



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: April 29, 2008

TO: Mayor and Councilmembers

FROM: Planning Division, Community Development Department

SUBJECT: Appeal Of The Architectural Board Of Review Preliminary Approval For The 601 E. Micheltorena Street Project

RECOMMENDATION: That Council:

- A. Deny the appeal of attorney Tony Fischer, filed on behalf of the St. Francis Friends and Neighbors, and uphold the Architectural Board of Review's Preliminary Approval of the Santa Barbara Cottage Hospital Foundation Workforce Housing Project as proposed at 601 E. Micheltorena Street; and
- B. Request City Staff to prepare a Council resolution with the evidence and findings appropriate to deny this appeal and uphold the decision of the Architectural Board of Review granting preliminary design approval to the Santa Barbara Cottage Hospital Foundation Workforce Housing Project, and to submit the draft resolution to the City Council for its consideration and possible approval.

EXECUTIVE SUMMARY:

On January 28, 2008, after 13 separate public hearing reviews of the Project design and architecture, the Architectural Board of Review (ABR) granted Preliminary Approval for the designated site plan and Project design for the Cottage Hospital Workforce Housing Project (hereinafter the "Project"). The Project received its land-use entitlements from the Planning Commission on September 21, 2006, which entitlements were subsequently upheld by the City Council on an appeal which was decided in November 2006. Design-related revisions to the originally approved Project have recently been found in substantial conformance by the Community Development Director. (see attached "SCD" issued by Acting Community Development Director, David Gustafson dated as of April 21, 2008.

On February 7, 2008, the ABR's decision to grant preliminary approval to the revised Project was appealed by attorney Tony Fischer, representing the St. Francis Friends and Neighbors. The Appellant's letter asserts several reasons for the appeal (Attachment 1).

At the January 28, 2008 ABR meeting, the Appellants argued against granting preliminary approval to the Project. The Appellants asserted that the revised Project could not be granted preliminary approval until the Planning Commission and City Council approved the revisions proposed for the Project or a Substantial Conformance Determination (SCD) had

been issued. Further, the Appellants stated that the Project, as proposed, is not compatible with the surrounding neighborhood and that the architecture does not meet the standards set for the City of Santa Barbara.

Based on the ABR's comprehensive review of the project's concept and layout, as well as the various unit mix and types, it is Staff's opinion that the ABR acted appropriately in granting the project a preliminary approval. The ABR found the project to be compatible with the surrounding neighborhood and one that would "artistically" blend into the City's fabric. Therefore, Staff recommends that Council deny the appeal and uphold the ABR's preliminary approval of the project.

PROJECT DESCRIPTION:

The Applicant (the Santa Barbara Cottage Hospital Foundation) has made changes and refinements to the originally approved residential development project on the 5.94-acre parcel as a result of the Preliminary Design review process. After obtaining input from the Planning Commission and the public at a noticed public hearing on April 17, 2008, the Community Development Director has found these Project changes to be in substantial conformance with the approved Project in accordance with the "Substantial Conformance" guidelines of the City. The Project would continue to provide the same number of residential units, including the 81 affordable units approved with the original Project. The same number of bedrooms would also remain as part of the revised Project. Further, the number of parking spaces approved with the original Project would remain the same.

To provide a better street design, a "woonerf" is now incorporated into the Project. A woonerf is a Dutch term referring to a street where pedestrians and cyclists have priority over vehicles. The proposed buildings have also been re-arranged to provide additional open space and seven modifications altogether have been eliminated as part of the revisions to the Project. The upper and lower portions of the Project site would be reconnected and pedestrian access would be enhanced on Micheltorena and California Streets. The connection to the courtyard would be enhanced and enlarged, a new plaza space would be incorporated, and the separate parking garages below the courtyard would be connected to allow for improved vehicle circulation. One row of buildings would be eliminated on the upper level and units would be relocated to the lower level fronting the woonerf.

On January 28, 2008, the ABR granted preliminary approval (Attachment 2) contingent upon a SCD being issued by the Community Development Director, to a Project consisting of approximately 132,920 SF of net floor area for the residential units and 66,446 SF of garages/storage/mechanical floor area. In addition, the building footprint would be approximately 81,373 SF. Open space area is proposed to be 114,259 SF and landscaped areas would make up approximately 77,707 square feet. Total paved areas within the Project would be 99,576 SF.

DISCUSSION:

Appeal Points/Issues:

The Appellants make the following assertions in this appeal:

1. *The ABR must state for the record that they have read the Project EIR and the City Council Resolution 06-103.*

The City's Guidelines for Implementation of the California Environmental Quality Act (CEQA), as adopted by the City in 1994 and revised from time to time, directs that the "decision-making body" approving a Project must have reviewed and considered the information contained in the EIR prior to approving a Project for which an EIR has been prepared. [CEQA regulation § 15356 defines a "decision-making body" as "any person or group of people within a public agency permitted by law to **approve or disapprove the Project at issue.**"] The Appellants assert that the ABR is the City's "decision-making body" and, therefore, the ABR in granting the preliminary design approval, should have stated on the record that they had read and considered the Certified Final EIR prior to granting preliminary approval. However, it is clear to Staff that the CEQA term "decision-making body" is referring exclusively to the city board or commission which actually grants or denies the land-use entitlements for a proposed Project under a city's zoning ordinance, in accordance with the state "Planning and Zoning Law (Gov't. Code §§ 65000 et seq.) In Santa Barbara, (as is true of most cities) this body is the Planning Commission or, upon the filing of a zoning appeal, the City Council. The term "decision-making body" (as used by CEQA) is not referring to an architectural design board which is considering and approving different design and site plan alternatives. This is particularly true when the land-use entitlements and thus, the environmental constraints and impacts have previously been considered as part of the entitlement process, as has been the case here.

In 2006, the Planning Commission and the City Council, on appeal, approved the land-use permits and actions required for the Project. Both the Planning Commission and the City Council were required, as the City "decision-making body" to indicate for the record that they had read and considered the Final Project EIR prior to approving the Project. It is Staff's and the City Attorney's opinion that the land-use approval body is the appropriate entity to make such findings and such findings were appropriately and fully made in 2006.

2. The ABR violated their rules by granting preliminary approval to the Project prior to the Planning Commission and City Council's review of the revised Project.

In 2007, the Applicant, SBCH, informed City staff that design refinements to the approved Project were being considered that could result in changes requiring a substantial conformance determination ("SCD") by the Community Development Director. The Applicant confirmed that the major land-use and environmental aspects of the Project, such as the number of units, bedrooms, parking spaces, and construction impacts, as well as the basic architecture, would remain unchanged. Other proposed design revisions were anticipated to result in a better design and configuration of the Project site. However, the Applicant was directed to continue working with the ABR to further refine the design, prior to submitting information detailing all the proposed changes as part of the SCD request. On March 20, 2008, the Applicant formally submitted a request for a SCD of the proposed revisions to the originally approved Project.

The SCD process allows for changes to an approved project at various stages after approval has been given. In fact, there are often instances where SCDs have been issued by the Community Development Director for projects under construction due to unexpected conditions in the field. Many times because of the design review and building permit process, it is necessary for projects to request a SCD in order to adhere to changes required or necessitated by City design review boards or by unforeseen issues as part of the building plan check process. Dealing appropriately and efficiently with such changes is a primary function of the SCD process. Without such a process, even changes that propose very minor adjustments could not occur without requiring a project to return to the land-use approval body. In Staff's opinion, not allowing an SCD would not be a fair, efficient, or very productive process for accommodating development projects from the land-use entitlement stage through the design approval stage.

Moreover, applicants typically wait until after obtaining their design review approval in order to prepare full working architectural drawings for a project. The preparation of working drawings is costly and time consuming and they are typically not prepared until refinements to the project take place at the design review stage of the approval process. Therefore, it is not until the working drawings are generated that the most accurate and precise information is calculated, including design changes directed by the design review bodies.

The process of granting a SCD is appropriately dynamic in that it allows for minor changes to an approved project at various phases after the land-use approval stage. As previously stated, this Applicant was directed by Staff to proceed through the ABR review process in order to identify all revisions to the Project before proceeding with the SCD. The ABR was made aware that a SCD was pending for

the Workforce Housing Project, and that the determination would be made by the Community Development Director upon review of the Project by the ABR, as well as review and comments from the Planning Commission. On January 28, 2008, the ABR granted the Project preliminary approval subject to SCD issuance. This approach appropriately allowed the ABR to revise the architectural design of the Project as they deemed necessary. Therefore, the ABR was able to fine-tune the Project's design and the Community Development Director to make his determination on SCD at a point in time where he could know and review the final parameters of the preliminary design with certainty. As Staff sees it, this is exactly how the City's design review process should interact with the City land-use entitlement process, including the SCD aspects of the entitlement process.

On April 17, 2008, a public hearing was held at the Planning Commission to obtain comments regarding these Project revisions. The Applicant's formal request and its SCD materials, the Planning Commission Staff Report (Attachment 3), and comments received from the Planning Commission and the public were all reviewed and considered by the Community Development Director prior to making a determination that the revisions proposed to the Workforce Housing Project were in substantial conformance to the Project originally approved by the Council in November 2006 (Attachment 4).

3. Errors in the original Project statistics related to the residential units

During the process of comparing the November 2006 approved Project with the proposed revised Project, the Applicant team learned that there were discrepancies in the original site statistics submitted to the Planning Commission and City Council in 2006. It was discovered that some of the Project statistics reflected on the approved Project plans were in error. The original statistics do not accurately reflect what the approved architectural plans illustrated. Statistics related to the net floor area for the dwellings, the total building footprint and paved areas were incorrectly reflected on the original Project statistics. There was also a discrepancy in the landscaping number as it correlates to the building footprint and paved area that were miscalculated. As a result, the original Project statistics have been re-calculated to provide a more accurate account of what was actually reflected on the approved Project plans.

The approved net floor area for the residential units approved by the Planning Commission and City Council in 2006 was 121,310 SF. The Applicant has subsequently reconciled the net floor area for the residential units and determined that this number was actually 127,807 SF, rather than the 121,310 SF that was reflected on the Project statistics of the 2006 approval. This represents a discrepancy of 6,497 SF. The Project which was granted preliminary approval by the ABR now consists of 132,920 SF of net floor area for the dwelling units. This represents a difference of 11,610 SF or 9.6% of that approved in 2006, and a

difference of 5,113 SF or 4.0% between the reconciled statistic and the revised net floor area. The reason for this increase is due to the Applicant inadvertently excluding stairways in the proposed units and the Applicant's response to the ABR's direction that additional articulation be incorporated into the architecture of the proposed units. This direction resulted in minor square footage being added to the overall floor area to each of the units. The Applicant indicates that an average of 44 SF per unit was added as the Project evolved through the design review process. Additional information on Project changes is included in the Planning Commission Staff Report in Attachment 3.

The Applicant team has expressed regret that the calculation error was made and has carefully recalculated the revised plans which received ABR approval to ensure that they are now fully accurate. Staff agrees that it is unfortunate that this error was not discovered prior to approvals by the Planning Commission and City Council and understands the public's concern over this error and the revisions to the Project. However, these miscalculations do not relate to the land-use parameters of the Project and were clearly not a substantial factor in the City's granting of the land-use entitlements. In addition, the Project revisions have now been found to be in substantial conformance with the Project approved in 2006 as not being significant enough in scale to cause substantive questions or concerns regarding the land-use entitlements.

4. The revised Project continues to violate the basic zoning ordinance related to density and provides less open space and landscaped areas.

The Appellant contends that the revised Project increases the "*burdens on the neighborhood and City by an increase in the density, size, bulk and scale.*" Of particular concern to the Appellant is the increase in floor area and its effect on the amount of landscaping and open space for the Project.

As previously stated, the revised Project approved by the ABR on January 28th will continue to have 115 units and the same number of bedrooms and parking spaces as originally approved. Therefore, the density that was approved with the original Project will not change. In essence, the assertion about the Project's density appears to simply be a re-assertion of the same arguments made to the City Council in November 2006 when the appeal from the Planning Commission was decided. Additionally, these arguments concerning the permitted zoning density of the approved Project were repeated as part of a lawsuit filed against the City's approval of the Project by the "St. Francis Friends and Neighbors." However, the local Superior Court ruled in favor of the City's approval of the 115 units on the 5.94-acre site and declined to invalidate the City approvals.

With respect to open space, the Project approved in 2006 included a Project statistic of 101,215 SF of open space. However, what should have been reflected

on the 2006 plan was 113,418 SF of open space. This is an increase of 12,203 SF from that approved in 2006. The current Project now includes 114,259 SF of open space, which would result in an increase of 841 SF when comparing it to the reconciled open space square footage. Overall, the revised Project would result in an increase of total Project open space. When approved in 2006, the landscaping statistic reflected on the plans was 92,641 SF. The Applicant has since recalculated this statistic and found that it should have been 81,732 SF. The revised Project is now proposing approximately 77,797 SF of landscaping, a decrease in landscaped area of 14,844 SF or 16% from what was approved in 2006. However, using the reconciled square footage of 81,732 SF, the decrease in landscaping would be 3,935 SF or only 4.8%. The decrease in the landscaping correlates to the discrepancies in the building footprint and paved area statistics, as well as the refined walkway plan proposed as part of the revised Project.

Although the landscaped areas have decreased slightly from what was approved in 2006, the revised Project would create an additional park area to provide more useable green space to the upper neighborhood of the Project site. The landscaping amount and the connectivity of the open yard space throughout the Project was reviewed and supported by the ABR. Also note that the overall open-space area (which includes landscaped areas) provided by the revised Project is 114,259 SF, approximately 44% of the overall Project site. Further, advisory comments provided by the HLC to the ABR indicated that, even with the lower level of landscaping and the increased building area, the design of the Project is improved by the approved design changes (see Attachment 3, Exhibit B).

5. The Project is less compatible with the neighborhood and the architecture is not in keeping with the standards for Santa Barbara.

The Project has been reviewed by the ABR and was granted preliminary approval on January 28, 2008. Prior to its design approval, the ABR reviewed the Project on 13 separate occasions in order to provide a comprehensive review to the Project concept and layout, as well as the various unit types proposed by the Project (Attachment 2). The initial review of the Project was undertaken by the ABR in March 2004, at which time they indicated that the Project was well conceived and was successful in its overall use and concept. The ABR directed that the massing patterns of the Project be similar to the adjacent residential patterns, and supported placing the massing and simplicity at the center of the Project and to encourage variation and enhancements on the exterior of the Project. The Board also supported a mix of architectural styles, but asked that more bungalow scale and style units be included as part of the Project. The ABR stated that if Spanish architecture is used, that it be a quirky Spanish-like bungalow style similar to that found in the neighborhood.

In May 2007, ABR accepted the proposed variety of perimeter units and the design approach of having the denser buildings located in the interior of the Project site. In June 2007, the Board was generally satisfied with the overall site plan circulation, site layout, open space and overall massing of the Project. In addition, the ABR expressed appreciation regarding the amount of landscaping and the connectivity of the open yard space throughout the Project site. The ABR also indicated their appreciation and comfort with respect to the proposed “woonerf” street design. In July 2007, the ABR reiterated its acceptance of the Applicant’s site planning efforts. In October 2007, the Board commented that the composition and variety of unit styles were appropriate and that the “expression” of individual styles was going in the right direction, but needed further development.

Throughout the 13 ABR hearings on the Project, the ABR provided comments and direction regarding the overall site design and layout, the details for the various unit styles, and the landscaping elements proposed for the Project. In January 2008, after an exhaustive review of the Project, the ABR granted preliminary design approval stating that the Board had worked hard with the Applicant to design a residential Project that “artistically” blends into the City’s fabric. In addition, the Project was reviewed by the HLC and as requested in the Planning Commission conditions of approval, the HLC provided advisory comments to the ABR. As reported by the HLC Chair at the January 28, 2008 ABR meeting, the proposed Project density is compatible with the neighborhood and the Project site planning is “good”. The HLC supported the organic mix of unit styles and found the Spanish Village scale more compatible with the neighborhood than the Craftsman style.

It is, therefore, Staff’s opinion that the Project as revised by the ABR is appropriately compatible with the St. Francis neighborhood and that the architecture meets the standard of projects approved by the City’s land-use and design review bodies.

6. Unknown environmental impacts caused by the proposed Project changes.

In order to assess changes in the project design, an Addendum to the previously Certified Final EIR for the Santa Barbara Cottage Hospital Foundation Workforce Housing Project (SCH#2004061105) was prepared by the CDD’s Environmental Analyst in accordance with CEQA Guidelines, Section 15164, in order to accurately reflect the revised Project design revisions occurring as a result of design approval. (Attachment 3, Exhibit D). The Addendum provides an analysis of the potential impacts that could result from the proposed Project changes; it concludes that no new significant impacts would occur. Mitigation measures identified in the Certified Final EIR for the Project would continue to apply and would be adequate.

In fact, Significant (Class I) impacts associated with short-term construction noise were found to be reduced based on the recalculated earthwork quantities associated with the revised Project. In addition, significant cumulative traffic impacts at the intersections of Anapamu Street/Laguna Street, Arrellaga Street/Garden Street and Mission/Bath Street would remain similar since the number of residential units would remain the same with the revised Project.

The Addendum also concluded that potentially significant (Class II) impacts associated with air quality, biological resources, archeological resources, historic resources, geological hazards, hazardous materials, diesel fuel soil contamination, ground vibration and truck traffic noise, construction-related solid waste, access and circulation, bicycle parking, construction employee parking and material/equipment storage, and long and short-term construction-related water quality would remain similar (or be reduced) compared to that identified and mitigated in the Project final certified EIR as a result of the Project changes. Therefore, no new significant impacts or a substantial increase in the severity of previously identified impacts would occur with the revised Project.

CONCLUSION:

Staff has participated in the design review process, as well as reviewed the ABR and HLC minutes, the Project plans and other information submitted by the Applicant, the original Project land-use approval documents and Planning Commission comments made at the SCD hearing and it concurs that the ABR's preliminary approval of the Project was appropriate and should be sustained on appeal.

SUSTAINABILITY IMPACT:

The Project conditions previously approved by the City Council require the following:

- The Project is required to meet Santa Barbara Built Green Two-Star standards for construction and strive to meet the Three-Star standards.
- Photovoltaics are required to provide electricity to all common areas and surface parking lots.
- The existing sandstone walls are required to be reused on-site. In addition, any existing sandstone curb in the public right-of-way that is removed and not used is required to be salvaged and returned to the City Corporation Annex Yard.
- A minimum of 95% of demolition materials and construction waste is required to be recycled and/or reused.
- Bio-diesel fuel is required, where feasible, for construction vehicles.
- A Resident Shuttle Program will be implemented to serve Project residents.

- ATTACHMENT(S):**
1. Appellant's Letter, dated February 7, 2008
 2. Architectural Board of Review Minutes
 3. Planning Commission Staff Report, including Addendum to the Certified Final EIR as of April 3, 2008
 4. Substantial Conformance Determination, April 21, 2008

PREPARED BY: Irma Unzueta, Project Planner

SUBMITTED BY: David Gustafson, Acting Community Development Director

APPROVED BY: City Administrator's Office

RECEIVED

FEB 07 2008
 4:15pm JAC
 CITY CLERK'S OFFICE
 SANTA BARBARA, CA

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February 7, 2008

Mayor Marty Blum and Members of the City Council**City of Santa Barbara**

City Hall—De La Guerra Plaza

Santa Barbara CA 93101

By hand-delivery.

**RE: Notice of Appeal--601 E. Micheltorena (St. Francis project—ABR Review on
 January ²⁶~~28~~, 2008**

Dear Mayor Blum and Members of the City Council:

This appeal is filed because:

- (1) ABR, with only five members present, failed to comply with the the items mentioned in St. Francis Friends and Neighbors statement to the ABR dated January 28, 2008 (copy attached);
- (2) ABR violated the law as stated in the letter to the City Council dated January 30, 2008 (copy attached);
- (3) ABR violated its rule against giving preliminary approval prior to Planning Commission/City Council review of the project. This project is a different size, bulk, scale, site design, number and size of buildings, traffic pattern, and increased negative environmental impacts. ABR members were informed that they could proceed without complying with the requirements to read Resolution 06-103 of the City Council and the EIR because their decision would likely be appealed. By so doing, they violated the duty of Members of the ABR as set forth in the Charter, the municipal code and state law.
- (4) As you have learned, the original description of the project provided by the applicant and city staff was in error by understating the amount of residential construction by more than 6,000 square feet.
- (5) The project violates the basic zoning ordinance restrictions related to density. The revised project increases the burdens on the neighborhood and City by an increase in the density, size, bulk and

scale. The project is now proposed at 134,000 square feet of residential and the podium (roof of first floor garages) is increased to 39,652, an increase of 17,000. That results in less available landscaping and open space.

