



18 May 2006

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CITY OF SANTA BARBARA  
PLANNING DIVISION

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

**RE: Condominium Development - 85 N. La Cumbre Road, MST#2005-000295**

Dear Commissioners:

On behalf of the applicant, Wye Road Properties, LLC, we are pleased to provide the following detailed project description for a 9-unit condominium at 85 N. La Cumbre Road in the City of Santa Barbara.

### **I. Introduction/Project Description**

The project includes removal of ten existing apartment units and associated structures and construction of nine (9) condominium units on a 0.42 net acre (18,150 net square feet) parcel. The site is located in the Upper State-North State, General Plan Neighborhood. The site zoning is R-3/SD-2 with a General Plan land use designation of Office and General Commercial. A Tentative Subdivision Map for a one lot-subdivision to include nine condominium units will be required for approval.

The project is proposing a density bonus residential unit restricted at the middle-income level. The inclusion of the affordable unit is being offered by this applicant as an off-set to the loss of rental housing units and was recommended in the PRT letter. Unit 1 (ground floor, northeast front portion of the project), will be the dedicated affordable unit. It should be noted that inclusion of an affordable unit is not required by the City's Inclusionary Housing Ordinance and that the existing apartment complex has the same number of bedrooms as the proposed project.

The City is in the process of drafting a Tenant Relocation Ordinance (TRO) to provide tenant protections similar to those in place for Condominium Conversion projects. This development project is not subject to the draft ordinance because the project was deemed complete in April 2006, and the ordinance is not in effect at this time. Although the applicants are not required to provide tenant relocation compensation, they are sensitive to this issue and propose to compensate the tenants that have occupied the units prior to the development submittal to the City. Three of the units were recently leased and these lease agreements included a disclosure that the unit would need to be vacated sometime around September 2006 due to the pending development application as well as providing a minimum 60-day notification. We believe that tenant relocation compensation is not warranted since these particular tenants leased the units

with this understanding. However, we propose to compensate those who lived on-site at the time the development application was filed (seven of the units) in the following manner:

Occupancy	Compensation
Up to one year	One month's rent
1-2 years	Two month's rent
More than 2 years	Three month's rent

New development will total 11,406 square feet of living area. Please refer to the attached set of plans for additional details. The project proposes to remove the existing structures on the site and construct nine new condominium units. Existing structures on the site include a two-story apartment building, a one-story single family residence and two carports. There is also a studio apartment located above one of the carports. There are a total of ten rental units and 21,780 square feet of structural development existing on the site that will be removed. Please refer to the Existing Site Plan (attached Sheet A-4).

The size of each proposed new unit type is provided below.

Unit Type	Number of Units	Size (net area)
One Bedroom	3	887 sq.ft. each
Two Bedroom	6	1,337-1,578 sq.ft. range

As shown on the attached plans, all proposed units are contained within the structure and are connected by decking and walkways. The maximum building height is 36 feet. The attached plans show the details and the bedroom count of each unit.

The project proposes to use a main access driveway (16 feet in width per City Fire Department waiver) along the southern property boundary off of La Cumbre Road. A total of nineteen (19) parking spaces (17 resident spaces and 2 guest spaces), are provided in a garage on the ground floor, with most of the living units located above the parking on the second and third floors. There are three living units on the ground floor and three un-covered guest parking spaces adjacent to the east of the building, including one accessible space. Parking is provided in accordance with the R-3 section of the City's Zoning Ordinance (28.90.100). Please refer to the attached Ground Floor Plan (Sheet A1) for a depiction of the parking space layout.

The architectural style of the buildings is proposed to be Spanish with clay tile roof and white plaster walls. Stained wood doors and accented trim will be shown on final plans submitted to the Architectural Board of Review (ABR). In addition, we believe that the updated design of the proposed project and new buildings will enhance the neighborhood. The project went to conceptual review at the ABR on September 12, 2005, and was generally well-received. The ABR felt that the size, bulk and scale, architectural vocabulary, and the site layout were generally appropriate for the area (ABR minutes attached to Staff Report).

The proposed site building coverage includes 8,556 square feet (47% of the site). Driveways and sidewalks represent 4,245 square feet (23% of the site), and landscaped areas total 5,349 square feet (30% of the site). Please refer to the attached set of plans.

