, schools, parks and recreation, social and human services, and cultural arts) for City and South Coast residents and will strengthen the local or regional economy.” SBMC §28.87.300.B.3

Currently, there is 538,034 s.f. available in the Economic Development category (see Exhibit G for a table of projects with Preliminary or Final Economic Development Designations).

The City Council granted the Foothill Centre development site a Preliminary Economic Development designation of 22,499 s.f. of non-residential area in 2003 for the previously proposed administrative office building for Fielding Graduate Institute. City Council must make a final determination that the use of the building by Sansum is an Economic Development Project (for 13,526 s.f. rather than the 22,499 s.f. granted preliminarily).

Staff believes that the project qualifies for the Economic Development designation because the use as a medical office, and more specifically as an outpatient surgery center, would support diversity and balance in the local economy by providing services that are currently in limited supply in the region. The project would also have no significant impacts on traffic, water or housing. The City Council will make the final determination, and feedback from the Planning Commission would be appreciated.

3. PARKING

The project, as designed, requires 168 parking spaces per the City's Parking Ordinance. The applicant has proposed a total of 225 spaces, as well as one loading space and space to accommodate three cars in the passenger drop-off area. Typically, staff does not support the provision of parking in such excess of Ordinance requirements. However, the proposed development is intended for use as a medical office, which has a higher parking demand than a typical office development. A Traffic, Circulation and Parking Study (included in Final MND – Exhibit I) and a Parking Analysis Addendum (Exhibit H) were prepared for the project by Associated Transportation Engineers. Based on analysis outlined in those studies, the project is anticipated to demand 239 parking spaces. A Transportation Demand Management (TDM) Plan is proposed as part of the development to reduce the project's overall parking demand. The Parking Analysis Addendum concludes that the TDM Plan should reduce peak parking demand by approximately 15%, which results in a peak demand of 218 parking spaces (based on 138 employees). The 225 spaces proposed would accommodate this parking demand. The project exceeds the Zoning Ordinance requirements as they relate to parking, and the TDM measures proposed in order to reduce the anticipated parking demand are being provided at the applicant's discretion in order to minimize on-street parking and associated impacts to the surrounding neighborhood. As such, staff supports the proposed parking and TDM Plan.

B. GENERAL PLAN CONSISTENCY

Refer to Final MND (Exhibit I) for a complete list of applicable General Plan policies and additional discussion.

1. LAND USE

The current County General Plan Land Use Plan designation is Neighborhood Commercial. Neighborhood Commercial serves such day-to-day needs of residents in the immediate area as food, drugs, gasoline, and other incidentals. As part of the project, the site would be annexed to the City with a General Plan designation of Commercial/Medium High Density Residential, which is intended for commercial centers typically located in residential areas. A broad variety of retail commercial outlets, restaurants, offices, medical offices, and grocery stores are allowed uses under this designation. Staff finds that the proposed land use designation is appropriate for the site. The proposed development of the medical office buildings would be consistent with the proposed City land use and zoning designations.

If approved, the project site would become part of the Hope Neighborhood, which is described in the Land Use Element of the City's General Plan as being bounded by the

City limit line to the north and west, Arroyo Burro Creek to the east, and Via Lucero to the south. The annexation would move the City's jurisdictional limits to the west at the northern edge of this neighborhood.

The Hope Neighborhood includes single family, duplex and multi-family development, as well as senior and affordable housing complexes. Although this neighborhood is primarily developed with single-family residences, the area also includes several schools and is located in close proximity to medical and office uses in the North State neighborhood.

The project would add land that is in the City's Sphere of Influence into City limits. One City goal noted in the General Plan is to simplify the present City boundaries and provision of services by encouraging annexation of unincorporated islands and peninsulas of land contiguous to the City. The project site is located in an area (south of Foothill Road in the Hope neighborhood) that is identified to be annexed at the earliest opportunity. The proposed project could be found potentially consistent with the Land Use Element of the General Plan.

2. ENVIRONMENTAL RESOURCES ELEMENT

With respect to the subject development, the most applicable policies relate to visual resources and trees. Development of the project site will affect views of the mountains; however, those views are neither pristine nor seen from major public vantage points. The project is proposing the removal of trees, including three oaks. However, four oaks are to be protected, and 25 oaks and 135 other trees are proposed to be planted. As such, the project can be found consistent with the Environmental Resources Element of the General Plan.

3. CIRCULATION ELEMENT

The Circulation Element contains goals and implementing measures to reduce adverse impacts to the City's street system and parking. The project includes pedestrian and bus stop improvements to increase the availability and attractiveness of alternative transportation, as well as a TDM Plan to reduce traffic and parking demands at the site. These project components are consistent with the Circulation Element of the General Plan.

VII. ENVIRONMENTAL REVIEW

Environmental review of the proposed project has been conducted pursuant to the California Environmental Quality Act (CEQA) and related Guidelines. An Initial Study and a Mitigated Negative Declaration (MND) were prepared to evaluate the project's potential impacts on the physical environment. The analysis identified potentially significant but mitigable environmental effects in the following issue areas: biological resources, cultural resources, and noise. In addition, recommended mitigation measures were identified to further reduce less than significant impacts associated with air quality and cultural resources.