- (6) Project is less compatible with neighborhood.
- (7) Architecture is not in keeping with the standards for Santa Barbara.
- (8) Unknown environmental impacts caused by project changes including but not limited to increased truck trips impacting area traffic, increased noise from loading and truck operations, reduced air quality resulting from the loading and hauling using diesel trucks and equipment. Although city staff and applicant have not provided information to ABR before asking ABR to approve the project, it is estimated that 700 truckloads of material will be removed from the site above the amounts estimated in the EIR.

Very truly yours,



Tony Fischer, Attorney
Representing St. Francis Friends and Neighbors

Date: January 28, 2008

To: Architectural Board of Review

We respectfully request that you ensure the following before this "revised" project receives preliminary approval:

- Each member of ABR read the EIR and the resolution of the City Council (06-103).
- This revised and larger project is subjected to an EIR as required by law. As compared to the original project that was approved by City Council, this project has an additional 13,000 sq. ft. of building space, 17,000 sq. ft. of added podium deck, a decrease in landscaping, along with the relocation and size increase of the underground parking system requiring a significant increase in excavation and hauling. These environmental impacts need to be studied and mitigated.
- The HLC be given adequate time to review this project. A 2-hour, cursory review of this large and complex project does not meet the intent of the City Council resolution. We request the project go back to HLC and ask that they deal specifically with neighborhood compatibility and size of buildings.
- That you can make a finding in good faith that the project is compatible with the neighborhood. This requests evaluation of the size, bulk, scale, density, adverse traffic impacts adverse air quality impacts, excessive noise, excessive grading and other impacts identified in the initial study. Because of the very large underground parking system (which has now increased in size), this project will have the feel of an even larger project with larger buildings and less landscaping and open space than in the original approved project. The goal of sending it to ABR was to make it smaller and more compatible, not larger and less compatible!
- The project complies with the zoning ordinance which required each residential development to have its parking on the same lot. (See Parking Ordinance and Villa Riviera lot.)
- The project has adequate solar built into the system as required by current City policies.
- The project has required ADA access for the circulation patterns within buildings, to and from the project, to and from the commemorative display, and to and from the shuttle stops.
- The project provides adequate space for children to play outdoors.
- Applicant has demonstrated how and where the electrical, water, sewer and garbage disposal systems will be located and how they will function (fix it now.)

- You have disclosed all contacts with the applicant and its team during this review process to the project.
- You have a defined plan showing location and size, bulk and scale for the historical commemorative display for St Francis Hospital.
- You receive drawings showing an adequate response to these concerns.

You are also asked to read and review the first page of ABR Guidelines (attached) which list the goals of the ABR and the duties which you have assumed as appointed officials of the City.

Thank you,

Jim Westby
St. Francis Friends and Neighbors

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January 30, 2008

Mayor Marty Blum and Members of the City Council
City of Santa Barbara
City Hall
Santa Barbara CA 93101

By hand-delivery and email.

RE: 601 E. Micheltoarena (St. Francis project—ABR Review.)

Dear Mayor Blum and Members of the City Council:

At the ABR meeting on Monday night, January 28, 2008, the City Attorney was present for part of the meeting. As the Board was deliberating after close of public comment regarding the project, the City Attorney interrupted a point of order request by the undersigned seeking to have the members of the ABR state whether they had read the EIR or Resolution 06-103 of the City Council. The City Attorney simply stated that the five members of the ABR should take advice from him and no one else and that they were not required to read the EIR or Resolution No. 06-103 of the City Council and not required to state if they had read the documents before making a motion and voting on preliminary approval of this project.

That was a direction to violate the law.

Review of this project by ABR, including grading, architecture, site plan, neighborhood compatibility and parking are required by the City Charter, Chapter 28.68 of the Municipal Code, City Resolution 94-064, and the review is listed as a mitigation measure in the EIR in paragraph C on page 30.

Re: ABR Review of 601 E. Micheltorena project
Date: January 30, 2008
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To: Mayor and City Council Members

Resolution No. 94-064 was adopted on June 14, 1994 and it has been used to guide the City's implementation of CEQA on a regular basis. It provides definitions and procedures to be used by the City of Santa Barbara . On page 1, under definitions, it states:

- "A. City. City means the City of Santa Barbara and includes the City Council, all boards and commissions and department of the City.
- B. Decision-making Body. Decision making body means City Council or any City Board or commission or any City official delegated authority to approve or disapprove a project, including but not limited to, the Planning Commission, Historic Landmarks Commission and Architectural Board of Review.
- C. Environmental Analyst. Staff person in Community Development Department responsible for overseeing local implementation of the California Environmental Quality Act. "

Resolution 94-064 also states:

"Whereas, the State of California Public Resources Code, Section 21082, requires all public agencies to adopt by ordinance, resolution, rule or regulation, objectives, criteria and procedures for the evaluation of projects and preparation of environmental impact reports and negative declarations; and

Whereas, the City of Santa Barbara desires to implement the California Environmental Quality Act of 1970 (CEQA) (starting at section 21000 of the Public Resources Code of the State of California) and the Guidelines for Implementation of the California Environmental Quality Act of 1970 (starting at Section 15000 of Division 6, Title 14 of the California Administrative Code), as each of the same presently exist and as the same may be duly and legally amended:"

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Under CEQA, a "decision making body" is defined to mean "any person or group of persons within a public agency permitted by law to approve or disapprove the project at issue." See 14 Cal. Code of Regs. § Section 15356.

14 Cal. Code of Regs. § 15025. States the following:

"Delegation of Responsibilities.

(a) A public agency may assign specific functions to its staff to assist in administering CEQA. Functions which may be delegated include but are not limited to:

- (1) Determining whether a project is exempt.
- (2) Conducting an initial study and deciding whether to prepare a draft EIR or negative declaration.
- (3) Preparing a negative declaration or EIR.
- (4) Determining that a negative declaration has been Completed within a period of 180 days.
- (5) Preparing responses to comments on environmental documents.
- (6) Filing of notices.

(b) **The decision-making body of a public agency shall not delegate the following functions:**

- (1) Reviewing and considering a final EIR or approving a negative declaration prior to approving a project.**
- (2) The making of findings as required by Sections 14:15091 and 14:15093.**

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(c) Where an advisory body such as a planning commission is required to make a recommendation on a project to the decision-making body, the advisory body shall also review and consider the EIR or negative declaration in draft or final form. (Emphasis added.)

CEQA clearly requires decision making officials to review and read and to certify to that fact before making a decision.

At the meeting of the ABR on January 28, 2008, the Staff Planner, Irma Unzueta was present for a limited period of time. Jaime Limon, Supervisor of Planning Process was present after Irma Unzueta left. The Environmental Analyst was not observed in the room and as far as the undersigned is aware, was not watching the proceedings on live TV and was not consulted.

The City Attorney, at the ABR hearing after telling the ABR members to violate the law, further commented that it might not make a difference because their decision would likely be ultimately decided at a higher level. This is a serious breach of responsibility. First, advising any one to violate the law is a problem in itself. Process is important. Informed decisions are critical to good government in addition to being a required step in the process.

Respect for the process is equally important. Without the required information contained in the EIR, ABR's time was wasted because morally and legally the City and the public must ignore its efforts. It is no different than if the ABR approved a set of drawings for a building without looking beyond the cover page.

One would like to believe that the ABR is making an informed decision. If information is not presented as required by law, there is no adequate remedy except to set aside the action and to require full compliance. ABR members appear willing to follow the law and it appears they were waiting to be advised of their legal requirements.

The giver of the advise and direction to the ABR presumed that the violation of CEQA can and will be remedied by an appeal by a third party. If the logic of the City

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Attorney is followed, the City Attorney is clearly stating that it is OK for these decision-making officials to take action and/or to make recommendations based upon a lack of knowledge; the scope of which is required to include a reading of the EIR. It is noted that despite the use of many hours of time at ABR, the basic information in the EIR was not provided to the ABR and the City Planning Supervisor told the ABR to restrict comments about environmental impacts. It is estimated that reading the EIR and public comments about the environmental impacts would have consumed less than 10% of the total time devoted to the review of this project. It would have given them the background information to help them decide the impact of changes urged upon them by the Applicant.

As indicated by conduct below, there are indications that the Applicant and the City Attorney worked together to truncate the review. Was there an "agenda" at the meeting which did not allow for time to read the EIR? All evidence indicates an affirmative answer.

It is also a concern because a policy to ignore a legal requirement is clearly unacceptable. If we are going to leave compliance with the law up to the decision of a third person with ability to pay an appeal fee and prosecute an appeal, it makes a mockery of the system and the law.

It is noted that the City of Santa Barbara is considered the location of the birthplace of the environmental movement as a direct result of the 1969 oil spill. The National Environmental Quality Act was adopted in response to the spill and the visit of national politicians to the site. California adopted its California Environmental Quality Act in 1970. The first EIR's were written in 1970. It is particularly disturbing to have the City Attorney of Santa Barbara advocate a direct violation of the heart of the Environmental Quality Act. As we all know, the heart of the environmental quality acts is to provide a document known as an environmental impact report to all decision makers and to require them to read it and to state on the record that fact. The EIR is not an approval document, it is an information document.

Re: ABR Review of 601 E. Micheltorena project
Date: January 30, 2008
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To: Mayor and City Council Members

As was pointed out before the City Attorney arrived at the hearing---he didn't indicate how much he had watched on TV--- those present knew the ABR was not reviewing a project which had been seen and reviewed by the Planning Commission or City Council. The members were asked to provide a preliminary approval of a project without the benefit of any EIR written to disclose significant adverse environmental impact caused by the original project and with no environmental review of the new larger project. ABR was also making a decision regarding a larger project with the potential to be less compatible with the neighborhood due to increased size of structures as a result of increased unit size and by combining more units into each building. In addition, one design change proposed and apparently accepted by ABR will cause extensive excavation and hauling of rock and undisturbed soil from the site. No grading plan for this project as presented to ABR was presented. ABR is required by Chapter 22.68 to review all grading plans for a project which involves a tentative map.

Unknown to the ABR due to the instruction to not read the EIR is the fact that the site design and EIR was based upon a representation that the cut and fill would be balanced and that the residential development would be 121,000 square feet and the garage roof would be 22,000 square feet. The current design will result in 134,000 square feet of residential development and a garage roof, called a podium in recent documents, will be 39,000 square feet. (All numbers rounded.) That is an increase in residential construction of 13,000 square feet; not an insignificant amount. The garage is expanded by 17,000 square feet. To achieve the larger garage will require an excavation of an area which is estimated at 13,000 square feet in area and 10 feet deep. That is 130,000 cubic feet—maybe more.

An example of the impacts not studied is that a truck load (typical dump truck) is approximately 5 cubic yards or 135 cubic feet. Obviously, the capacity of a truck can vary based upon the size of the truck and the mix of stone and dirt. At 135 cubic feet per truck, the hauling will require approximately 2000 trips by trucks to and from the site. How many work days or months will be needed? What will be the impact of

Re: ABR Review of 601 E. Micheltorena project

Date: January 30, 2008

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To: Mayor and City Council Members

this removal operation on air quality, traffic, noise, etc.? The disposal destination is not disclosed by the drawings and was not studied. The only routes are over local streets and the freeway. Even if hauled to the same disposal site to be used for recycling of building materials, the material will logically not remain there. ABR was told to ignore these questions and didn't have the opportunity to find out even the existing conditions in the neighborhood and street as described in the EIR. It is not known if the Applicant has data regarding these matters. An invitation by the Applicant to provide some data to the ABR was ignored apparently because staff had discouraged any consideration of environmental impacts.

The City Council and City Attorney were requested last July to set aside a prior rush to grant preliminary approval. Then, only the Applicant had the data and information necessary to know and reveal the "errors" in the project calculations which were the basis used to describe the project in the EIR. Applicant provided to the public new data in January 2008 regarding these errors and the increase in the size of the project, the excavation required, and the elimination of 7,000 square feet of landscaping, etc. It is not known what staff was given or learned on its own. In July 2007, it was not known that the data provided to City Council was the result of what is now claimed to be "calculation errors." It was also not clear or disclosed that hillside would have to be removed to accommodate the proposed new plan. This current violation of city and state required process is far greater than the violation last summer. It demands an immediate remedy.

As a further consideration, prior to the direction from the City Attorney to not read the EIR, Jaime Limon, who replaced the Staff Planner at the staff table, informed the Chair that comments involving environmental issues such as reading the EIR, the parking lot and density were not relevant and those comments from the public should be restricted. In response, the members of the ABR stopped a speaker from using his two minutes and thereafter the Chair chose to "edit" out material while reading into the record letters from the public. These actions violate the Brown Act, the public meeting policies of the ABR and CEQA.

Re: ABR Review of 601 E. Micheltorena project
Date: January 30, 2008
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To: Mayor and City Council Members

After the direction from the City Attorney to the ABR to ignore the request of the public that the ABR read the EIR, Mr. Limon was handed a copy of paragraph C. 8 from Resolution 06-103 which states:

C. Design Review for the Condominium Project: The project is subject to the review and approval of the Architectural Board of Review (ABR) unless otherwise stated:

8. Crime Analyst Plan Review. The Developer shall meet with the City Police Department Crime Analyst prior to ABR Preliminary Approval to determine how lighting, locking mechanisms, egress and fencing can be designed and installed to reduce the potential number of calls for police service from occupants of the Real Property.”

Mr. Limon was observed taking the document to the City Attorney who conferred with the Cottage Hospital team in attendance. The City Attorney then advised Mr. Limon to proceed without satisfying the condition. The undersigned was not allowed to clarify that his earlier reference to safety issues dealt directly with this condition of approval. It is likely this condition was an attempt by City Council to satisfy concerns with safety created by large garages connected to residential development and this design review by the Crime Analyst was intended to increase the safety of the community.

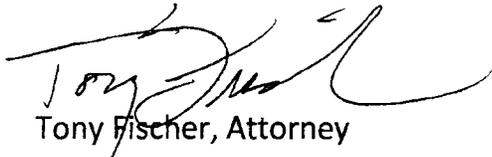
Based upon the events of January 28, 2008, it is clear that after apologies from staff and the applicant's representatives for having shortened and curtailed the opportunity for review of the project by the HLC (another requirement of the EIR which had been missed), it is clear that the documents have not been read by the public officials charged with that responsibility to be informed and/or the persons responsible to advise them in order to obtain compliance with the law and directives of the City Council.

Re: ABR Review of 601 E. Micheltoarena project
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To: Mayor and City Council Members

Under the circumstance, it is strongly recommended that City Council consult with the Environmental Analyst regarding this matter and allow the Environmental Analyst to employ special counsel to assist in providing advice to the City Council.

Immediate action is requested.

Very truly yours,



Tony Fischer, Attorney

Representing St. Francis Friends and Neighbors

cc :

ABR Members

HLC Members

Planning Commission Members

City Attorney

City Administrator

Chief of Police

CPA

League of Women Voters

CONCEPT REVIEW - NEW ITEM1. **601 E MICHELTORENA ST**

C-O Zone

Assessor's Parcel Number: 027-270-030
 Application Number: MST2003-00827
 Agent: Ken Marshall
 Architect: Brian Cearnal
 Owner: Santa Barbara Cottage Hospital Foundation

(The proposed St. Francis Residential Project is located on a 5.94-acre site that is bounded by Grand Avenue on the north, Micheltorena Street on the south, California Street on the east and Arrellaga Street on the west. The proposed St. Francis Residential Project would remove the existing St. Francis Hospital buildings, totaling approximately 189,000 square feet, and replace them with 115 residential condominiums that would be occupied by Cottage Hospital Employees. of the 115 residential condominiums, ten (10) one-bedroom units, sixty-five (65) two-bedroom units, and forty (40) three-bedroom units are proposed. Existing grading and infrastructure, such as the existing parking structures and retaining walls, would be used to the maximum extent feasible. The applications required to carry out this project are expected to be a Tentative Subdivision Map, Final Map and Lot Merger, Rezone to adjust the C-O/R-2 zone line to follow the proposed property lines, and Lot Area Modification.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP, LOT MERGER, LOT AREA MODIFICATION, AND CITY COUNCIL APPROVAL FOR THE REZONE.)

(3:21)

Brian Cearnal, Architect, Ron Biscarro, Cottage Hospital, Katie O'Reiley-Rogers, Landscape Architect, and Jessica Grant, Associate Planner, present.

Staff Comment: Ms. Grant stated that this project has undergone three neighborhood meetings and a concept review by the Planning Commission in December 2003. The Bungalow Neighborhood Association and the applicants have submitted a request for a rezone of the project site. The rezone request will be scheduled before the City Council in about one month.

Public comment opened at 3:55 p.m.

Joseph Rution read a letter into the record noting that the Bungalow Haven Neighborhood Association has filed a formal request for rezone of the property upon which this is project is proposed.

Public comment closed at 3:57 p.m.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The project is very well conceived and is successful in its overall use and concept. SITE: 2) The Board appreciates the movement for more open space as requested by the Planning Commission, such as the public space adjacent to the neighborhood. 3) The front-pocket park of terrace one should visually look more connected to the street by softening and enhancing the significant existing retaining wall. 4) Consider meandering the straight pedestrian access walkways between Grand Avenue and the project site. 5) Acknowledge the secondary pedestrian accesses and consider paseos. 6) Have an obvious connection of the pedestrian walkways to the shuttle/bus stop. 7) The perimeter green spaces should: a) be visually open and appear like front yards; b) keep the pattern of the neighborhood on the front areas; c) not be fenced off; and d) not turn their back to the neighborhood's view. MASSING: 8) The Board appreciates the breaking-up of the massing along the perimeters but would like to see more to ensure that the massing patterns are similar to adjacent residential patterns across the street. 9) Consider reducing the massing along the perimeter to a more residential scale. 10) There was concern on the linearity of the three and two and one-half story units facing terrace one; consider softening or adding variations such as moving units back or articulating the walls. 11) The massing along Salsipuedes Street is acceptable as it reflects the existing commercial across the street. 12) The consistent rooflines should be differentiated to follow the neighborhood. 13) The Board appreciates placing the massing and simplicity on the center of the project and the variation and enhancements on the exterior.

STYLE: 14) The Board supports some architectural mix but would like to see more bungalow scale and style. 15) When Spanish architecture is used, a quirky Spanish-like bungalow style should be used similar to that found in the neighborhood. 16) A Subcommittee was established for the project, composed of Bartlett, Manson-Hing, and Six-alternate.

Action: Christoff/Bartlett, 4/0/0. Eichelberger stepped down.

CONCEPT REVIEW - CONTINUED ITEM

2. 308 PALM AVE

M-1 Zone

Assessor's Parcel Number: 031-342-009
 Application Number: MST2003-00838
 Agent: Christophe Zupsic
 Owner: Edward Withey & Barbara Hobbs

(The proposed project involves a 955 square foot addition to an existing 2,108 square foot manufacturing building on a 6,815 square foot lot. Six parking spaces are proposed.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS RECEIVED.)

(4:50)

Christophe Zupsic, agent, and Jessica Grant, Project Planner, present.

Staff comment: Ms. Grant commented that the Environmental Assessment has not been completed. The project requires an archeological report.

Motion: Continued indefinitely to the Consent Calendar: 1) The landscape should include a palm on the pocket near the north elevation, vines on the outside of the wall, and cordyline in the two niches on the south side of the building. 2) Add pilaster-end columns to the high roof on the four corners so that the roof-tile is not continuous. 3) The windows shall be steel to read as traditional detailing. 4) Reshape the small windows with the crossed wrought iron on the east elevation to be more vertical in proportion.

Action: Christoff/LeCron, 7/0/0.

PRELIMINARY REVIEW

3. 217 SANTA BARBARA ST

HRC-2/SD-3 Zone

Assessor's Parcel Number: 033-054-006
 Application Number: MST2002-00521
 Owner: Las Villas De Ortega, LLC
 Architect: Garcia Architects

(The subject project consists of a one-lot subdivision. Proposal to construct two two-bedroom residential condominium units and four covered parking spaces on a 5,000 square foot parcel located at 217 Santa Barbara Street. The existing 1,560 square foot single-family residence, 338 square foot studio, and 209 square foot one-car garage are proposed to be demolished.)

(Preliminary approval of the project is requested.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 062-03.)

(5:04)

Gil Garcia, Architect, and Bob Cunningham, Landscape Architect, present.