Grading consists of 350 cubic yards of cut and 450 cubic yards of fill, with a necessary import of 100 cubic yards of material. The project will incorporate best management practices for reducing storm water pollution during construction. Please refer to the attached Grading and Drainage Plan for details.

## **II. Required Applications**

The following discretionary actions are proposed for consideration:

1. A Lot Area Modification to allow a density bonus residential unit (SBMC §28.87.400);
2. A Modification of the additional 10% of the total lot area open space requirement (SBMC §28.21.080 (F)); and,
3. A Tentative Subdivision Map (TSM) for a one lot subdivision to create nine residential condominiums.

### **Modification Justification**

#### Lot Area Modification

The project includes a request to consider a Lot Area Modification to allow a density bonus unit. The project site is zoned R-3, where variable density provisions apply. Variable density allows flexibility in unit type in order to meet density standards of the base zone. The project could potentially propose a mix of units, be restricted to a maximum of eight units, based on the one and two-bedroom configurations and meet the density requirements of the R-3 zone. The density bonus unit would be market restricted at the middle-income level; this would result in a project that is consistent with the zoning ordinance relative to lot area modifications and the City's Affordable Housing Policy Guidelines. The provision of the density bonus unit also compensates for the reduction of one unit (10 existing, nine proposed) on the site. We believe that staff can recommend approval of the Lot Area Modification because it is necessary to construct a housing development which is affordable to middle income households.

#### Additional Open Space Modification

The project also includes a modification of the required additional open space area. The code requires an open space area of not less than ten percent (10%) of the total lot area, in addition to all required yards (private outdoor space and yard setbacks). The net lot area of the project site is 18,150 square feet; therefore, in addition to the required private outdoor living space for each unit, an additional 1,815 square feet of open yard area is required. The additional open space may consist of walks, patios, planted areas, lawns, swimming pool areas and other landscaped areas, and this area is required to be provided on the ground level. The intent of this provision is to provide additional openness beyond the minimal yard setback buffers and private useable outdoor areas.

The project provides approximately 5% additional open space toward meeting the code requirement. The proposal offers generous private outdoor space for each residential unit, exceeding the minimum requirements, in addition to common open areas. The minimum private outdoor space requirements for this project range from 84 to 120 square feet; the project provides a range of 156 to 777 square feet, which represents two times to more than six times the required private outdoor area requirements per unit. We feel that the proposed design that includes a separate pedestrian access along the driveway to access Unit 2 in order to meet accessibility

requirements, compliance with the SD-2 overlay zone that necessitates a 20 foot front yard setback (rather than 10 feet), and open areas provided on the ground, second, and third floors meet the intent of the additional 10% lot area open space requirement.

A multiple residential project is either required to provide private outdoor area for each unit with additional green space or a common area that can be shared by the residents. The open space provided by the proposed project serves both the private needs of the residents, with substantial private outdoor areas as well as providing large common open space areas: 15% of the lot area (~2,700 square feet) on the ground level and 14% of the lot area (~2,500 square feet) on the second and third floors.

In summary, we believe that the project includes generous private and open space areas that meet the intent of the additional open space requirement, that the inclusion of an affordable to middle-income household residential unit is beneficial to the community, thus providing the basis for the Planning Commission to make the necessary findings to support the modification requests.

### **Project Justification**

This proposed condominium development will enhance the surrounding neighborhood and the community and is appropriate in location, size and scale to development in the vicinity. The proposal exemplifies excellent architectural style and detailing; it has been well received in terms of its mass, bulk, and scale and neighborhood compatibility by the Architectural Board of Review. We believe that the project is important and warranted as it will provide condominium housing units, which is a housing type that is needed in our community. The proposal provides a balanced mix of one and two-bedroom units, generous and useable private outdoor areas as well as substantial common outdoor areas.

Historically, the existing 10-unit apartment has contributed to the City's rental housing stock for a period of approximately 50 years, serving its purpose in providing rental housing stock in the community. The proposed project would create future ownership units at the entry level end of the market. In addition, the project includes a density bonus middle income affordable unit, which is not required by the City's Inclusionary Housing Ordinance.

On behalf of the project team, thank you for your consideration of this project.

Sincerely,

**SUZANNE ELLEDGE**  
***PLANNING & PERMITTING SERVICES***



Trish Allen  
Associate Planner

cc: Wye Road Properties, LLC  
Dave Jones, Lenvik & Minor  
Mike Caccese, MAC Designs