The Draft MND was available for public review from April 4 to May 4, 2012. Four comment letters were received. The primary environmental concerns raised by those who commented were related to

traffic, air quality and noise. These issues are addressed in the Response to Comments document², and minor revisions to the Initial Study text have been made. Additionally, since release of the Draft MND, the applicant has refined the architectural drawings. In doing so, it was determined that the building height needed to increase by 24 inches to accommodate ducting and mechanical equipment necessary for the use. The Initial Study has been updated to reflect this new information; however, no new significant impacts would result, and it would not change the severity of any previously identified impacts. This change is not considered significant new information that would trigger recirculation of the MND.

The proposed Final MND has identified no significant and unavoidable (Class I) impacts related to the proposed project. Pursuant to CEQA and prior to approving the project, the Planning Commission must consider the Final MND. For each mitigation measure adopted as part of a Mitigated Negative Declaration, the decision maker is required to make the mitigation measure a condition of project approval, and adopt a program for monitoring and reporting on the mitigation measures to ensure their compliance during project implementation. The mitigation measures described in the proposed Final MND have been incorporated into the recommended conditions of approval for this project and have been agreed to by the applicant. In addition, a mitigation monitoring and reporting program (MMRP) is included in the project's Final MND.

As stated previously, the Final MND analysis concludes that no significant environmental impacts would result from the project as mitigated. The only potentially significant (Class II) impact area identified is Hazards, and is a result of existing contamination and on-going remediation work. Project impacts related to exposure of people (construction workers) to health hazards would be potentially significant due to the existence of contaminated soils on site. Mitigation measures are proposed to reduce this impact to a less than significant level: H-1 Monitoring Wells, which requires an approved well abandonment workplan and protection of wells that are to remain; H-2 Soils Management Plan, which describes procedures for handling and disposal of contaminated soils; and H-3 Interceptor Trenches, which requires that existing interceptor trenches be properly abandoned prior to starting construction. According to the County Fire Department, with this mitigation, the proposed uses would not present health hazards.

The MND identified less than significant impacts in the areas of Aesthetics, Air Quality/Greenhouse Gas, Biological Resources, Cultural Resources, Geophysical Resources, Noise, Population and Housing, Public Services, Recreation, Transportation/Circulation, Water Environment, and Land Use. Mitigation measures are recommended to further reduce the following adverse, but less than significant, impacts:

- temporary impacts associated with construction noise (N-1 Neighborhood Notification Prior to Construction, N-2 Construction Hours, and N-3 Construction Equipment Sound Control);
- biological impacts associated with tree removal (BIO-1 Bird Nesting); and
- geologic impacts associated with foundation design (G-1 Geotechnical Studies).

VIII. DESIGN REVIEW

This project has been reviewed conceptually by the City's Architectural Board of Review (ABR) on three separate occasions (meeting minutes are included in the Final MND (Exhibit I). Overall, the

² Exhibit 12 of the Initial Study; included as part of the proposed Final MND (Exhibit I).

Board appreciated the site planning and generous setbacks, and liked the proposed architectural style. The ABR found the project to have a minimal visual impact from Highway 154. The Board found the proposed project to be in compliance with the City Charter and applicable Municipal Code requirements, consistent with applicable Design Guidelines and compatible with the architectural character of the City and the surrounding neighborhood. Since the Board's last review on December 13, 2010, the buildings have increased in size by approximately 1,485 net s.f., and the building height has increased by 24 inches. However, the current proposal is 7,428 net s.f. smaller than the project the ABR gave favorable comments to in January 2010. The project would be required to return to the ABR for Project Design Approval if approved by the Planning Commission.

IX. FINDINGS

Staff recommends that the Planning Commission adopt the Final MND and approve the Development Plan, making the following findings:

A. FINAL NEGATIVE DECLARATION ADOPTION

1. The Planning Commission has considered the proposed Final Mitigated Negative Declaration, dated June 11, 2012 for the 4151 Foothill Road Project (MST2008-00496) and comments received during the public review process.
2. In the Planning Commission's independent judgment and analysis based on the whole record (including the initial study and comments received), there is no substantial evidence that the Project will have a significant effect on the environment.
3. The location and custodian of documents or other material which constitute the record of proceedings upon which this decision is based is the City of Santa Barbara Community Development Department, 630 Garden Street, Santa Barbara, CA 93101.
4. Mitigation measures identified in the Mitigated Negative Declaration that would avoid or reduce all potentially significant impacts to less than significant levels have been included in the project or made a condition of approval. Additional mitigation measures to minimize adverse but less than significant environmental effects have also been included as conditions of approval. A Mitigation Monitoring and Reporting Program, prepared in compliance with the requirements of Public Resources Code § 21081.6, is included in the Final Mitigated Negative Declaration for the Project and is hereby adopted.