Motion: Preliminary approval of the project and indefinite continuance to the Consent Calendar with the following comments: 1) Final approval may be granted at the Consent Calendar review. 2) Provide changes to the sound-wall as per the Planning Commission resolution. 2) The front two arches on the north portion of the west elevation shall be lowered. 3) The elevations shall be appropriately labeled. 4) The exterior light fixtures shall be Spanish style.

Action: Pierron/Bartlett, 6/0/0. Eichelberger stepped down. Larson absent.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 601 E MICHELTORENA ST**

C-O Zone

Assessor's Parcel Number: 027-270-030
 Application Number: MST2003-00827
 Landscape Architect: Katie O'Reilly
 Owner: Santa Barbara Cottage Hospital Foundation
 Agent: Ken Marshall
 Architect: Brian Cearnal
 Architect: Peikert Group
 Architect: Thompson Naylor Architects
 Architect: Mark Wienke

(The proposed St. Francis Residential Project would remove the existing St. Francis Hospital buildings and construct 115 residential condominiums totaling 121,310 square feet that would be occupied by Cottage Hospital employees and garage and storage buildings totaling 64,496 square feet. The project is located on a 5.94-acre site. Planning Commission approvals required to carry out this project are expected to be a Tentative Subdivision Map, Lot Merger, Rezone to adjust the C-O/R-2 zone line to follow the proposed property lines, and Lot Area Modification. Under discussion will be the possible formation of an ad-hoc subcommittee to review the project.)

~~(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVALS.)~~

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 039-06.)

(3:30)

Present: Brian Cearnal, Architect; Joseph Andelitis, Architect; Gordon Brewer, Architect; Suzette Naylor, Architect; Mark Wienke, Architect; Tom Thompson, Cottage Hospital; Jan Hubbell, Senior Planner; Jaime Limón, Senior Planner.

Ms. Hubbell relayed the Planning Commission conditions of approval related to Design Review.

Mr. Cearnal requested ABR comments aimed at the projects next steps. Mr. Cearnal clarified that height by definition is related to existing grade (existing condition on site), that is where everything will be measured from; some buildings will be well below the 35 foot height limit because of grade conditions.

Public comment opened at 4:25 p.m. The following individuals provided written comments or spoke with concerns about the project.

- Jennifer Miller, noticing issue; Larry Girstein: size, and neighborhood incompatible; Shirley Campbell: traffic issues, incompatibility with the neighborhood; Lisa Ann Kelly: global warming, size, bulk, and scale. Steven Fountain: increased traffic, parking issues, and power lines.
- Sherry Rae McKinney: demolition of the structure, suggested adaptive reuse of the site.
- Tony Fisher, Attorney representing St. Francis Friends and Neighbors: density, possible violation of City's Zoning Ordinance, noticing issues, lack of prior ABR review and public comment, opposed to a subcommittee, size, bulk, and scale.
- Kellum DeForest: commended the mixed-use style, density, bulk, and scale, lack of setbacks.

- Jim Westby, St Francis Friends and Neighbors: suggested eliminating the modifications and tandem parking, suggested underground electric cables, opposed to a subcommittee.
- Susan Gerstein: sandstone soil, design changes may be required.
- Jan Winford: suggested reserved parking on Via Riviera.
- Judy McKee: density, neighborhood incompatibility.

Public comment closed at 4:56 p.m.

Jaime Limon, Senior Planner responded that public notices were sent to those individuals contained on the active interested party list, and stated that the case planner will be asked to verify that the project description is accurate. Mr. Limon cautioned against substitution of plans at public meetings and suggested that subcommittee meetings would facilitate comments, with actions taken at the Full Board, and added that a site visit could be scheduled. Mr. Limón stated that the Board's purview is focused on architecture; comments may indicate whether buildings appear massive and may suggest reducing the massing to an acceptable degree.

Straw Vote: How many Board members would prefer a Subcommittee? 2/5/0.

Motion: Continued three weeks to the Full Board with the following comments:

- 1) Overall, the project is well conceived with the variety of perimeter units and denser units at the interior.
- 2) A majority of the Board are in favor of continued review by the Full Board. One Board member suggested scheduling the review after the Board's recess.
- 3) A majority of the Board are in favor of first reviewing the site as a whole, with later review of individual building types.
- 4) Provide enlarged site plans and through site and building sections showing the balconies and their relationships to adjacent private yards. One Board member suggested that a 3-D representation would be beneficial for understanding height variations and their interrelationship.
- 5) Study better connectivity between the upper and lower areas of the site.
- 6) Provide more diversity and break up of the units to avoid the tract-like appearance.
- 7) Study a secondary access for units F and S.
- 8) Consider landscaping at the wall joining units F and S.
- 9) Provide a park-like open space for families. Preserve any significant trees on the site.
- 10) Provide 2 or 3 shuttle bus locations per Planning Commission direction.
- 11) Throughout the project large planters for significant trees should be provided wherever possible.
- 12) The Board requested study of the landscaping above the parking garage for the inclusion of significant planting elements.

Action: Zink/Mudge, 7/0/0. Motion carried. (Wienke stepped down.)

(Staff received a request from the applicant to be continued four weeks to June 11, 2007.)

**** THE BOARD RECESSED FROM 5:53 P.M. UNTIL 6:17 P.M. ****

CONCEPT REVIEW - CONTINUED ITEM**3. 601 E MICHELTORENA ST**

C-O Zone

Assessor's Parcel Number: 027-270-030
 Application Number: MST2003-00827
 Owner: Santa Barbara Cottage Hospital Foundation
 Agent: Ken Marshall
 Architect: Peikert Group
 Architect: Thompson Naylor Architects
 Architect: Mark Wienke
 Architect: Brian Cearnal
 Landscape Architect: Katie O'Reilly

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility. **THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006 AND BY THE CITY COUNCIL ON DECEMBER 19, 2006.**)

(Third Concept Review.)

(THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006 AND BY THE CITY COUNCIL ON DECEMBER 19, 2006. THE PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 039-06.)

(5:37)

Present: Brian Cearnal, Archtect; Ken Marshall, Agent; Irma Unzueta, Project Planner.

Ms. Unzueta gave the staff presentation, stating that the ABR's purview includes neighborhood compatibility, and the project's aesthetics and design.

Public comment opened at 6:11 p.m. The following people spoke with concerns about the project:

Susan Gerstein: concerned about seepage problems; standing water and mold.

Larry Gerstein: lack of neighborhood photos; incompatible with surrounding neighborhood; density.

Jim Westby: insufficient open space; absent Board members; environmental impacts of windows, furnaces, water usage.

Kellem de Forest: insufficient children's play area; underground parking; memorial location.

Tony Fisher, St. Francis Friends and Neighbors: criteria for comparing good architecture, children's play space, entry and exit from parking garage; landscaping to be revised; drawings not available to the public prior to the meeting; project is not ready for preliminary approval.

Jan Winford: concerned with vehicular circulation; covered shuttle stop will cut into the green space.

Acting Chair Sherry read written comments from Patrick (last name illegible) in support of the project.

Public comment closed at 6:25 p.m.

Mr. Limón clarified that the Board's purview is limited to the architectural forms, including building and residence types, and whether the architecture is acceptable for the proposed location. Any request for height and location changes must be based on unmet guidelines or site incompatibility.

Acting Chair Sherry requested clarification about approving specific portions of the project, such as the site plan. Mr. Limón responded that phasing the reviews is a possibility.

Motion: Continued indefinitely to the Full Board, with the following comments:

- 1) The Board appreciates the applicant resolving the previous concerns and is generally satisfied with the overall site plan with regard to the circulation, site layout, open yard space and overall massing.
- 2) The Board appreciates the amount of landscaping and the proposed connectivity of the open yard space throughout the project as an important aspect of the project, and looks forward to further development of the open space as an integral element to the project.
- 3) Continue studying locations and architecture of the proposed shuttle stops.
- 4) The Board appreciates and is comfortable with the woonerf design.
- 5) The Board appreciates the proposal to maintain the existing walls at Salsipuedes and Micheltorena Streets.
- 6) Continue developing and studying the individuality of each unit of the project, particularly addressing neighborhood compatibility with regard to the adjacent neighbors across public streets and access to each individual units from the public right-of-ways.
- 7) Continue studying units at the upper level for ways to break up the massing as much as possible.
- 8) Identify the market rate units and incorporate them into the overall architecture in a sensitive, non-segregated manner.
- 9) Continue studying each unit's private open yard areas, and how they are accessible and usable to the occupants.
- 10) The Board appreciates any "greening" of the project in accordance with Planning Commission's Conditions of Approval.
- 11) The Board looks forward to the break up of the massing of the retaining walls along California Street to the fullest extent possible.
- 12) The Board looks forward to further development and detailed drawings of the landscape plan addressing all proposed landscaping of the retaining walls.

Action: Aurell/Randy, 5/0/0. Motion carried. (Wienke stepped down. Manson-Hing and Mosel absent.)

***** THE BOARD RECESSED FROM 7:14 P.M. UNTIL 7:35 P.M. *****

DISCUSSION ITEM

4. Review and comment on the proposed updated Architectural Board of Review and Single Family Design Board Guidelines; Heather Baker, Project Planner.

(7:37)

Present: Heather Baker, Project Planner.

Public comment opened at 7:49 p.m. The following individual(s) spoke in opposition: Paula Westbury.
Public comment closed at 7:52 p.m.

Motion: Preliminary Approval and return to Consent Calendar with comments:

- 1) Skylights shall be very low profile and dark brown in color.
- 2) Applicant to provide a sample of type of paver to be used in the driveway and front entry.
- 3) Applicant to include a tree near west elevation of Unit 2 close to the entry.

Action: Aurell/Mosel, 5/0/0 (Wienke, Blakely absent, Boardmember Sherry stepped down).

PRELIMINARY REVIEW

6. 601 E MICHELTORENA ST

C-O Zone

Assessor's Parcel Number: 027-270-030
Application Number: MST2003-00827
Owner: Santa Barbara Cottage Hospital Foundation
Agent: Ken Marshall
Architect: Joe Andrulaitis/Cearnal Andrulaitis, LLP

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility. THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006, AND BY THE CITY COUNCIL ON DECEMBER 19, 2006.)

(Review of the Architecture.)

Time: 7:54 p.m.

Present: Joe Andrulaitis, Architect.

Public comment opened at 8:12 p.m. The following individuals/representatives spoke in opposition: Tony Fischer, for St. Francis Friends and Neighborhoods, Jan Winford, Jim Westby, Paula Westbury.
Public comment closed at 8:22 p.m.

Mr. Marshall clarified that the amount of requested modifications were reduced due to changes in the design.

Mr. Limon clarified that staff is currently in the process of preparing a staff report reflecting the changes to the site plans and project, and will verify with the Planning Commission whether they agree with staff on the substantial conformance issue.

Motion: Continued two weeks to the Full Board with comments:

- 1) Regarding the elevations in general, the Board would like to see the complete elevations where applicable and wherever there is a change in grade that we see the actual grade in relation to those elevations. The Board would like to see the elevations presented with the key plan of the site just the immediate context of that adjacent building where it shows the proximity of the streets surrounding building faces, walkway or adjacent street.
- 2) The Board would like to see any additional information to be presented or reported in the plans.
- 3) In general, all the long structures the Board advises breaking up all roof elements into simple roof elements, i.e., a vent chimney, etc.
- 4) In general, study the side elements for all units for the occasional decorative element using wrought iron, railings, or planter holders to give the side elements some variety.
- 5) A UNITS: Study the deck parapets for breaking up the solids facing of the deck parapets, such as perforations in the wall, possible variations, and heights of those parapets.
- 6) B UNITS: The 6-foot patio overhang seems unwieldy. Study articulation to alleviate that visual appearance. Study a simple wall element that may break up the symmetry of this unit.
- 7) R UNITS: Study side element to break up the flat sides.
- 8) S UNITS: This element seems a little simple, and needs street charm and character.
- 9) RS UNITS: Need to add elevations of Unit A and show grades and retaining walls, etc., show the change of elevations and break up elements.
- 10) RSS UNITS: Study breaking up long roof elements, and parapet wall for perforation or some other element to assist that those side elevations.
- 11) The Board continues to appreciate the applicant's site planning efforts, and looks forward to reviewing updated landscaping plans, the scale of the building plans, articulations, and elevation improvements.

Action: Zink/Aurell, 6/0/0 (Wienke, Blakely absent).

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

1. Ms. Bedard announced that Board member Wienke will arrive after Item #1, and will step down from Item #7.
2. Board member Mosel announced that he will step down from Item #4.

E. Subcommittee Reports.

No reports.

F. Possible Ordinance Violations.

No violations reported.

PRELIMINARY REVIEW

1. 601 E MICHELTORENA ST

C-O Zone

Assessor's Parcel Number: 027-270-030
Application Number: MST2003-00827
Owner: Santa Barbara Cottage Hospital Foundation
Agent: Ken Marshall
Architect: Joe Cearnal Andrulaitis, LLP

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility.)

(THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006, AND BY CITY COUNCIL ON DECEMBER 19, 2006.)

(Review of the Architecture.)

Time: 3:45

Present: Joe Andrulaitis, Architect.

Public comment opened at 4:10 p.m. The following individuals/representatives spoke in favor or opposition:

Jim Westby, opposed.

Tony Fisher, opposed.

Cheri Rae McKinney, opposed.

Public comment closed at 4:16 p.m.

Motion: Continued two weeks to the Full Board with the following comments:

- 1) General Information: The Board would like to see the present state of the landscaping proposal and the tree removal proposals.
- 2) Applicant to verify the high fire requirement and update the elevations to suit the detailing.
- 3) J Building: study reducing the height of the building. One suggestion is to lower the plate height or the roof slopes.
- 4) The Board prefers having wood siding on the upper floor, as opposed to having wood siding on the ground floor with plaster above.
- 5) Front door at the lower covered entry: study aligning the door with the porch opening.
- 6) On the site wall between units J2 and S1, consider lowering the site wall to allow for a shorter height difference between the units.
- 7) M Units: the eastern most units facing California Street: study relocating the windows to the garages further away from the entries.
- 8) Study reducing or removing the walkway fingers adjoining the driveway guest parking to provide more landscaping area.
- 9) At the western most M Units: study relocation of the main entry doors to the units, to relate more to the pedestrian access.

Action: Mosel/Sherry, 6/1/0. Motion carried. (Wienke absent. Blakeley was opposed due to a continuing issue with the mass, bulk, and height of the upper section.)

FINAL REVIEW**2. 601 E ANAPAMU ST**

R-3 Zone

Assessor's Parcel Number: 029-142-019

Application Number: MST2007-00190

Owner: FAEC Holdings 390026, LLC

Applicant: Karen Quinn, BDC Management

(Proposal for a new landscape plan to include walkways, retaining walls, stairs, minor pool work, and removal of trees in the front setback.)

(Project Received Preliminary Approval on May 7, 2007. Final Approval is Requested.)

Time: 5:01

Present: Karen Quinn, Applicant; Katy Rogers O'Riley, Landscaped Architect; Rob Kooyman, BDC Management.

Staff comments: Jaime Limon provided the Board with background information clarifying that there was a stop work order, he stated that there was some confusion on the part of the property owner as to whether the work needed ABR review.

Tim Downey, City Urban Forest Superintendent, reported that he has been in discussion with applicant, and will work with the applicant and the Street Tree Advisory Committee for mitigation of the additional tree removal.

PRELIMINARY REVIEW**6. 601 E MICHELTORENA ST****C-O Zone**

Assessor's Parcel Number: 027-270-030
Application Number: MST2003-00827
Owner: Santa Barbara Cottage Hospital Foundation
Agent: Ken Marshall
Architect: Joe Cearnal Andrulaitis, LLP

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility. THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006 AND BY THE CITY COUNCIL ON DECEMBER 19, 2006.)

(First review of the Architecture of Units H-1, H-2, H-3, and review of landscaping.)

Time: 7:01

Present: Joe Andrulaitis, Architect; Ron Biscaro, Cottage Hospital System V.P./Project Manager.

Staff comment: Ms. Bedard reported that landscaping plans will not be reviewed at this time as the plans were not submitted in time to allow public review.

Public comment opened at 7:27 p.m. The following individual(s) spoke in favor or opposition:

Jim Westby: opposed.

Tony Fischer: opposed; concerned about the CUP of Villa Riviera.

Paula Westbury opposed.

Jan Winford: opposed.

Public comment closed at 7:34 p.m.

Motion: Continued two weeks to Full Board, with the following comments:

- 1) Restudy the H3 unit, and consider the width of the overhangs and closet bump-outs.
- 2) The Board requests clarification from staff as to whether the location and quantity of guest parking is adequate. There is concerned about the quantity of guest parking spaces being inadequate for the project, and the designation of 11 parking spaces for Villa Riviera and the mechanism by which those parking spaces will be separated from rest of project.
- 3) Restudy Shuttle Stop No. 2 for ease of use by putting the stop on the same side as the flow of traffic.
- 4) Include ridge heights on all drawings and informative site section with assumed natural grade and foot height.
- 5) Attempt to achieve a more natural design and avoid a "track-like" design.
- 6) The Board appreciates the number of reduction of modifications request on the project, itemization, and the increase in distance between buildings.

Action: Aurell/Sherry, 4/1/0. Motion carried. (Blakely opposed, Wienke and Manson-Hing absent.)

5) The Board looks forward to continued break up of the masses on all elevations, especially of the second-story, east elevation.

Action: Mosel/Mudge, 5/2/0. Motion carried. (Aurell absent. Zink, and Manson-Hing opposed: second-story requires greater a buffer from the property line due to elevation styling.)

PRELIMINARY REVIEW

2. 601 E MICHELTORENA ST

C-O Zone

Assessor's Parcel Number: 027-270-030
 Application Number: MST2003-00827
 Owner: Santa Barbara Cottage Hospital Foundation
 Agent: Ken Marshall
 Architect: Cearnal, Andrulaitis, LLP

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility. THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006 AND BY CITY COUNCIL ON DECEMBER 19, 2006.)

(Review of landscaping.)

Time: 4:26

Presenters: Brian Cearnal, Architect; Joe Andrulaitis, Architect; Katie O'Riley-Rogers, Landscape Architect; Irma Unzueta, Project Planner.

Staff comment: Ms. Unzueta, Project Planner: reported that the 1989 Conditions of Approval for the CUP for Villa Riviera required 10 parking spaces; although 11 parking spaces are currently being provided, therefore, the applicant will be required to provide eleven spaces and signage indicating which spaces are designated specifically for the Villa Riviera facility. The Conditions of Approval also required that signage was to be provided directing deliveries to a location other than Grand Street. Ms. Unzueta stated that the current development proposal for workforce housing does not include Villa Riviera, nor does it include the R-2 lots above the proposed project site. The areas were included as part of the overall process for the project in order to adjust the zone line to follow the property line to avoid split zoning on the properties and to make the R-2 more conforming as to lot area, but are not a part of the current development project associated with workforce housing. With respect to questions regarding parking for the proposed project, Ms. Unzueta commented that an EIR was prepared for the project which analyzed the parking requirement and demand and concluded that 265 parking spaces proposed by the project exceeds the demand.

Public comment opened at 4:45 p.m. The following people spoke in favor or opposition:

Jan Winford, neighbor: opposed.

Paula Westbury, resident: opposed.

Tony Fisher, St. Francis Friends and Neighbors: opposed.

Public comment closed at 4:52 p.m.

Board comment: Mr. Mudge suggested forming a subcommittee for the review of the landscape. Mr. Manson-Hing suggested that the applicant provide 4 sets of landscape plans, with staff providing the fourth set Mr. Mudge for his review in advance of the meeting. It was the consensus that at future meetings the landscape and buildings will be reviewed together, with a fourth set of landscape plans submitted for Mr. Mudge's advance review.

Motion: Continued two weeks to the Full Board with the following comments:

- 1) As to the landscape: The Board appreciates the information presented by the applicant, and the applicant's request for additional information on requirements, in preparation for Preliminary Review.
- 2) Provide a larger scale landscaping plan showing all tree and plant species. Limit the use of palms as much as possible. Lawn on steep slopes is not encouraged.
- 3) Provide play areas wherever possible.
- 4) Provide larger presentations of the plaza and landscaping areas for review of finishes and paving patterns as they apply to the surrounding areas.
- 5) Provide the general contour of elevations or elevation changes of the landscaping areas.
- 6) Provide photographs of opposite streetscapes.
- 7) Provide images, and finish descriptions of guardrails, walls, and other details.
- 8) Provide paving layouts and systems, including: planting pockets, fences, walls, and privacy screens, such as hedges.
- 9) Provide significant trees in appropriate places to help relieve the visual building mass.