B. DEVELOPMENT PLAN (SBMC §28.87.300.D)

1. The proposed development complies with all provisions of Title 28.
As identified in Section VI.A of the staff report, the project complies with all provisions of the City's Zoning Ordinance (Title 28).
2. The proposed development is consistent with the principles of sound community planning.
The project is an infill project proposed in an area where commercial and residential development are permitted uses. The project site has been previously

developed, and has been undergoing remediation for many years. Redevelopment of the site would eliminate an unkempt, essentially vacant lot with a new commercial/office development that has been found to be compatible with surrounding development and with the City's aesthetic criteria. As identified in the Mitigated Negative Declaration, the project will have no significant unmitigated environmental impacts. The project is adequately served by public streets, public transportation and utilities.

3. The proposed development will not have a significant adverse impact upon the neighborhood's aesthetics/character in that the size, bulk or scale of the development will be compatible with the neighborhood.

As described in Section VIII of the staff report, the design has been reviewed by the City's Architectural Board of Review, which found the architecture and site design appropriate, and found the project consistent with applicable Design Guidelines and compatible with the architectural character of the City and the surrounding neighborhood. Additionally, the Mitigated Negative Declaration prepared for the project analyzed the project's aesthetic and view impacts and found that the project would not have a significant environmental impact on aesthetics. The immediate neighborhood contains a mixture of one and two-story residential developments.

Final review of the project, including architectural details, outdoor lighting, mechanical equipment and landscaping will be provided by the Architectural Board of Review.

4. The proposed development will not have a significant unmitigated adverse impact upon City and South Coast affordable housing stock.

The project includes development of a medical office complex for use by Sansum Clinic. The proposed new offices would result in the consolidation of several offices currently used by Sansum. It is estimated that the Foothill Centre development project will result in 25-30 new employees on the south coast, which represents a very small increase in area employees. The project does not include the demolition of any housing, nor does it include construction of new housing. The applicant prepared a Housing Mitigation Calculation based on the Regional Growth Impact Study (1980), which estimated that the Foothill Centre development would generate a demand for 10 low to moderate income housing units. The project developer has recently constructed 200 residential units in Goleta (Sumida Gardens), of which 34 were designated for low-income homebuyers. The project will not have an adverse impact on affordable housing stock.

5. The proposed development will not have a significant unmitigated adverse impact on the City's water resources.

As described in Section VII of the staff report and in more detail in the project's Mitigated Negative Declaration, adequate City services, including water, are currently available to the project site. Water resource impacts are not anticipated as a result of the construction of the Foothill Centre development.

6. The proposed development will not have a significant unmitigated adverse impact on the City's traffic.

As identified in Section VII of the staff report and in more detail in the project's Mitigated Negative Declaration, the project will not generate substantial traffic and will not significantly impact any area intersections.

7. Resources will be available and traffic improvements will be in place at the time of project occupancy.

The project site is adequately served by existing public streets and utilities. Traffic improvements proposed as part of the project (extension of left turn lane on Cieneguitas Road) and required sidewalk improvements must be completed prior to project occupancy, as outlined in the project's conditions of approval.

Staff recommends that the Planning Commission recommend approval of the annexation, General Plan Amendment, Pre-zoning and Economic Development status to the City Council for the following reasons:

C. ANNEXATION

The proposed annexation is appropriate since the project site is within the City's Sphere of Influence, and is identified in the Land Use Element as an area that should be annexed to the City. The project site is surrounded on two sides by property currently within the City's jurisdiction. A City maintained road (Cieneguitas Road) serves the site and some City services are currently provided to the site.

D. GENERAL PLAN AMENDMENT

The proposed General Plan designation of Commercial / Medium High Density Residential is consistent with the existing County General Plan designation and with the proposed zoning designation. This land use designation would be consistent and compatible with surrounding development and land uses in this neighborhood.

E. ZONING MAP AMENDMENT

The proposed rezone from Santa Barbara County Shopping Center zoning to the City zoning designation of Limited Commercial and Special District 2 "Upper State Street Area" (C-1/SD-2) Zone is compatible with the surrounding neighborhood zoning. This zoning designation would also be consistent with the proposed General Plan designation of Commercial/Medium High Density Residential. The uses allowed under this designation would also be compatible with surrounding development and would provide a buffer between Highway 154 and existing residential development.

F. ECONOMIC DEVELOPMENT FINDINGS

As discussed in Section VI.A.2 of the staff report, the proposed development qualifies as an Economic Development Project because it will enhance the standard of living (defined as wages, employment, environment, resources, public safety, housing, schools, parks and recreation, social and human services, and cultural arts) for City and South Coast residents and strengthen the local or regional economy by creating new permanent employment

opportunities. It will also support diversity and balance in the local and regional economy by providing services (outpatient surgery center and medical clinic) that are currently in limited supply both locally and regionally.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated June 6, 2012
- D. Comparison of Potential Zone Designations for Foothill Triangle
- E. Planning Commission Minutes
 - a. April 10, 2003,
 - b. May 22, 2003,
 - c. December 11, 2008
- F. SBMC §22.70.080 Nonconforming Signs
- G. Economic Development Designations
- H. Parking Analysis Addendum dated February 2, 2012
- I. Final Mitigated Negative Declaration available on the City website:
http://www.santabarbaraca.gov/Resident/Environmental_Documents/4151_Foothill_Road/