Action: Mudge/Sherry, 6/0/0. Motion (Aurell absent. Wienke stepped down.)

PRELIMINARY REVIEW

3. **929 E CANON PERDIDO ST**

R-2 Zone

Assessor's Parcel Number: 029-315-010
 Application Number: MST2007-00264
 Owner: John Rodriguez
 Architect: Jose Esparza

(Proposal to construct a 599 square foot two-story accessory dwelling unit and attached 287 square foot attached garage. There is an existing 1,193 square foot two-story single-family residence and attached 267 square foot one-car garage which will remain on the 5,000 square foot lot.)

(Preliminary Approval is requested.)

Time: 5:46

Presenters: Jose Esparza, Architect; Johnny Rodriguez and Robert Lua, Owners.

Staff comment: Jaime Limon, Design Review Supervisor, reported that there was a discrepancy of the project description concerning changes made to reduce the scale and scope of the project, and advised the Board to not take action until the item is properly placed on an agenda with a correct description.

Public comment opened at 5:57 p.m. The following people spoke in favor or opposition:

PRELIMINARY REVIEW1. **1642 SHORELINE DR** **E-3/SD-3 Zone**

Assessor's Parcel Number: 045-172-020
 Application Number: MST2004-00713
 Owner: Robert Whitehead
 Applicant: Joaquin Ornelas
 Agent: Green and Associates

(Proposal to construct a 1,017 square foot second-story addition and a 250 square foot interior remodel to an existing 1,733 square foot single-family residence located on a 7,753 square foot lot in the Appealable Jurisdiction of the Coastal Zone)

(Sixth Review Hearing.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND CONFORMANCE TO PLANNING COMMISSION RESOLUTION NO. 014-06.)

Item 1 was postponed indefinitely at the applicant's request.

**** THE BOARD RECESSED FROM 4:13 P.M. UNTIL 4:24 ****

PRELIMINARY REVIEW2. **601 E MICHELTORENA ST** **C-O Zone**

Assessor's Parcel Number: 027-270-030
 Application Number: MST2003-00827
 Owner: Santa Barbara Cottage Hospital Foundation
 Agent: Ken Marshall
 Architect: Cearnal, Andrulaitis, LLP

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility. THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006 AND BY THE CITY COUNCIL ON DECEMBER 19, 2006.)

(Review of K units and Landscaping.)

(4:25)

Present: Brian Cearnal, Architect; Joe Andrulaitis, Architect; Katie O'Riley-Rogers, Landscape Architect.

Public comment opened at 4:46 p.m. The following individual(s) spoke in favor or opposition:

Cheri Rae: opposed; concerns with buildings, shuttle, and landscaping.

Tony Fisher, representing St. Francis Friends & Neighbors: opposed. Documents submitted: Planning Commission Resolution for Villa Riviera, City of Santa Barbara solar photovoltaic pamphlet, photographs of several height elevations. Concerned with building height incompatibility.

Jan Winford: requested the board conduct a site visit. Documents submitted: photographs of vehicles in Villa Riviera entrance.

Sydney Siemens: opposed; concerns with exterior lighting.

Public comment closed at 4:58 p.m.

Mr. Cearnal requested that discussion focus on the new construction as repeated discussion of Villa Riviera is time consuming. Mr. Manson-Hing agreed that discussion will be confined to the ABR's purview as the Villa Riviera CUP is the Planning Commission's purview.

Motion: Continued two weeks to the Full Board with the following comments:

- 1) The preliminary landscaping plan appears to be going in right direction.
- 2) Further development of fences, guardrails, additional planting pockets at the base of retaining walls, exterior lighting, and refinement of the hardscape surfaces is encouraged.
- 3) Planting more significant trees at the northern perimeter of the upper lot is encouraged (at the central portion where the upper lot accesses the lower lot) to help mask the adjacent buildings. Study having a planter at the midway point of the central area stairs. Provide evidence that landscaping work has been coordinated with civil work to allow installation of significant trees.
- 4) Provide facilities enabling individual owners to install landscape irrigation.
- 5) Study consolidating the narrow landscape planters adjacent to parking areas for greater efficiency.
- 6) Return to Full Board for review of the upper lot architecture.

Action: Sherry/Mudge, 6/0/0. Motion carried. (Zink absent. Wienke stepped down.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 3885 & 3887 STATE ST

C-2/SD-2 Zone

Assessor's Parcel Numbers: 051-022-012 & 051-022-033

Application Number: MST2004-00801

Owner: George Armstrong for Cleo Purdy Trustee

Architect: Barry Berkus

(This is a revised project reducing the amount of commercial space and number of residential units. The project consists of a merger of two parcels, demolition of an existing 4,990 square foot motel and 22,250 square foot office building and the construction of new mixed-use three-story buildings. The project includes three commercial spaces (totaling 6,234 net square feet) and 44 residential units on a proposed lot of 62,331 square feet (1.43 acres). The residential units consist of thirty-one market rate one-bedroom units, one market rate studio unit, nine middle-income and one upper-middle income affordable one-bedroom units. A total of 109 parking spaces are proposed (82 underground and 27 surface spaces).

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF THE TENTATIVE SUBDIVISION MAP.)

(5:45)

- 8) Reduce the back portion of the roof ridge of the rear unit south elevation. Study the plate height.

Action: Zink/Mosel, 6/0/0. Motion carried. (Manson-Hing and Sherry absent.)

*** THE BOARD RECESSED FROM 7:53 P.M. UNTIL 7:55 P.M. **

Board member Mudge served as Acting Chair for the review of Item #7.

PRELIMINARY REVIEW

7. 601 E MICHELTORENA ST

C-O Zone

Assessor's Parcel Number: 027-270-030

Application Number: MST2003-00827

Owner: Santa Barbara Cottage Hospital Foundation

Agent: Ken Marshall

Architect: Cearnal, Andrulaitis LLP

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility. THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006 AND BY THE CITY COUNCIL ON DECEMBER 19, 2006.)

(Review of architecture for units H, J, K, and M and review of proposed site landscaping.)

(7:55)

Present: Brian Cearnal, Architect; Joe Andrulaitis, Landscape Architect.

Public comment opened at 8:07 p.m. The following individual spoke in favor or opposition: Tony Fisher, St. Francis Friends and Neighbors: lack of public comment due to expected postponement; Villa Riviera is part of the same subdivision; tenant landscaping uncertainties. Public comment closed at 8:12 p.m.

Motion: Continued two weeks to the Full Board with the following comments:

- 1) The composition and variety of styles are appropriate. The expression of individual styles going in right direction, but needs further development.
- 2) Return with the lower portion of the site in 16th inch scale. And return with quarter inch scale elevation drawings.
- 3) Provide a preliminary landscape plan.

Action: Zink/Blakeley, 5/0/0. Motion carried. (Wienke stepped down. Manson-Hing and Sherry absent.)

Item #4 and #5: suggested change: due to potential conflict, consider reordering.

Item #4: concern: "sufficient" is too subjective.

Item #4: suggested change: development will have sufficient landscaping or other outdoor features.

Motion: Refer to the Ordinance Committee for adoption with the following comments:

The Board has some trepidation concerning the actual wording and ramification thereof, and wishes to review a revision based on its concerns, such as: 1) Duplicity of the item numbering and other frictional relationships between items; renumber item 5 as new item 1, renumber current items 1 through in sequence; 2) There is concern with the subjectivity of item 4 and how it relates to the use of "sufficient" 3) Identify specific resources in item 4.

Action: Zink/Mosel, 6/0/0. Manson-Hing/Aurell absent.

PRELIMINARY REVIEW

1. 601 E MICHELTORENA ST

C-O Zone

Assessor's Parcel Number: 027-270-030

Application Number: MST2003-00827

Owner: Santa Barbara Cottage Hospital Foundation

Agent: Ken Marshall

Architect: Cearnal, Andrulaitis LLP

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility.

(THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006 AND BY THE CITY COUNCIL ON DECEMBER 19, 2006.)

(Review of architecture for units A, B, D, F, O, and P and review of proposed site landscaping.)

(4:03) Board member Mudge served as Chair for the review of Item 1.

Presenters: Joe Andrulaitis, Architect; Brian Cearnal, Architect; Katie O'Riley-Rodgers, Landscape Architect.

Public comment opened at 4:15 p.m.

Tony Fisher, St. Francis Friends and Neighbors: Buildings appear larger/taller than envisioned; need to know the building composition; shuttles and solar are not displayed on drawings; density is not compatible with Santa Barbara.

Public comment closed at 4:22 p.m.

The presentation resumed with a review of the architecture.

Public comment reopened at 4:56 p.m.

Kay Hoffman, resident: requested that view blocking trees not be planted.

Judy Orias, resident: ABR should specify size of trees planted, and what is surrounding the trees; look for porous material around the trees.

A letter from Paula Westbury, in opposition, was acknowledged.

Public comment closed at 5:00 p.m.

Motion: Continued two weeks to Full Board with the following comments:

- 1) **Unit A:** restudy the detailing and fenestration on the south elevation corners and ensure adequate landscaping.
- 2) **Site design:** a) reduce parapet walls, railing heights, and retaining walls where ever possible. Reduce the visual mass and height where ever possible, and look for general design throughout the site in that regard and application can elaborate where this will not occur for specific reasons; b) ensure walkways align appropriately with buildings architecture; c) consider signage to announce the park; d) restudy reducing stairway widths; e) restudy the project core between F units to vary heights of planters and enhance the pedestrian experience; f) include vines near stairwells to soften wall heights; g) include cascading in the planters.
- 3) **Unit B:** a) there is concern with the absolute symmetry of Building B, look for elements to avoid that condition; landscaping (such as trees) is an option to break the symmetry.
- 4) **Unit D1:** study the front elevation entry doorways to unit D1 to provide shelter from the weather.
- 5) **Unit D2:** a) side elevation appears too thin; look for ways of providing more articulation; b) front entry to provide covered protection for pedestrian; c) provide a color scheme.
- 6) **Unit D3:** a) side elevation appears too thin; look for ways of providing more articulation; b) front entry to provide covered protection for pedestrian; c) provide a color scheme; d) study the gable end architectural element of the upper portion for compatibility with the roof finish.
- 7) **Unit F1:** a) study the covered entry; b) show the elevations without the fencing; c) restudy the height of the planter walls.
- 8) **Unit F2:** a) side elevation appears too thin; look for ways of providing more articulation; b) front entry to provide protection for pedestrian; c) provide color scheme. d) study the gable end architectural element of the upper portion for compatibility with the roof finish; e) restudy the window proportions of the side elevation.
- 9) **Lower H3 Unit:** a) study the roof fascia details for bungalow authenticity; b) provide accurate siding dimensions; c) refine the base elevation.
- 10) **Unit O1:** a) spread out the balcony windows; b) provide privacy walls at the porch; c) study the rear elevation dormer vents; d) study the shingles between the first and second floors on all side elevations for banding or other similar architecture element; e) match the door trim to the window trim.

- 11) **Unit O2:** a) spread out balcony windows b) provide privacy walls at the porch; c) study dormer vents of rear elevation; d) two-story shingles on side elevation, e) study for banding or similar architecture elements; f) door trim to match the window trim; g) depict siding in the same dimension; h) study using a different window trim on some units.
- 12) **All O Units:** create a base at the porch of all O units.
- 13) **Unit O3:** a) study the dormer as wood element; b) study breaking up the front patio; c) study the door trim for compatibility with window trim.
- 14) **Unit P:** a) restudy the front elevation of second floor; b) the Board prefers high-quality garage doors; c) update front elevations for door entries; d) study banding or similar architectural element; e) resolve the porch roof element for integration with the main house roof; f) show entry doors to side yard at south elevation of unit P.
- 15) **Unit R:** a) study the front elevation for a covered entry element; b) study the kitchen window for a porch element.
- 16) **Unit S1:** a) study the front elevation for a covered entry element; b) remove fences from elevation;
- 17) **Unit RS1:** a) study the front elevation for a covered entry element; b) remove fences from elevation; c) verify accuracy of elevations.
- 18) **Unit RS2:** a) study the southeastern corner on the upper two floors for articulation and for architectural interest as a gateway element; b) at the railing at east elevation where pedestrian walkway ascends the site; c) study the eastern railing detailing; d) reduce the amount of blank wall; e) study adding clinging vines.
- 19) **Unit RSS:** a) study the trash enclosure; b) study the kitchen/balcony element; c) limit walls to six feet high wherever possible; d) study the front elevation for covered entry element at front door; e) study the pedestrian entry detailing to be more inviting, one solution is a landscape vine element.
- 20) The Board appreciates the complete drawings, and the presentation of each unit.

Action: Manson-Hing/Blakeley, 6/0/0. (Aurell absent; Wienke stepped down.)

*** THE BOARD RECESSED FROM 7:06 UNTIL 7:24 P.M. ***

CONCEPT REVIEW - NEW ITEM

2. 400 BLK SHORELINE DR

P-R/SD-3 Zone

Assessor's Parcel Number: 033-120-0RW
 Application Number: MST2006-00357
 Owner: City of Santa Barbara
 Designer: Penefield and Smith
 Agent: Lisa Arroyo

(Proposal to construct a concrete crosswalk and accessible ramps, to widen the existing sidewalk to 12 feet for multipurpose pathway connection to beachway, and to install pedestrian crossing signal on Shoreline Drive at Pershing Park bike path (across from Los Banos Pool). This project received a Coastal Exemption.)

(Action may be taken if sufficient information is provided.)

(7:24)

(8:36)

Present: Mark Shields and Fred Malear, DesignArc.

Public comment opened at 8:41 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary Approval of the Architecture and Landscaping with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and return to Consent Calendar with the following comments:

- 1) Provide a revised landscaping plan that complies with the High Fire District requirements for tree spacing and placement.
- 2) The Board finds the project complies with Staff Hearing Officer Resolution No. 042-07.

Action: Mosel/Aurrell, 6/0/0. Motion carried. (Manson-Hing/Sherry absent.)

PRELIMINARY REVIEW

8. 601 E MICHELTORENA ST

C-O Zone

(7:10)

Assessor's Parcel Number: 027-270-030

Application Number: MST2003-00827

Owner: Santa Barbara Cottage Hospital Foundation

Agent: Ken Marshall

Architect: Cearnal, Andrulaitis LLP

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility.)

(THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006 AND BY THE CITY COUNCIL ON DECEMBER 19, 2006.)

(Third review of architecture of upper site units H1, H2, H3, J1, J2, K1, K2 and M.)

(8:51)

Present: Brian Cearnal, Architect; Joe Andrulaitis, Landscape Architect.

Public comment opened at 9:03 p.m.

Tony Fisher: submitted written comments. Villa Riviera and parking are on separate lot. The Municipal Code states ABR is required to review parking design for any project. The Zoning Ordinance states parking must be on the same lot. The project is no longer compatible with the neighborhood, the number of smaller buildings has decreased, while number of larger has increased.

Public comment closed at 9:11 p.m.

Motion: Continued two weeks to the Full Board with the following comments:

- 1) The applicant's response to the Boards previous comments is appreciated.
- 2) **H1 Units**: restudy to be more craftsman/bungalow and less symmetrical.
- 3) **K2 Units**: rectify the floor plans and elevations, specifically regarding the front door on the middle unit.
- 4) **K3 Units**: restudy the 2-story element at the street to pull back and give more play to the elevation. Provide more animation to the third floor.
- 5) **M Units**: provide additional eave detailing. Eliminate inconsistencies in the elevations.
- 6) Staff is requested to review and present a tabulation of the original square footage approved by Planning Commission versus new square footage.
- 7) The Board appreciates the applicant working to increase open space by creatively finding solutions to minimize footprint on the site. The Board thanks the applicant for providing sections through the potentially tallest areas in relation to the setbacks.

Action: MoselAurell, 5/0/0. Motion carried. (Wienke stepped down. Manson-Hing/Sherry absent.)

I. THE FULL BOARD MEETING ADJOURNED AT 9:57 P.M.

CONSENT CALENDAR**CONTINUED ITEM****A. 4 W CALLE LAURELES****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-121-017
 Application Number: MST2007-00508
 Owner: Trust Agreement
 Business Name: Zenspa
 Applicant: Audrey Swanson

(Proposal for a new storefront awning. Awning signage to be reviewed under separate permit.)

(Action may be taken if sufficient information is provided.)

Final Approval as originally submitted November 12, 2007 with the comment that the open ended awning with wrought iron end support similar to the photo file is also acceptable.

b) An appeal of 601 Anapamu Street will be heard at Council on January 29. Board member Mudge will attend the hearing.

3. Chair Wienke announced that he will step down from Items 1 and 2. He reported that Member Mudge will step down from Item 4.

H. Subcommittee Reports.

No subcommittee reports.

I. Possible Ordinance Violations.

Chair Wienke reported building façade renovations are taking place at La Cumbre Plaza Mall that might not have not been reviewed by the ABR. Mr. Limon replied the projects might have received approvals at Consent Calendar. He will contact the mall manager to go over the project reviews and report back to the Board.

Public comment: Katy O'Riley-Rogers, Landscape Architect reported that the London Plane trees specified in the approved landscape plan for La Cumbre Plaza Mall were replaced with four King Palm trees along the parking lot side of the extended sidewalks.

PRELIMINARY REVIEW

1. 601 E MICHELTORENA ST

C-O Zone

Assessor's Parcel Number: 027-270-030

Application Number: MST2003-00827

Owner: Santa Barbara Cottage Hospital Foundation

Agent: Ken Marshall

Architect: Cearnal, Andrulaitis, LLP

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility.)

(THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006 AND BY THE CITY COUNCIL ON DECEMBER 19, 2006.)

(Preliminary Approval of project is requested. Substantial Conformance determination is required by Community Development Director.)

(3:25)

Present: Brian Cearnal, Architect; Joe Andrulaitis, Architect; Katy O'Riley-Rogers, Landscape Architect; Irma Unzueta, Project Planner.

Ms. Unzueta provided staff comments related to Substantial Conformance and stated that the project requires a courtesy review by the HLC prior to receiving Preliminary Approval by the ABR.

Public comment opened at 5:23 p.m.

- Tony Fisher, representing St. Francis Friends and Neighbors, opposed. Submitted in writing his comments to the HLC. HLC is to be involved in review of neighborhood compatibility, site design, and architecture. Concerned that ABR did not receive accurate data earlier.
- Dale Francisco, HLC approval is called out in PC condition's of approval, therefore Preliminary Approval cannot be granted.
- Sydney Siemens, opposed. Concerned with loss of views, potential view of new roof tops, density, and potential decreased property values.

Public comment closed at 5:37 p.m.

Member Zink requested staff provide a flow chart of all Boards involved in the project.

Member Sherry requested that staff verify the project's substantial conformance.

Continued two weeks to the Full Board with the following comments:

- 1) Site: a) study the planter heights for the total effect, especially between the private outdoor spaces. Dividing plants can remain at their proposed height; consider reducing the heights of those within private spaces. b) Provide information on surface finishes of exterior stairs and walkways. c) The Board looks forward to reviewing the refined landscaping redesign, with planters and shrubs, etc.
- 2) Overall project: provide cut sheets of garage and entry doors.
- 3) Unit B: add another (psidium) tree to the west elevation.
- 4) Unit D1: continue refining the covered entry in relation to the elevator shaft structure and planters.
- 5) Unit D2: continue to refine/restudy the proportions of the plaster corbelling at the entries.
- 6) Unit D3: continue to refine/restudy the proportions of the plaster corbelling at the entries.
- 7) Unit F1: restudy the proportion of the covered entries for extension compatibility with planters and/or grade.
- 8) Unit F2: no comment.
- 9) Lower H3 Unit: lower the second floor plaster portion of the guardrail area at the back elevation.
- 10) Unit O1: study the location of the roof corbels to window. Use a stone base at columns and at railing.
- 11) Unit O2: no comment.
- 12) Unit O3: eliminate the wood band at the elevations.
- 13) Unit P: use a stone base at columns and railings.
- 14) Unit R: no comments.
- 15) Unit S1: continue refining the covered entries.
- 16) Unit RS1: no comment.
- 17) Unit RS2: no comment.
- 18) Unit RSS: lower the highest stone wall portion at the rear elevation and have an open metal railing. Study the street elevation for an optimum landscaping experience for the pedestrian against the high walls.
- 19) Review of the November 19, 2007 ABR comments for units H, J, K and M, as well as public comment, is continued to the next ABR meeting.

Motion: Preliminary Approval and return to Full Board with the following comments:

- 1) The Board prefers the Option 2 railing design as presented.
- 2) Consider a wearing surface on the bridge.
- 3) Coordinate the sidewalks for scoring design.
- 4) Consult with neighbors for the fence types along the banks.
- 5) Indicate on plans that the faux sandstone will be sandstone color.

Action: Sherry/Mosel, 5/0/0. Motion carried. (Blakeley, Mudge, Wienke absent.)

PRELIMINARY REVIEW**3. 601 E MICHELTORENA ST****C-O Zone**

Assessor's Parcel Number: 027-270-030
 Application Number: MST2003-00827
 Owner: Santa Barbara Cottage Hospital Foundation
 Agent: Ken Marshall
 Architect: Cearnal, Andrulaitis LLP

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility.

(THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006 AND BY THE CITY COUNCIL ON DECEMBER 19, 2006.)

(Preliminary Approval of project is requested. Substantial Conformance determination is required by Community Development Director.)

(4:44)

Present: Brian Cearnal, Architect; Joseph Andrulaitis, Landscape Architect. Irma Unzueta, Project Planner, City of Santa Barbara.

Staff Comment: Ms. Unzueta provided the Board with a copy of HLC's draft minutes and announced that Historic Landmarks Commissioners LaVoie and Murray were present to answer questions. Staff is continuing to evaluate square footages to determine substantial conformance.

Public comment opened at 5:17 p.m.:

Sydney Siemens: concerned about loss of views; parking lot lights; parking lot activity, dumpsters.

Public comment closed at 5:22.

Historic Landmark Commissioner Comments:

William LaVoie reported that the HLC is aware of the pattern in the bungalow area having building widths at approximately 35 feet, after a reduction for setbacks. Density is compatible with the neighborhood, site planning is good; requested more prominence for the historical commemoration; HLC liked the landscape plan, particularly the diversity of planting materials to appear planted over

time; canopy trees should be of substantial size and dense. Smaller scale for the R Units on California Street is preferred, suggested reading as 2 units. The Spanish style buildings appear compatible with the neighborhood; consider simplification of the roof forms to reduce appearance of building mass.

Femina Murray suggested historical commemoration of the site. The public entering the site should immediately be made aware of the history of the site with a statue of St Francis, incorporating the history of St Francis Hospital.

Public Comment reopened at 5:29 p.m.

- 2) Gary Hoffman: project has changed from that approved by PC in 2006; cut has increased; scope has increased.
- 3) Jan Winford: concerns about the park space, density; loss of green space to the woonerf; drainage; parking violations at Villa Riviera (submitted photographs of Villa Riviera).
- 4) Robert Cibull: commended the ABR. Concerned with density.
- 5) Kellem de Forest: suggested project return to Council for updated review before an appeal is filed; finalize memorial park prior to substantial conformance; craftsman style window treatment is odd.
- 6) Jim Westby: ABR should read the EIR; revised project requires EIR by law; HLC did not receive adequate time to review the project; lack of compatibility with the neighborhood; lack of grading plans (submitted written comments).
- 7) Cheri Rae McKinney: significant amount of excavation; EIR study is needed; health effects of truck trips; further review by City Council.
- 8) Michael Self for Scott Wenz (CAB): traffic issues; insufficient off street parking; increased air pollution; street pattern will harm local environment (submitted written comments).
- 9) Michael Self, Santa Barbara Safe Streets: concerned about plan changes; negative impact of heavy traffic; lack of cross town arterial roads, safety study is needed (submitted written comments)
- 10) Russ Jones: concerned about density.
- 11) Tony Fisher: concerned that ABR and HLC have not read the EIR and Council approved Resolution and plans; lack of a grading plan (submitted: neighborhood photographs, and drawn changes to the parking garage).
- 12) Clay Cole: supports the notion of housing for hospital staff, but is concerned with density; concerned that critical stages are being rushed; increased excavation; EIR does not address proposed changes; HLC did not have sufficient time and material to address the project.
- 13) Mike Cahill: requested consideration be given to previous speaker's comments.
- 14) Letters from Walter Stein, Steve Dowty, Lisa Ann Kelly, Jennifer Miller, Jacques Habra, Paula Westbury, Dee Duncan, Chris and John McKinney, Walter and Jean Stine, were acknowledged.

Public comment closed at 6:09 p.m.

Motion: Preliminary Approval of the project and continued indefinitely to the Planning Commission for substantial Conformance with return to Full Board for an in-progress review with the following comments:

- 1) H1 Units: a) Make the column bases stone finish; b) Make the porch supports and porch surround walls stone finish.
- 2) K2 Units: Thicken the entry porch support walls at the middle unit.
- 3) K3 Units: Reduce/open the corner unit patio wall to reduce the wall mass.
- 4) M Units: a) Provide eave detailing; b) Provide details of the support brackets to the cantilevered floor areas.
- 5) Unit R: Continue to study minimizing the amount of visible retaining wall, including the use of landscape. Studying moving back the garage.

- 6) Along the street interfacing with rest of community, the landscape plan for street trees shall be of a substantial size and maturity to blend with the existing neighborhood.
- 7) The Board would prefer to see landscaping, particularly at street frontage, which further individualizes the units giving an individual strength to the streetscape.
- 8) The Board has worked hard with the applicant to design a project of 115 units, at 121,310 square feet, approved by City Council, and feels they have achieved a residential project that artistically will blend into the city's fabric.

The following ABR comment numbers 1 through 18 from 1/14/08 meeting are made a part of this motion:

- 1) Site: a) study the planter heights for the total effect, especially between the private outdoor spaces. Dividing plants can remain at their proposed height; consider reducing the heights of those within private spaces. b) Provide information on surface finishes of exterior stairs and walkways. c) The Board looks forward to reviewing the refined landscaping redesign, with planters and shrubs, etc.
- 2) Overall project: provide cut sheets of garage and entry doors.
- 3) Unit B: add another (psidium) tree to the west elevation.
- 4) Unit D1: continue refining the covered entry in relation to the elevator shaft structure and planters.
- 5) Unit D2: continue to refine/restudy the proportions of the plaster corbelling at the entries.
- 6) Unit D3: continue to refine/restudy the proportions of the plaster corbelling at the entries.
- 7) Unit F1: restudy the proportion of the covered entries for extension compatibility with planters and/or grade.
- 8) Unit F2: no comment.
- 9) Lower H3 Unit: lower the second floor plaster portion of the guardrail area at the back elevation.
- 10) Unit O1: study the location of the roof corbels to window. Use a stone base at columns and at railing.
- 11) Unit O2: no comment.
- 12) Unit O3: eliminate the wood band at the elevations.
- 13) Unit P: use a stone base at columns and railings.
- 14) Unit R: no comments.
- 15) Unit S1: continue refining the covered entries.
- 16) Unit RS1: no comment.
- 17) Unit RS2: no comment.
- 18) Unit RSS: lower the highest stone wall portion at the rear elevation and have an open metal railing. Study the street elevation for an optimum landscaping experience for the pedestrian against the high walls.

The following HLC draft comments, from HLC Courtesy Review on 1/23/08, Numbers 1 through 14 are made a part of this motion:

- 1) **Neighborhood compatibility**: As to land use and scale, an aerial photograph of the neighborhood would be useful and should be provided to the HLC if the project is reviewed again by the Commission.
- 2) The site planning was well received, with the concern for the density being compatible with the neighborhood, particularly the Bungalow Haven neighborhood to the south.

- 3) As the project proceeds, would like to see that the reviewing bodies allow for the refinement in the design development; even with the apparent loss of some landscape areas and an increase in building area. The design is improved by these changes.
- 4) The pedestrian access through the center of the site, reminiscent of existing historical access to the Riviera, is supportable.
- 5) Would like to see the conservation of topsoil and, as the plan develops, a balance of cut-and-fill to minimize the impact of dirt transportation through the neighborhood.
- 6) There are concerns about the upper parking lot location and its potential use by visitors and users of the property.
- 7) **Historical commemoration:** Would like to see it in a more prominent location and recommend the acquisition of a statue of St. Francis. (The statue referenced was the "Stigmata of St. Francis of Assisi" by Francis Minturn "Duke" Sedgwick.) The commemoration should incorporate the history, importance to the community, photographs, and, in particular, the connection of people and personal stories to the former hospital site.
- 8) **Landscape:** The palette should incorporate more drought-tolerant species; and add eucalyptus, pepper, and carob trees.
- 9) Add more variety of trees to the podium level trees.
- 10) Would like to see more landscape screening in a significant way for the upper parking lot location.
- 11) Landscaping on the perimeter is extremely important in *neighborhood compatibility*, particularly the incorporation of canopy trees.
- 12) The Commission supports the proposal to incorporate a variety of landscaping as though the neighborhood was built over time.
- 13) Supports the combining of units into groups so that more landscape area is available.
- 14) **Architecture:** The Commission supports the organic mix of styles and finds the Spanish Village scale perhaps more compatible with the neighborhood than the Craftsman style.

The ABR appreciates HLC's comments concerning the size and scale of the buildings, roof forms, massing of the Spanish style units, the asphalt shingle roofing on the Spanish style building, unit R, the amount of retaining wall exposed to the street; these topics will be addressed in future meetings.

Action: Zink/Mosel, 5/0/0. Motion carried. (Blakeley, Mudge, Wienke absent.)

*** THE BOARD RECESSED FROM 7:01 UNTIL 7:33 P.M. ***

**PLANNING COMMISSION
STAFF REPORT**

REPORT DATE: April 3, 2008
AGENDA DATE: April 10, 2008
PROJECT ADDRESS: 601 E. Micheltorena Street (MST2003-00827)
Santa Barbara Cottage Hospital Foundation Workforce Housing Project
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
Jan Hubbell, AICP, Senior Planner
Irma Unzueta, Project Planner

I. SUBJECT

The project applicant for the Santa Barbara Cottage Hospital Foundation Workforce Housing Project has submitted a request for a substantial conformance determination (Exhibit A). The purpose of this hearing is for members of the Planning Commission and the public to provide input to the Community Development Director regarding the director's determination of substantial conformance for proposed revisions to the Santa Barbara Cottage Hospital Foundation Workforce Housing Project. This hearing relates exclusively to the proposed changes to the site plan layout, project statistics and architecture associated with the project, which result from refinement of the project by the City's design review process.

II. BACKGROUND

In September 2006, the Planning Commission approved the land use permits and actions necessary for the subject project, including the certification of the Final EIR, approval of two tentative subdivision maps for the re-subdivision of the 7.39-acre project site and the creation of one lot for the purpose of developing 115 residential units. Also approved were modifications related to lot area, separation between buildings and yard setbacks. In addition, the Planning Commission forwarded a recommendation to the City Council that it approve the rezone to allow the C-O/R-2 zone line to follow the proposed property lines.

On September 29, 2006, the project was appealed by James Westby on behalf of the Lower Riviera Neighbors, the Bungalow Haven Neighborhood Association and the Upper East Association. The appeal asserted that the Final EIR failed to adequately evaluate historic resources, traffic and health risk issues associated with the project and that the Planning Commission ignored the environmentally superior alternative for an adaptive reuse project option. On November 21, 2006, the City Council considered the appeal and voted to deny the appeal and uphold the decision of the Planning Commission, including the certification of the EIR and approval of the rezone.

In 2007, the applicant informally discussed with Staff conceptual refinements intended to improve the proposed residential development on the 5.94-acre parcel. The applicant emphasized that the project would continue to provide the same number of residential units, including the 81 affordable units

approved with the original project. As well, the same number of bedrooms would also remain as part of the revised project. One of the improvements discussed was the incorporation of a "woonerf" on the project site. A woonerf is a Dutch term referring to a street where pedestrians and cyclists have priority over motorists. The applicant believes that such an element would improve the residential street design of the project and provide a shared space for pedestrians, cyclists and automobiles, therefore promoting traffic calming and safety. The applicant also indicated that there would be other revisions that would result in a better design and configuration of the project site. Prior to making a determination that such changes were substantially in conformance with the 2006 approval, Staff directed the applicant to work with the Architectural Board of Review (ABR) to further refine the design and then provide information detailing all proposed revisions.

Preliminary information associated with the proposed changes and refinements to the project, resulting from the design review process, was provided to Staff, which identified the more substantial revisions to be:

- inclusion of the "woonerf" to provide a better street design;
- improvements to the Micheltorena Street frontage;
- rearrangement of the proposed buildings to provide additional open space and eliminate the need for numerous modifications; and
- reconnection of the upper and lower portions of the project site.

In Staff's opinion, these changes appeared to be beneficial fine-tuning of the project, and could be considered in substantial conformance with the approved project.

In addition, during the process of comparing the approved project with the proposed revised project, the applicant team realized that there were discrepancies in the original site statistics approved by the Planning Commission and City Council in 2006. The original statistics do not accurately reflect what the approved plans illustrated. As a result, the original project statistics have been recalculated to provide a more accurate account of what was actually reflected on the approved project plans. These recalculated figures are referred to as the reconciled project statistics. There was also a discrepancy in the landscaping number as it correlates to the building footprint and paved area that were miscalculated. The reconciled statistics have been delineated on a spreadsheet provided by the applicant.

In accordance with Planning Commission Resolution No. 039-06, the project was required to receive a courtesy review from the Historic Landmarks Commission. The HLC was charged with review of the project's architectural style and its compatibility with the neighborhood, as well as the design of the commemorative display area. On January 23, 2008, the HLC reviewed the project and provided comments to the ABR regarding neighborhood compatibility, architecture, landscaping, and the historical commemoration (Exhibit B). In summary, the HLC concluded that, although the site plan was well received, there was still concern about its compatibility with the Bungalow Haven neighborhood to the south. The HLC acknowledged that the design of the project was improved by the proposed changes. The Commission supported the organic mix of styles and found the Spanish Village scale more compatible with the neighborhood than the Craftsman style.

The HLC also expressed the desire that the project incorporate more drought-tolerant plant species, add more tree variety to the podium level trees, provide more landscape screening at the upper parking

lot and add canopy trees to the perimeter of the project site. Support was also expressed for the applicant's proposal to incorporate a variety of landscaping as though the neighborhood was built over time and the combining of units into groups in order to make more landscaping available. The HLC also stated that the historical commemoration should be in a more prominent location.

The revised project has been reviewed by the ABR on 13 separate occasions and was granted preliminary approval on January 28, 2008 (Exhibit C). The ABR stated that they have worked hard with the applicant and have achieved a residential project that will artistically blend into the City. Also, the Commissioners should note that the ABR preliminary approval has been appealed and is scheduled to be heard by the City Council on April 29, 2008.

In March 2008, the applicant submitted a letter, statistical information and materials, as well as plans, requesting a substantial conformance determination by the Community Development Director as allowed by the City's Planning Commission Guidelines. The Community Development Director is requesting input from the Planning Commission and the public before making his decision regarding the proposed revisions to the project.

III. SUBSTANTIAL CONFORMANCE PROVISIONS

As outlined by the adopted Planning Commission Guidelines, staff may request input from the Commission prior to making the substantial conformance determination. It is important to keep in mind that the purpose of this hearing is to provide advisory comments to the Community Development Director only in respect to the proposed project revisions and whether they can be considered to be in "substantial conformance" with the 2006 approved project. The merits of the original approval, including the conditions of approval, are not under consideration for revision as part of this discussion.

If a substantial conformance determination is made, then the applicant may submit the plans to the ABR for final design approval. If a substantial conformance determination is not made, the applicant may either make additional adjustments to the revised design necessary to achieve substantial conformance or submit an application for a revised project to the Planning Commission, following all the usual procedures now in effect. The Community Development Director's determination is not appealable.

IV. PROJECT REVISIONS

Reduced copies of the 2006 Council-approved and 2008 ABR-approved site plans are included as Exhibits A.1 and A.2, respectively, and changes are illustrated in Exhibit A.3. The approved and revised projects both include 115 residential units, 81 units to be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units to be sold at market rates. Additionally, the revised project would continue to contain the same number of bedrooms as the approved project. The applicant proposes the following changes to the project:

- A. The revised project would reduce the total number of structures on the project site from 49 buildings to 43 buildings.
- B. Six of the 23 distance-between-building modifications required for the original project would be eliminated. The distance for 13 of the 23 distance-between-building modifications required with the original project would be increased, therefore bringing these modifications

more in compliance with the Zoning Ordinance requirement. In addition, the distance for four of the 23 modifications would be decreased, bringing them less in compliance with the Zoning Ordinance requirement.

C. One of the six front yard setback modifications required for the original project would be eliminated. The remaining five front yard modifications would be brought more into conformance with the Zoning Ordinance requirement by the revised project.

D. The revised project would increase the approved net floor area for the residential units from 121,310 SF to 132,920 SF, an increase of 11,610 SF (a 9.6% increase). Using the reconciled net floor area for the residential units, there would be an increase of 5,113 SF, from 127,807 SF (reconciled statistics) to 132,920 SF, resulting in a 4.0% increase in floor area.

E. The approved garage/storage/mechanical floor area would be increased from 64,496 SF to 66,446 SF, an increase of 1,950 SF, therefore resulting in a 3.0% increase in floor area. Using the reconciled square footage for the garage/storage/mechanical floor area, there would be an increase of 1,302 SF from 65,144 SF (reconciled statistics) to 66,446 SF, resulting in a 2.0% increase in floor area.

F. The approved total open space for the project would increase from 101,215 SF to 114,259 SF, an increase of 13,044 SF. However, using the reconciled total open space square footage of 113,418 SF, the revised project would increase the total open space by 841 SF.

G. The approved building footprint square footage would increase from 80,771 SF to 81,373 SF, an increase of 602 SF. Using the reconciled building footprint square footage of 85,650 SF, the revised project would decrease the building footprint by 4,277 SF (a 5% decrease).

H. The approved paved areas would increase by 14,242 SF, from 85,334 SF to 99,576 SF, an increase of 17%. Using the reconciled square footage of 91,364 SF of paved areas, the revised project would increase paved areas by 8,212 SF, an increase of 8.9%.

I. The approved landscaping would be decreased by 14,844 SF (16%), from 92,641 SF to 77,797 SF. Using the reconciled landscaping square footage of 91,364 SF, the revised project would decrease the landscaping by 3,935 SF, a decrease of 4.8%.

J. The approved grading quantities would be reduced from 36,400 cubic yards to 26,600 cubic yards, a decrease of 9,800 cubic yards.

K. Aside from the changes listed above, the revised site plan would be modified in the following manner:

- A "woonerf" would be incorporated into the street design of the project site to promote a shared environment between the pedestrian, cyclist and motorist.
- An additional open space area would be created on the upper portion of the project site.
- The lower and upper portion of the project site would be reconnected by providing access stairs.
- The courtyard width would be increased from 14 feet to an average of 22 feet.

- Units would be reoriented toward the street to enhance street presence.
- One row of buildings would be eliminated on the upper level and units would be relocated to the lower level fronting the woonerf.
- One building fronting Micheltorena Street would be eliminated, the fire turnaround would be relocated, and the pedestrian entrance at the corner of Micheltorena and California Streets would be improved.
- The courtyard connection would be enhanced and enlarged, a new plaza space would be incorporated, and the separate parking garages below the courtyard would be connected to allow for improved vehicle circulation.

V. ISSUES

In staff's opinion, the revised project clearly includes changes that significantly improve the project, while remaining within the sphere of and consistent with the project approved by the Planning Commission, especially in the area of reducing the number of required modifications, reducing the number of buildings on the project site, increasing open space, improving street design with the "woonerf", and enhancing pedestrian circulation within the project site. The following discussion addresses potential issue areas associated with the substantial conformance request:

A. ERRORS IN ORIGINAL PROJECT STATISTICS

As previously discussed, calculation errors related to the approved project statistics have been acknowledged by the applicant (Exhibit A.4). However, staff believes that, even if the substantial conformance analysis is based solely on the approved project statistics, the project could still be found in substantial conformance to the originally approved project.

Most of the revisions related to square footage increases would not exceed 10%, which has been historically applied as a rule of thumb when assessing whether changes to a project could be found substantially conforming with an approved project. The revised project would result in several areas where the increases exceed 10%, especially when using the approved project statistics. Some of these increases result in project benefits, as noted below.

Patios/Site Stairs/Walks. With respect to the project statistics related to patios/site stairs/walks, the originally approved project calculated 13,013 SF. The revised project indicates that approximately 22,487 SF would be dedicated to such uses. This is an increase of approximately 9,474 SF or 73%. The applicant has explained that the original project statistic was inaccurate and the actual square footage should have been 18,141 SF, which would represent an increase of 4,346 SF or 24%. In addition, since the actual hardscape (i.e., patios, stairs and walks) for the project had not yet been developed through the ABR process to the level required for design review, this square footage was understated in the original approval. The revised project has been reviewed by the ABR and now reflects a more refined and precise project, which results in 22,487 SF of patios/stairs/walks.

It should also be noted that the site stairs and walkways, which make up approximately 16,298 SF, is also included in open space square footage, as defined by the Zoning Ordinance. Based

on this, it is Staff's opinion that the revised project is consistent with, and enhances the approved project.

Landscaping. The approved project reflected 92,641 SF of landscaping. The revised project statistics shows approximately 77,797 SF of landscaping, a decrease in landscaped area of 14,844 SF or 16%. The reconciled square footage for landscaping is 81,732 SF. Using the reconciled figure, there would be a decrease of 3,935 SF or 4.8% compared to the revised project. The discrepancy in the landscaping square footage correlates to the discrepancies in the building footprint and paved area statistics. Because the landscaping square footage was derived by subtracting the building footprint and paved area square footage from the total site area, and because these numbers were incorrect, the landscaping figure was also not accurate. The decrease in landscaped area can also be attributed to the refined walkway plan and patios proposed in the revised project. It is also important to remember that the overall open space area (which includes landscaped areas) provided by the revised project is 114,259 SF, approximately 44% of the overall project site.

Building Statistics. The approved net floor area for the residential units is 121,310 SF, and the floor area for the revised project is 132,920 SF, an increase of approximately 11,610 SF or 9.6%. The applicant has indicated that the net floor area for the residential units was incorrectly reflected on the approved plans. The reconciled square footage is 127,807 SF and the revised floor area would be 132,920 SF, an increase in floor area of approximately 5,113 SF or 4.0%. In addition, the net floor area for the garages/storage/mechanical uses would also increase by 1,950 SF or 3.0% compared to the approved project, and 1,302 SF or 2.0% compared to the reconciled floor area.

The applicant's response to the ABR's direction that additional articulation be incorporated into the architecture of the proposed units resulted in square footage added to the overall floor area of the units. The applicant indicates that an average of 44 SF per unit was added as the project evolved through the design review process. A graphic of a typical triplex showing the original floor area discrepancy and the increase of square footage that resulted from the ABR review process was submitted by the applicant to illustrate the average increase in floor area (Exhibit A.7).

The building footprint for the approved project is 80,771 SF. The reconciled building footprint is 85,650 SF, an increase of 4,879 SF. However, the building footprint for the revised project is proposed to be 81,373 SF, an increase of 602 SF from the approved project, but a decrease of 4,277 SF from reconciled project statistics. Overall, the increase in building footprint between the approved project and the revised project is minimal. In addition, the building footprint would be decreased by 5.3% when comparing the reconciled footprint with the revised project.

Conclusion. Generally, evaluation of residential project impacts is based more on the layout and massing than the overall residential square footage. As a rule, the focus is typically on the number of units, individual unit sizes and massing, and not necessarily the square footage associated with the whole of the project. Therefore, the total square footage associated with residential buildings is less critical than project massing.

During review and consideration of the Workforce Housing Project, both the Planning Commission and the City Council considered the total number of dwellings and the average size for these units. It is Staff's opinion that the revised project is fully consistent with the previously approved project with respect to the number of units and unit sizes, as well as the site layout. In addition, while the project statistics were summarized incorrectly on the approved plans, the massing of the project was accurately shown; therefore, the revised project is not expected to have an effect on aesthetic concerns.

As discussed, the applicant has recalculated the approved project statistics and found that the building footprint square footage is 85,650 SF. With the proposed removal of six buildings, the footprint will decrease by approximately 4,277 SF. Additionally, the 5,113 SF increase in floor area for the units (Exhibit A.8) can be mostly attributed to the design review process, which has enhanced the architecture and design of the revised project. Landscaped areas will be reduced, but the overall open space will be increased and, as stated previously, 44% of the project site will remain in open space.

Further, the project includes many design elements that can be considered improvements to the original project. Seven of the required modifications will be eliminated with the revised plans and many of original modifications would become more in compliance with the Zoning Ordinance (Exhibit A.5). Overall grading will be reduced (Exhibit A.6) and larger and improved courtyard connections will be provided. Pedestrian entrances and circulation through the project site have been enhanced and connectivity between the lower and upper portion of the project site is proposed, which was supported by the Planning Commission in its discussion of the project. Therefore, it is Staff's opinion that the revised project is substantially conforming to the original project.

B. POTENTIAL ENVIRONMENTAL ISSUES

The Environmental Analyst has prepared an Addendum to the previously Certified Final EIR for the Santa Barbara Cottage Hospital Foundation Workforce Housing Project (SCH#2004061105) in accordance with CEQA Guidelines, Section 15164, to accurately reflect the revised project changes. A copy of the Addendum is attached as Exhibit D for your reference. The Addendum is being provided to the Planning Commission for informational purposes. No action related to environmental review is required by the Planning Commission. In addition, a copy of the Certified Final EIR is available for public review at 630 Garden Street.

VI. INITIAL STAFF FINDINGS AND NEXT STEPS

As submitted, staff is inclined to recommend that the Community Development Director conclude that the revised Santa Barbara Cottage Hospital Foundation Workforce Housing Project meets the criteria for a substantial conformance determination. The revised project resulting from the completion of the ABR design review process would not result in a substantially different project than was approved by the Planning Commission and City Council in 2006.

After receiving comments from staff and the Planning Commission, the Community Development Director will make a determination about whether the revised project is in substantial conformance with the approved project. If the project is in substantial conformance, the applicant may proceed to

the ABR for Final design and architectural approvals and, ultimately, building permits. If the revised project is not in substantial conformance, the applicant would have the option to further revise the project to resolve outstanding issues.

Exhibits:

- A. Applicants Letter
 - A.1 City Council-approved Site Plan
 - A.2 Architectural Board or Review Preliminary Approved Site Plan
 - A.3 Key Map and Figures 1-6, Illustrating Site Changes
 - A.4 Reconciled Project Statistics
 - A.5 Modifications Analysis
 - A.6 Penfield & Smith Grading Analysis
 - A.7 Typical Triplex Configuration
 - A.8 Net Square Footage Analysis
- B. Historic Landmarks Commission Minutes
- C. Architectural Board of Review Minutes
- D. Addendum to Certified Final Impact Report (without Attachment 1 – refer to Exhibit A)



CEARNAL ANDRULAITIS LLP
ARCHITECTURE & INTERIOR DESIGN

RECEIVED
MAR 20 2008

**CITY OF SANTA BARBARA
PLANNING DIVISION**

March 4, 2008

Jan Hubbell
City of Santa Barbara
Planning Department
630 Garden Street
Santa Barbara, CA 93101

Re: Cottage Workforce Housing Project (MST#2003-00827)

Dear Jan,

We are pleased to submit the Cottage Workforce Housing Project, which received Preliminary Approval from ABR on January 28, 2008, for a Substantial Conformity Determination by the Community Development Director.

Through the course of 7 months of ABR Preliminary Review, which included our collaboration with local architects and a total of fourteen meetings, we have significantly refined and improved the site plan and the aesthetics of the architecture. We believe these refinements are clearly consistent with and conform to the originally approved project and reflect the Design Review process at work. Collectively, these refinements have vastly improved the City Council approved development plan.

The following is a list summarizing the refinements we have made.

- Eliminated seven of the thirty-two modifications originally granted and reduced the modified distance requested for a majority of the remaining modifications.
- Increased the distance between a majority of the units to allow for larger courtyards and public open space.
- Reduced the number of buildings and the overall building footprint.
- Created more open space with an additional park at the upper site and far exceeded the outdoor living space requirements.
- Reconnected the upper and lower areas of the site.
- Enhanced the street presence of the project by reorienting units towards the street and creating more covered entry porches.
- Strengthened the pedestrian experience throughout the site with additional connectivity and accessibility.
- Refined the architecture to be more compatible with the neighborhood.

Specifically, we have illustrated seven site revisions that contribute to the refinements listed.

1. Eliminated one row of buildings on lower site.
2. Reduced the number of buildings facing Micheltorena.
3. Simplified Unit B.
4. Enhanced & enlarged courtyard connection.
5. Additional pedestrian access at California Street.
6. New park on upper site and eliminated one building at the northern property line.

During this Design Review process we discovered discrepancies in the original site statistics provided to the Planning Commission and the City Council. Specifically, we discovered that the net floor area of the dwellings was off by 6,497 sq. ft., the total building footprint was off by 4,879 sq. ft., and the paved areas were off by 6,030 sq. ft. Therefore, we did a thorough reconciliation of the original site statistics. One of the larger discrepancies between the original site statistics and our reconciled analysis is in the landscaping. The reason for this is explained by two of the discrepancies above; the building footprint and the paved areas. Because the landscaping number is derived by subtracting the building footprint and paved areas from the total site area, the building footprint and paved area miscalculation exactly accounts for the landscaping error. The good news is that the original open space number was under calculated by over 12,000 sq. ft. These errors in our original site statistics are obviously regrettable and unfortunate and we apologize for them. However, all we can do at this point is disclose these errors and provide you with precise and accurate current information.

As the plans evolved through the ABR process and we responded to the Board's request for additional articulation in the architecture, the net floor area increased 5,113 sq. ft. from the reconciled amount. This increase in square footage, when spread across the 115 units, amounts to an average of 44 sq. ft. per unit, or only 22 sq. ft. per floor per unit. We have provided a floor area comparison illustration showing the original floor area discrepancy and the increase resulting from ABR Review for a typical triplex unit.

The current ABR Preliminary Approved site plan shows the landscaping reduced from the reconciled number. This reduction is easily explained by the design refinement of the site walkways and patios that reduced the landscaping or planting areas. This was inevitable since the hardscape design at the time of the original approval was not developed to the level required for ABR Preliminary Approval.

We have enclosed a spreadsheet of the project statistics that compares not only the original site statistics, but also the reconciled statistics to the current ABR Preliminary Approved statistics. The spreadsheet also provides additional statistics that were not shown originally to help clarify the

Jan Hubbell
March 4, 2008
Re: Cottage Workforce Housing
Page 3

revisions that have occurred. We have also enclosed a letter from Penfield & Smith summarizing the revised grading numbers based on the current ABR Preliminary Approved plan, an analysis of the modifications granted on the project showing the eliminations and reductions, and a unit-by-unit floor area breakdown that identifies the floor plan changes to each and every unit.

We believe you will conclude that the collective input from ABR along with our design effort over the last seven months has resulted in a much-improved project from the original approval that will be a benefit to the future residents and surrounding neighborhood. Ultimately, we have endeavored, through this long and arduous process, to make the Cottage Workforce Housing project the best it can be. It is that simple. We are proud of the design work that we have done in collaboration with the ABR and believe that the process has been well served by the changes that have occurred.

Thank you for your consideration of our request.

Respectfully,

A handwritten signature in black ink, appearing to read 'B. Cearnal', with a stylized flourish at the end.

Brian Cearnal, AIA
Partner
Cearnal Andrulaitis LLP

encl.: City Council Approved Site Plan
ABR Preliminary Approved Site Plan
Key Maps & Figure 1-6 Illustrations
Project Statistics
Modifications Analysis
Penfield & Smith Letter
Floor Area Breakdown/Typical Triplex
'Net Square Foot Analysis

cc.: Ron Biscaro
Tom Thomson
Doug Fell
Ken Marshall



PARKING STATISTICS			
PARKING:	ALL OFF-ROAD AND DRIVEWAY LOTS	0	0 SPACES
	TOTAL OFF-ROAD AND DRIVEWAY LOTS	0	0 SPACES
	TOTAL OFF-ROAD AND DRIVEWAY LOTS	0	0 SPACES
	TOTAL OFF-ROAD AND DRIVEWAY LOTS	0	0 SPACES
TOTAL:	TOTAL OFF-ROAD AND DRIVEWAY LOTS	0	0 SPACES
	TOTAL OFF-ROAD AND DRIVEWAY LOTS	0	0 SPACES
	TOTAL OFF-ROAD AND DRIVEWAY LOTS	0	0 SPACES
	TOTAL OFF-ROAD AND DRIVEWAY LOTS	0	0 SPACES

CEARNAL
ARCHITECTS
INTERIOR DESIGN

22112 STATE
R. S. H. V. A.
C. A. # 1118
A. S. # 1118
P. O. # 1118
WWW.CEARNAL.COM



Proposed project for:
**Cottage Health System
Santa Barbara Cottage Hospital Foundation
601 East Micheltorens St.
Work Force Housing**

LEGEND

- PROPERTY LINE
- SUBDIVISION WALL
- ACCESSORY DWELLING UNIT
- DRIVEWAY
- LANDSCAPE
- REPETITIVE
- REPETITIVE WALL/DOOR/WINDOW
- WALL/DOOR/WINDOW
- MAIN ENTRY
- MECHANICAL EQUIPMENT
- MECHANICAL EQUIPMENT BY CONCRETE FOUNDATION
- MECHANICAL EQUIPMENT ON WALL
- UTILITY EQUIPMENT
- BACK PORCH ENTRY
- FIRE ESCAPE
- MECHANICAL EQUIPMENT

- BUILDING FOOTPRINT
- DRIVEWAY
- LANDSCAPE
- REPETITIVE WALL/DOOR/WINDOW
- WALL/DOOR/WINDOW
- MAIN ENTRY
- MECHANICAL EQUIPMENT
- MECHANICAL EQUIPMENT BY CONCRETE FOUNDATION
- MECHANICAL EQUIPMENT ON WALL
- UTILITY EQUIPMENT
- BACK PORCH ENTRY
- FIRE ESCAPE
- MECHANICAL EQUIPMENT

Cottage Health System Work Force Housing
Scale: 1" = 30'
Parking Plan

DATE:	05/14/18
PROJECT:	WORK FORCE HOUSING
DESIGNER:	CEARNAL ARCHITECTS
DATE:	05/14/18
PROJECT:	WORK FORCE HOUSING
DATE:	05/14/18
PROJECT:	WORK FORCE HOUSING
DATE:	05/14/18
PROJECT:	WORK FORCE HOUSING
DATE:	05/14/18
PROJECT:	WORK FORCE HOUSING
DATE:	05/14/18
PROJECT:	WORK FORCE HOUSING

PROJECT STATISTICS

INDICATORS REQUESTED

- 1. FUND-COST-BASED INDICATOR TO MEASURE THE IMPACT OF THE PROJECT ON THE COMMUNITY AND THE ENVIRONMENT.
- 2. FUND-COST-BASED INDICATOR TO MEASURE THE IMPACT OF THE PROJECT ON THE COMMUNITY AND THE ENVIRONMENT.
- 3. FUND-COST-BASED INDICATOR TO MEASURE THE IMPACT OF THE PROJECT ON THE COMMUNITY AND THE ENVIRONMENT.

NO.	DESCRIPTION	UNIT	AMOUNT	PERCENTAGE
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SCOPE OF WORK

THE SCOPE OF WORK FOR THIS PROJECT IS TO DESIGN AND CONSTRUCT A NEW BUILDING FOR THE COLLEGE HEALTH SYSTEM. THE BUILDING WILL BE USED FOR CLINICAL AND ADMINISTRATIVE PURPOSES. THE PROJECT WILL INCLUDE THE DESIGN AND CONSTRUCTION OF THE BUILDING, THE LANDSCAPE, AND THE UTILITY SERVICES. THE PROJECT WILL BE COMPLETED IN PHASES. THE FIRST PHASE WILL BE THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE SECOND PHASE WILL BE THE LANDSCAPE AND UTILITY SERVICES. THE THIRD PHASE WILL BE THE INTERIOR FINISHES. THE PROJECT WILL BE COMPLETED BY THE END OF 2025.



EXHIBIT A.2

Site Plan
SCALE: 1" = 20'



Prepared for
College Health System
Santa Barbara College Hospital Foundation
401 East Windward Drive
Ventura, CA 93001

NO.	DESCRIPTION	DATE	BY	CHKD BY
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Key Map Legend

X = Figure 'X'

City Council Approved Site Plan (11.21.06)

Scale: 1"=60'

EXHIBIT A.3



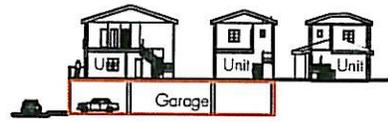
Key Map Legend

x — = Figure 'X'

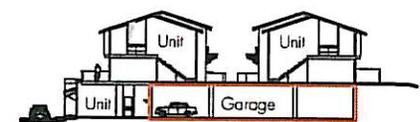
ABR Preliminary Approved Site Plan (1.28.08)

Scale: 1"=60'

FIGURE 1 UPPER LEVEL



Section 1
Scale: 1" = 40 ft



Section 1
Scale: 1" = 40 ft

Eliminated one row of buildings at the upper level by relocating 6 units to the lower level fronting the "woonerf"* (see Section). Moving these units to the lower level eliminates the large blank wall of the parking garage from facing the "woonerf", and provides flexibility for other site revisions. Increased open space and courtyard width (from 14' to an average of 22'). Incorporated stairs providing access to upper level. Eliminated 4 modifications (1.5, 1.7, 1.8, 1.9) to allow a reduction in the required 15' distance between buildings.



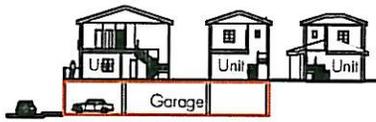
City Council Approved Site Plan (11.21.06)
Scale: 1" = 40 ft



ABR Preliminary Approved Site Plan (1.28.08)
Scale: 1" = 40 ft

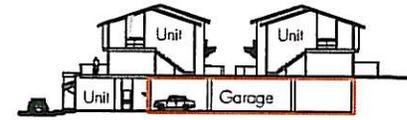
* A woonerf is a Dutch term referring to a street where pedestrians and cyclists have priority over motorists.

FIGURE 1 LOWER LEVEL



Section 1

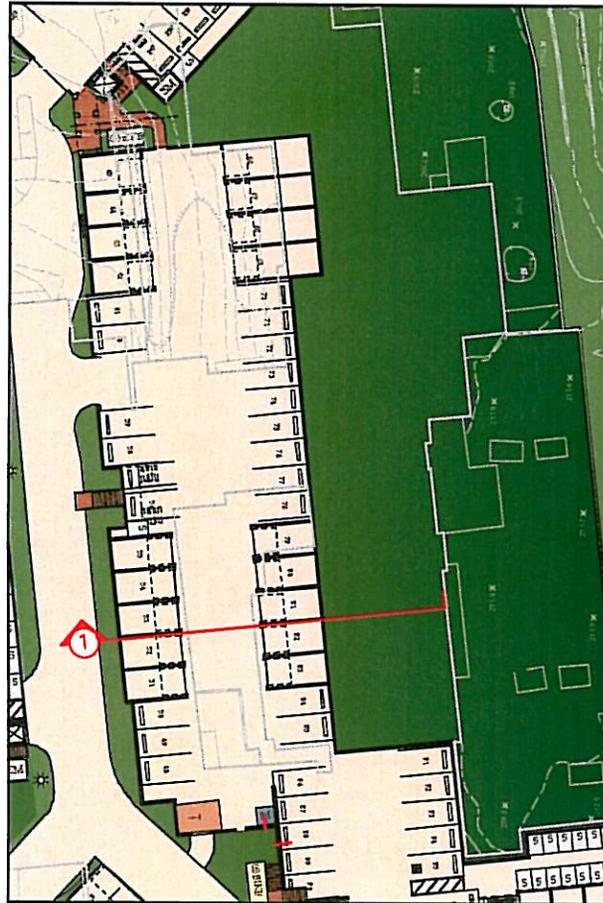
Scale: 1" = 40 ft



Section 1

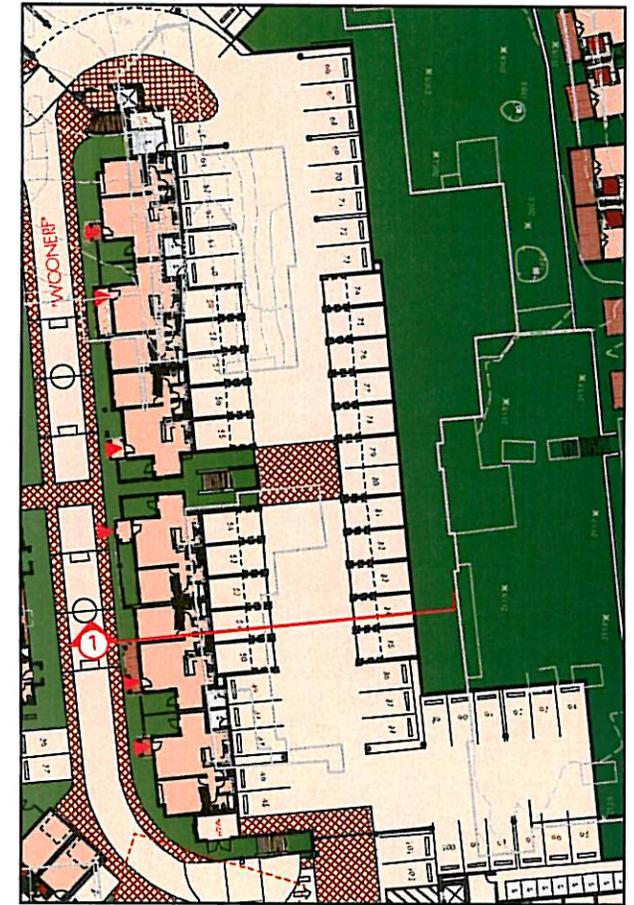
Scale: 1" = 40 ft

Eliminated one row of buildings at the upper level by relocating 6 units to the lower level fronting the "woonerf" (see Section). Moving these units to the lower level eliminates the large blank wall of the parking garage from facing the "woonerf", and provides flexibility for other site revisions.



City Council Approved Site Plan (11.21.06)

Scale: 1" = 40 ft



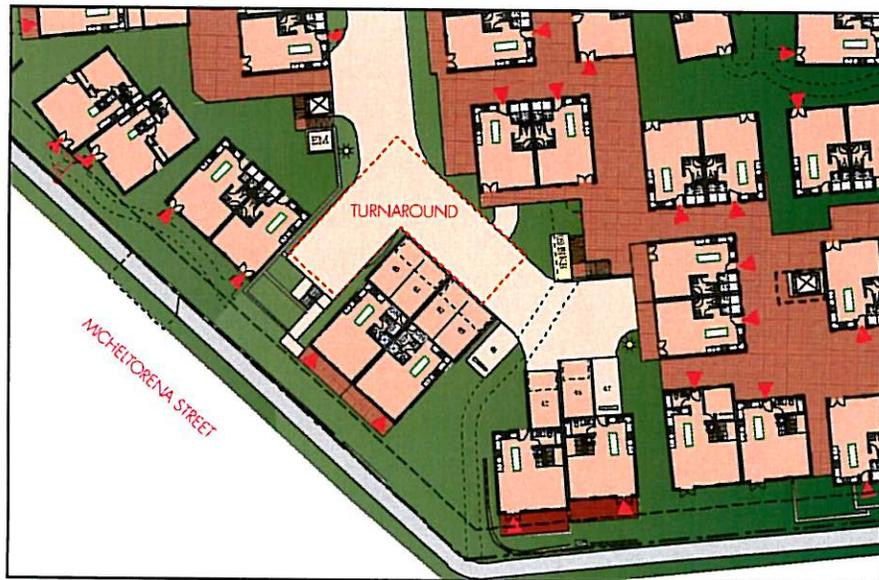
ABR Preliminary Approved Site Plan (1.28.08)

Scale: 1" = 40 ft

* A woonerf is a Dutch term referring to a street where pedestrians and cyclists have priority over motorists.

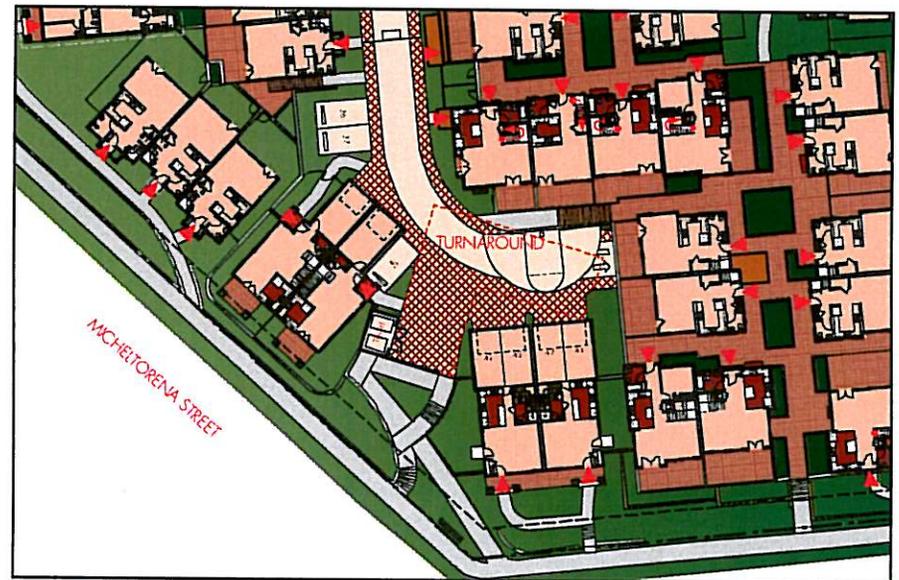
FIGURE 2

Removed one building from the Micheltorena Street frontage.
Relocated the fire turnaround and enhanced the pedestrian entrance at the Micheltorena/California street corner.



City Council Approved Site Plan (11.21.06)

Scale: 1" = 40 ft

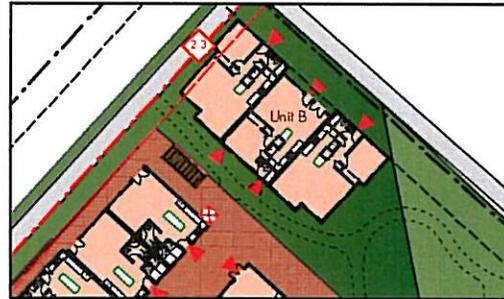


ABR Preliminary Approved Site Plan (1.28.08)

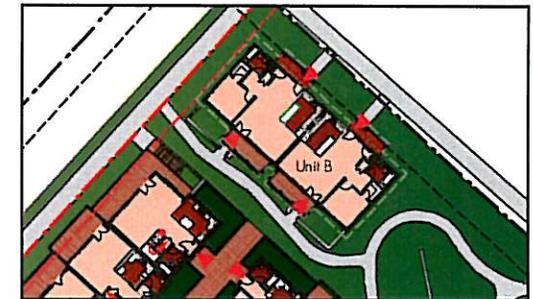
Scale: 1" = 40 ft

FIGURE 3

Reduced and simplified unit B (from 5 to 4 one bedroom units). Eliminated 1 modification (2.3) to allow structures to encroach into the required front yard setback.



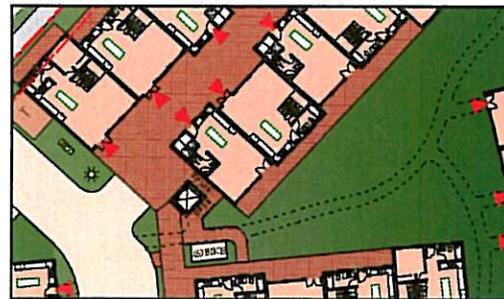
City Council Approved Site Plan (11.21.06)
Scale: 1" = 40 ft



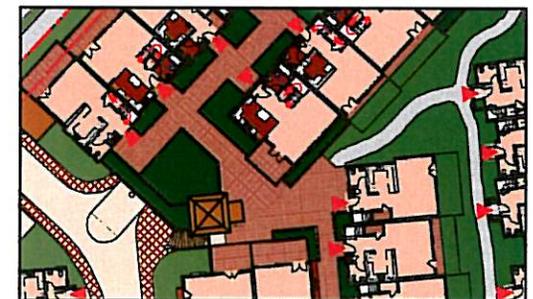
ABR Preliminary Approved Site Plan (1.28.08)
Scale: 1" = 40 ft

FIGURE 4

Enhanced & enlarged courtyard connection. Incorporated a new plaza space. Connected the previously separate parking garages below to allow vehicular circulation to occur within the parking structure and reduce traffic on the "woonerf".*



City Council Approved Site Plan (11.21.06)
Scale: 1" = 40 ft



ABR Preliminary Approved Site Plan (1.28.08)
Scale: 1" = 40 ft

FIGURE 5

Opened up the courtyard access (from 7' to 19') and provided a direct connection to the sidewalk.



City Council Approved Site Plan (11.21.06)
Scale: 1" = 40 ft



ABR Preliminary Approved Site Plan (1.28.08)
Scale: 1" = 40 ft

FIGURE 6

Eliminated two buildings (2 less units). Created a new park for the upper neighborhood. Eliminated 1 modification (1.23) to allow a reduction in the required 15' distance between buildings.

Eliminated one building by creating a triplex building type (for better architectural massing and articulation). Reoriented entrances to the south side to enhance and engage the "woonerf"**, and create private backyards.



City Council Approved Site Plan (11.21.06)

Scale: 1" = 40 ft



ABR Preliminary Approved Site Plan (1.28.08)

Scale: 1" = 40 ft

* A woonerf is a Dutch term referring to a street where pedestrians and cyclists have priority over motorists.

COTTAGE WORKFORCE HOUSING PROJECT STATISTICS

3/4/08

(ITEMS ITALICIZED IN YELLOW REPRESENT ADDITIONAL SITE STATISTICS PROVIDED THAT WERE NOT SHOWN IN THE ORIGINAL SITE STATISTICS ON THE PLANS)

	A	B	C	D	E
	CITY COUNCIL APPROVED (11.21.2006)	CITY COUNCIL ² APPROVED (RECONCILED)	ABR PRELIM APPROVED (01.28.2008)	DIFFERENCE (C-A)	DIFFERENCE (C-B)
BUILDING STATISTICS					
1) NET FLOOR AREA	SF	SF	SF	SF	SF
2) DWELLINGS	121,310	127,807	132,920	11,610	5,113
3) GARAGES/STORAGE/MECHANICAL	64,496	65,144	66,446	1,950	1,302
4) <i>ATTACHED GARAGES</i>		13,575	11,298		(2,277)
5) <i>SUBTERRANEAN GARAGE/</i>					
6) <i>STORAGE/MECHANICAL</i>		51,569	55,148		3,579
7) <i>SUBTOTAL</i>		65,144	66,446		1,302
8) UNIT BEDROOM COUNT					
9) ONE BEDROOM	10	10	10	0	0
10) TWO BEDROOM	67	67	67	0	0
11) THREE BEDROOM	38	38	38	0	0
12) <i>BUILDING TYPES</i>					
13) <i>SINGLE</i>		1	0		(1)
14) <i>DUPLEX</i>		38	25		(13)
15) <i>TRIPLEX</i>		6	12		6
16) <i>MULTI-PLEX (4 UNITS)</i>		1	2		1
17) <i>MULTI-PLEX (5 UNITS)</i>		2	3		1
18) <i>MULTI-PLEX (6 UNITS)</i>		1	1		0
19) <i>NUMBER OF BUILDINGS</i>		49	43		(6)
OPEN SPACE					
20) REQUIRED OUTDOOR LIVING SPACE:	SF	SF	SF	SF	SF
21) REQUIRED (258,746 SF X .15) (COMMON OPEN YARD AREA)	38,812	38,812	38,812	0	0
23) TOTAL OPEN SPACE	101,215	113,418 ³	114,259 ³	13,044	841
SITE COVERAGE STATISTICS					
24) BUILDING FOOTPRINT	80,771	85,650	81,373	602	(4,277)
25) PAVED AREAS					
26) ROADS/DECKS	55,014	56,316	59,225	4,211	2,909
27) <i>ROADS</i>		40,300	39,061		(1,239)
28) <i>DECKS (PODIUM)</i>		16,016	20,164		4,148
29) <i>SUBTOTAL</i>		56,316	59,225		2,909
30) PARKING (SURFACE)	17,307	16,907	17,864	557	957
31) PATIOS/SITE STAIRS/WALKS	13,013	18,141	22,487	9,474	4,346
32) <i>COVERED PATIOS</i>		2,471	6,189		3,718
33) <i>SITE STAIRS</i>		1,297	1,515		218
34) <i>WALKS</i>		14,373	14,783		410
35) <i>SUBTOTAL</i>		18,141	22,487		4,346
36) TOTAL PAVED AREAS	85,334	91,364	99,576	14,242	8,212
37) LANDSCAPING	92,641	81,732	77,797	(14,844)	(3,935)
38) TOTAL SITE AREA	258,746 (5.94 ACRES)	258,746 (5.94 ACRES)	258,746 (5.94 ACRES)		

1. PER SITE STATISTICS SHOWN ON PLANS APPROVED BY THE CITY COUNCIL ON NOVEMBER 21, 2006
 2. PRECISE RECALCULATION OF ACTUAL AREA REFLECTED ON CITY COUNCIL APPROVED SITE PLAN
 3. TOTAL OF LANDSCAPE + WALKS + SITE STAIRS + DECKS (PODIUM)

COTTAGE WORKFORCE HOUSING MODIFICATIONS

3/4/08

DISTANCE BETWEEN BUILDINGS

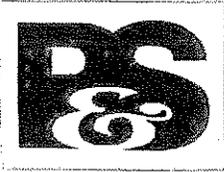
MOD #	REQUIRED	CITY COUNCIL APPROVED (11.21.2006)	ABR PRELIM APPROVED (01.28.2008)	DIFFERENCE
1.1	15'-0"	5'-0"	8'-4"	3'-4"
1.2	15'-0"	6'-0"	10'-0"	4'-0"
1.3	15'-0"	11'-0"	9'-0"	(2'-0")
1.4	15'-0"	11'-0"	ELIMINATED	
1.5	15'-0"	10'-0"	ELIMINATED	
1.6	15'-0"	12'-2"	10'-7"	(1'-7")
1.7	15'-0"	8'-0"	ELIMINATED	
1.8	15'-0"	8'-2"	ELIMINATED	
1.9	15'-0"	10'-1"	ELIMINATED	
1.10	15'-0"	6'-5"	8'-7"	2'-2"
1.11	15'-0"	8'-2"	8'-11"	9 INCHES
1.12	15'-0"	9'-0"	8'-6"	(6 INCHES)
1.13	15'-0"	7'-0"	11'-9"	4'-9"
1.14	15'-0"	9'-5"	13'-2"	3'-9"
1.15	15'-0"	9'-1"	12'-11"	2'-7"
1.16	15'-0"	13'-5"	9'-7"	(3'-10")
1.17	15'-0"	9'-5"	11'-2"	1'-9"
1.18	15'-0"	6'-3"	6'-4"	1 INCH
1.19	15'-0"	6'-8"	10'-8"	4'-0"
1.20	15'-0"	8'-2"	11'-2"	3'-0"
1.21	15'-0"	6'-0"	7'-5"	1'-5"
1.22	15'-0"	6'-7"	8'-5"	1'-10"
1.23	15'-0"	8'-3"	ELIMINATED	

FRONT YARD SETBACK

MOD #	REQUIRED	CITY COUNCIL APPROVED (11.21.2006)	ABR PRELIM APPROVED (01.28.2008)	DIFFERENCE
2.1	10'-0"	1'-1"	7'-2"	6'-1"
2.2	10'-0"	1'-8"	4'-2"	2'-6"
2.3	10'-0"	2'-6"	ELIMINATED	
2.4	10'-0"	7'-2"	8'-6"	1'-4"
2.5	10'-0"	5'-7"	7'-11"	2'-4"
2.6	10'-0"	6'-7"	8'-3"	1'-8"

INTERIOR YARD SETBACK

MOD #	REQUIRED	CITY COUNCIL APPROVED (11.21.2006)	ABR PRELIM APPROVED (01.28.2008)	DIFFERENCE
3.1	10'-0"	10'-1"	10'-3"	2 INCHES
3.2	10'-0"	10'-0"	10'-0"	SAME
3.3	10'-0"	10'-1"	10'-1"	SAME



Penfield & Smith

111 East Victoria Street
Santa Barbara, CA 93101

tel 805-963-9532
fax 805-966-9801

www.penfieldsmith.com

Santa Barbara
Camarillo
Santa Maria
Lancaster

Civil Engineering

Land Surveying

Land Use Planning

Construction
Management & Inspection

Traffic & Transportation
Engineering

Transportation Planning

W.O. 15623.02

March 19, 2008

Mr. Brian Cearnal, AIA
Cearnal Andrulaitis, LLP
521 ½ State Street
Santa Barbara, Ca. 93101

**Subject: Cottage Workforce Housing
Earthwork Analysis**

RECEIVED
MAR 20 2008

CITY OF SANTA BARBARA
PLANNING DIVISION

Dear Brian:

Penfield & Smith has re-evaluated the grading and earthwork for the Cottage Workforce Housing project located at the Saint Francis Hospital site in Santa Barbara, California.

The earthwork analysis was based on the following information:

1. An aerial topographic survey supplemented with field surveyed spot elevations;
2. Architectural and structural plans of the Hospital including the Surgery Wing Addition dated January 26, 1984; and
3. Cearnal Andrulaitis' site and grading plan dated January 28, 2008.

Autodesk AutoCAD Civil 3D® software was utilized for the earthwork analysis. The contours and spot elevations from the topographic survey were used to create a 3-dimensional surface or digital terrain model. Where existing buildings are to be demolished the model surface reflects the bottom of the building's foundation based on the dimensions and elevations from the record architectural drawings.

A 3-dimensional surface was also created for the proposed Workforce Housing development. The proposed grading surface reflects the finished grade of the earth to be constructed which consists of subgrade elevations for pavements and building pad elevations.

The software computes the volume between the two surfaces yielding the earthwork quantity for the project.

The Cearnal Andrulaitis site and grading plan dated January 28th approximately balanced the raw earthwork cut and fill quantities. To account for soil volume losses from clearing and grubbing operations, "shrinkage" from removal and re-compaction of soil, boulders and cobbles, and other factors, Penfield & Smith lowered the

Mr. Brian Cearnal, AIA
March 20, 2008
Page 2

proposed grades, north of the east-west retaining wall dividing the site, by one-foot to yield the following earthwork quantities.

Excavation	=	14,500 cubic yards
Fill	=	12,100 cubic yards
Estimated Losses	=	2,400 cubic yards

Based on the available information and this analysis, Penfield & Smith estimates that earthwork construction, per grading plans prepared by Penfield & Smith, will balance on-site. This estimate factors in the removal and re-compaction of soils, the volume attributed to underground utility trenching and refinements to the grading plan to be made during final engineering.

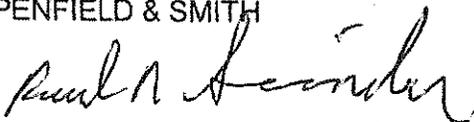
Two exhibits are included with this letter. Exhibit 'A' is the topographic map of the existing site and illustrates the existing condition 3-dimensional surface used in the analysis. Exhibit 'B' is a contour map of the proposed development grading and illustrates the proposed 3-dimensional surface used in the analysis.

This earthwork analysis differs from the analysis prepared in 2004. The existing condition surface has been modified to correct how portions of some structures were modeled; namely, some of the basements or lower levels of structures were not properly accounted for in the 2004 models. Not accounting for the lower levels resulted in the overall earthwork quantities being overstated by approximately 9,800 cubic yards. The areas that were not accounted for in the 2004 analysis are delineated on Exhibit 'A'.

If you have questions or require additional information, please contact me at 805-963-9532, extension 113.

Sincerely,

PENFIELD & SMITH



David W. Rundle, P.E. *FOR*
Principal Engineer
RCE C48,540

Attachments: Exhibit 'A' Existing Condition Survey
Exhibit 'B' Proposed Condition Contour Map

W:\Work\15623\02\Earthwork\EW_Analysis_20080319.doc



LEGEND

LINETYPES

- EXISTING INTERMEDIATE CONTOURS
- EXISTING ROOF CONTOURS
- PROPOSED INTERMEDIATE CONTOURS
- PROPOSED ROOF CONTOURS
- PROPERTY LINE

ABBREVIATIONS

- RF=188.2 - ROOF GRADE BELOW FINISH FLOOR
- GF=188.8 - ROAD GRADE BELOW DRAINAGE FLOOR

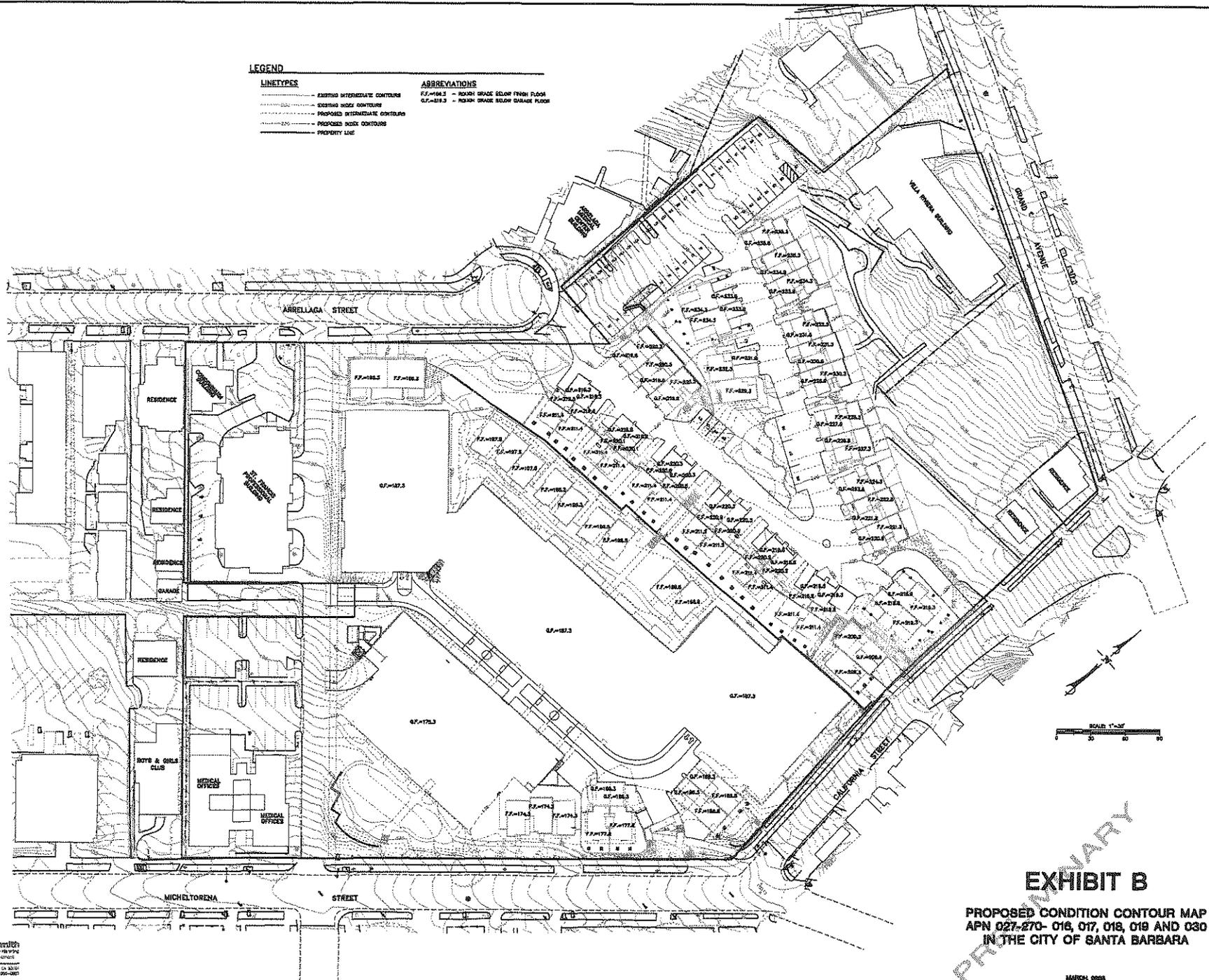


EXHIBIT B

PROPOSED CONDITION CONTOUR MAP
 APN 027-270-018, 017, 016, 019 AND 030
 IN THE CITY OF SANTA BARBARA

Prepared & Drawn
 by [Name] [Title]
 Checked: [Name] [Title]
 111 East Adams Street, Santa Barbara, CA 93101
 Phone: (805) 965-4000 Fax: (805) 965-0800

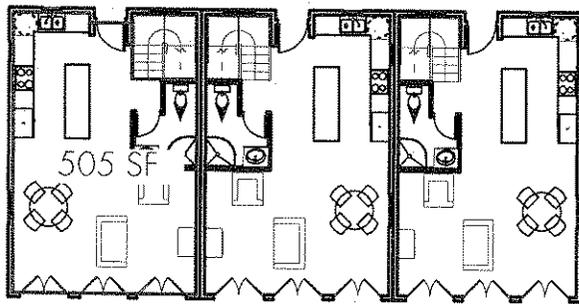
MARCH 2005

TMS

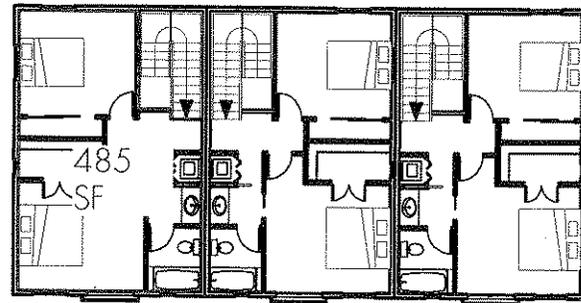
Floor Area Comparison / Typical Triplex

City Council Approved (11.21.2006)

3/4/08



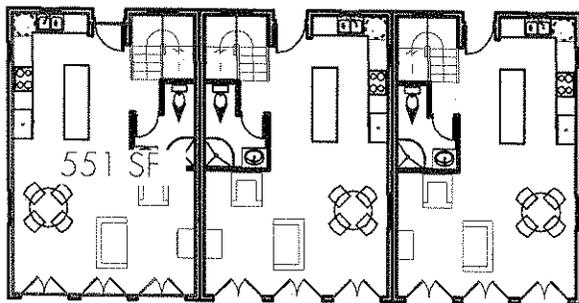
1st Floor Plan



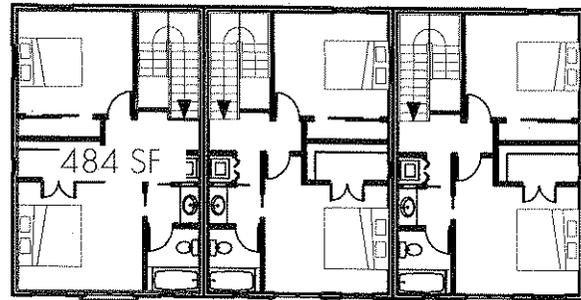
2nd Floor Plan

990 SF

City Council Approved (Reconciled)



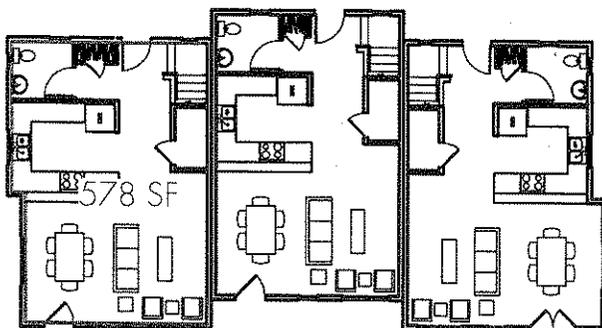
1st Floor Plan



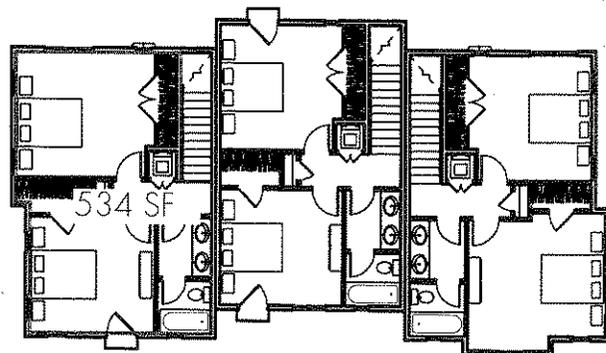
2nd Floor Plan

1,035 SF

ABR Prelim Approval (01.28.2008)



1st Floor Plan



2nd Floor Plan

1,112 SF

Scale: 1"=20'

COTTAGE WORKFORCE HOUSING NET FLOOR AREA BREAKDOWN

UNIT NUMBER	LEVEL	APPROVED UNIT TYPE	CITY COUNCIL APPROVED (11.21.2006)	CITY COUNCIL APPROVED (RECONCILED)	DIFFERENCE (B-A)	PROPOSED UNIT TYPE	ABR PRELIM APPROVED (01.28.2008)	DIFFERENCE (D-B)
1	First Floor		510	555	45		555	0
	Second Floor	O2	775	768	(7)	O3	827	59
	Subtotal		1,285	1,323	38		1,382	59
2	First Floor		510	555	45		555	0
	Second Floor	O2	775	768	(7)	O3	827	59
	Subtotal		1,285	1,323	38		1,382	59
3	First Floor		510	555	45		555	0
	Second Floor	O1	775	768	(7)	O2	827	59
	Subtotal		1,285	1,323	38		1,382	59
4	First Floor		555	555	0		555	0
	Second Floor	O1	768	768	0	O2	827	59
	Subtotal		1,323	1,323	0		1,382	59
5	First Floor		510	555	45		555	0
	Second Floor	O2	775	768	(7)	O1	827	59
	Subtotal		1,285	1,323	38		1,382	59
6	First Floor		510	555	45		555	0
	Second Floor	O2	775	768	(7)	O1	827	59
	Subtotal		1,285	1,323	38		1,382	59
7	First Floor		655	655	0		555	(100)
	Second Floor	A	0	0	0	F2	530	530
	Subtotal		655	655	0		1,085	430
8	First Floor		655	655	0		573	(82)
	Second Floor	A	0	0	0	F2	529	529
	Subtotal		655	655	0		1,102	447
9	First Floor		505	551	46		584	33
	Second Floor	I	485	484	(1)	F2	548	64
	Subtotal		990	1,035	45		1,132	97
10	Garage		0	0	0		230	230
	First Floor		505	551	46		527	(24)
	Second Floor	I	485	484	(1)	H2	483	(1)
	Third Floor		0	0	0		0	0
	Subtotal		990	1,035	45		1,010	(25)
11	Garage		390	391	1		230	(161)
	First Floor		510	555	45		527	(28)
	Second Floor	P	830	825	(5)	H2	483	(342)
			0	0	0		0	0
	Subtotal		1,340	1,380	40		1,010	(370)
12	Garage		390	391	1		400	9
	First Floor	P	510	555	45	P	555	0
	Second Floor		830	825	(5)		761	(64)
	Subtotal		1,340	1,380	40		1,316	(64)
13	Garage		250	249	(1)		400	151
	First Floor	N	585	638	53	P	555	(83)
	Second Floor		675	673	(2)		761	88
	Subtotal		1,260	1,311	51		1,316	5

14	First Floor		585	638	53		555	(83)
	Second Floor	N	675	673	(2)	F2	530	(143)
	Subtotal		1,260	1,311	51		1,085	(226)
15	First Floor		505	551	46		573	22
	Second Floor	F1	485	484	(1)	F2	529	45
	Subtotal		990	1,035	45		1,102	67
16	First Floor		505	551	46		584	33
	Second Floor	F1	485	484	(1)	F2	548	64
	Subtotal		990	1,035	45		1,132	97
17	First Floor		505	551	46		584	33
	Second Floor	F1	485	484	(1)	D2	548	64
	Subtotal		990	1,035	45		1,132	97
18	First Floor		505	551	46		596	45
	Second Floor	F1	485	484	(1)	D2	552	68
	Subtotal		990	1,035	45		1,148	113
19	First Floor		505	551	46		555	4
	Second Floor	F1	485	484	(1)	F2	530	46
	Subtotal		990	1,035	45		1,085	50
20	First Floor		505	551	46		573	22
	Second Floor	F1	485	484	(1)	F2	529	45
	Subtotal		990	1,035	45		1,102	67
21	First Floor		505	551	46		584	33
	Second Floor	I	485	484	(1)	F2	548	64
	Subtotal		990	1,035	45		1,132	97
22	First Floor		505	551	46		578	27
	Second Floor	I	485	484	(1)	RSS	534	50
	Subtotal		990	1,035	45		1,112	77
23	First Floor		700	758	58		611	(147)
	Second Floor	U	700	363	(337)	RSS	586	223
	Subtotal		1,400	1,121	(279)		1,197	76
24	First Floor		570	620	50		555	(65)
	Second Floor	U	570	562	(8)	RSS	511	(51)
	Subtotal		1,140	1,182	42		1,066	(116)
25	First Floor		505	551	46		615	64
	Second Floor	U	485	484	(1)	RSS	570	86
	Subtotal		990	1,035	45		1,185	150
26	First Floor		570	620	50		555	(65)
	Second Floor	U	570	562	(8)	RSS	511	(51)
	Subtotal		1,140	1,182	42		1,066	(116)
27	First Floor		505	551	46		639	88
	Second Floor	U	485	484	(1)	RSS	597	113
	Subtotal		990	1,035	45		1,235	200
28	First Floor		505	551	46		750	199
	Second Floor	U	485	484	(1)	RS1	403	(81)
	Subtotal		990	1,035	45		1,152	117
29	First Floor		700	758	58		611	(147)
	Second Floor	T	700	363	(337)	RS1	586	223
	Subtotal		1,400	1,121	(279)		1,197	76
30	First Floor		570	620	50		555	(65)
	Second Floor	T	570	562	(8)	RS1	511	(52)
	Subtotal		1,140	1,182	42		1,066	(116)

31	First Floor		505	551	46		639	88
	Second Floor	T	485	484	(1)	RS1	597	113
	Subtotal		990	1,035	45		1,235	200
32	First Floor		570	620	50		805	185
	Second Floor	T	570	562	(8)	B	0	(562)
	Subtotal		1,140	1,182	42		805	(377)
33	First Floor		505	551	46		805	254
	Second Floor	T	485	484	(1)	B	0	(484)
	Subtotal		990	1,035	45		805	(230)
34	First Floor		715	715	0		805	90
	Second Floor	B	0	0	0	B	0	0
	Subtotal		715	715	0		805	90
35	First Floor		655	655	0		805	150
	Second Floor	B	0	0	0	B	0	0
	Subtotal		655	655	0		805	150
36	First Floor		715	715	0		555	(160)
	Second Floor	B	0	0	0	F2	530	530
	Subtotal		715	715	0		1,085	370
37	First Floor		810	808	(2)		573	(235)
	Second Floor	B	0	0	0	F2	529	529
	Subtotal		810	808	(2)		1,102	294
38	First Floor		810	808	(2)		584	(224)
	Second Floor	B	0	0	0	F2	548	548
	Subtotal		810	808	(2)		1,132	324
39	First Floor		505	551	46		639	88
	Second Floor	I	485	484	(1)	S2	597	113
	Subtotal		990	1,035	45		1,235	200
40	First Floor		505	551	46		555	4
	Second Floor	I	485	484	(1)	S2	511	27
	Subtotal		990	1,035	45		1,066	31
41	First Floor		570	620	50		574	(46)
	Second Floor	Q	570	562	(8)	F1	542	(20)
	Subtotal		1,140	1,182	42		1,117	(65)
42	First Floor		505	551	46		555	4
	Second Floor	Q	485	484	(1)	F1	511	27
	Subtotal		990	1,035	45		1,066	31
43	First Floor		570	620	50		578	(42)
	Second Floor	Q	570	562	(8)	F1	534	(28)
	Subtotal		1,140	1,182	42		1,112	(70)
44	First Floor		700	758	58		595	(163)
	Second Floor	Q	700	363	(337)	D3	550	187
	Subtotal		1,400	1,121	(279)		1,145	24
45	First Floor		505	551	46		555	4
	Second Floor	I	485	484	(1)	D3	530	46
	Subtotal		990	1,035	45		1,085	50
46	First Floor		505	551	46		578	27
	Second Floor	I	485	484	(1)	F1	534	50
	Subtotal		990	1,035	45		1,112	77
47	First Floor		505	551	46		555	4
	Second Floor	F2	485	484	(1)	F1	511	27
	Subtotal		990	1,035	45		1,066	31

48	First Floor		505	551	46		574	23
	Second Floor	F2	485	484	(1)	F1	542	58
	Subtotal		990	1,035	45		1,117	82
49	First Floor		505	551	46		578	27
	Second Floor	F2	485	484	(1)	F1	534	50
	Subtotal		990	1,035	45		1,112	77
50	First Floor		505	555	50		555	0
	Second Floor	D	481	481	0	F1	511	30
	Subtotal		986	1,036	50		1,066	30
51	First Floor		505	555	50		574	19
	Second Floor	D	481	481	0	F1	542	61
	Subtotal		986	1,036	50		1,117	81
52	First Floor		505	555	50		584	29
	Second Floor	C	481	481	0	D2	548	67
	Subtotal		986	1,036	50		1,132	96
53	First Floor		655	655	0		596	(59)
	Second Floor	C	0	0	0	D2	552	552
	Subtotal		655	655	0		1,148	493
54	First Floor		505	551	46		574	23
	Second Floor	G	485	484	(1)	F1	542	58
	Subtotal		990	1,035	45		1,117	82
55	First Floor		505	551	46		555	4
	Second Floor	G	485	484	(1)	F1	511	27
	Subtotal		990	1,035	45		1,066	31
56	First Floor		505	551	46		578	27
	Second Floor	G	485	484	(1)	F1	534	50
	Subtotal		990	1,035	45		1,112	77
57	First Floor		505	551	46		574	23
	Second Floor	F1	485	484	(1)	F1	542	58
	Subtotal		990	1,035	45		1,117	82
58	First Floor		505	551	46		555	4
	Second Floor	F1	485	484	(1)	F1	511	27
	Subtotal		990	1,035	45		1,066	31
59	First Floor		505	551	46		578	27
	Second Floor	F1	485	484	(1)	F1	534	50
	Subtotal		990	1,035	45		1,112	77
60	First Floor		505	555	50		555	0
	Second Floor	D	485	481	(4)	D3	530	49
	Subtotal		990	1,036	46		1,085	49
61	First Floor		505	555	50		595	40
	Second Floor	D	485	481	(4)	D3	550	69
	Subtotal		990	1,036	46		1,145	109
62	First Floor		655	655	0		639	(16)
	Second Floor	C	0	0	0	RS2	596	596
	Subtotal		655	655	0		1,235	580
63	First Floor		505	555	50		555	0
	Second Floor	C	485	481	(4)	RS2	511	30
	Subtotal		990	1,036	46		1,066	30
64	First Floor		505	555	50		611	56
	Second Floor	G	485	484	(1)	RS2	586	102
	Subtotal		990	1,039	49		1,197	158

65	First Floor		505	555	50		750	195
	Second Floor	G	485	484	(1)	RS2	403	(81)
	Subtotal		990	1,039	49		1,152	113
66	First Floor		505	555	50		578	23
	Second Floor	G	485	484	(1)	D1	534	50
	Subtotal		990	1,039	49		1,112	73
67	First Floor		505	551	46		574	23
	Second Floor	I	485	484	(1)	D1	542	58
	Subtotal		990	1,035	45		1,117	82
68	First Floor		505	551	46		574	23
	Second Floor	I	485	484	(1)	D1	542	58
	Subtotal		990	1,035	45		1,117	82
69	First Floor		505	551	46		578	27
	Second Floor	I	485	484	(1)	D1	534	50
	Subtotal		990	1,035	45		1,112	77
70	First Floor		505	551	46		574	23
	Second Floor	I	485	484	(1)	D1	542	58
	Subtotal		990	1,035	45		1,117	82
71	First Floor		505	551	46		578	27
	Second Floor	I	485	484	(1)	D1	534	50
	Subtotal		990	1,035	45		1,112	77
72	First Floor		505	551	46		750	199
	Second Floor	I	485	484	(1)	R	403	(81)
	Subtotal		990	1,035	45		1,152	117
73	First Floor		505	551	46		639	88
	Second Floor	I	485	484	(1)	R	597	113
	Subtotal		990	1,035	45		1,235	200
74	First Floor		505	551	46		639	88
	Second Floor	I	485	484	(1)	S1	597	113
	Subtotal		990	1,035	45		1,235	200
75	First Floor		505	551	46		555	4
	Second Floor	I	485	484	(1)	S1	511	27
	Subtotal		990	1,035	45		1,066	31
76	First Floor		505	551	46		758	207
	Second Floor	I	485	484	(1)	A	0	(484)
	Subtotal		990	1,035	45		758	(277)
77	First Floor		635	758	123		750	(8)
	Second Floor	R	615	363	(252)	A	0	(363)
	Subtotal		1,250	1,121	(129)		750	(371)
78	First Floor		570	620	50		750	130
	Second Floor	R	570	562	(8)	A	0	(562)
	Subtotal		1,140	1,182	42		750	(432)
79	First Floor		505	551	46		722	171
	Second Floor	S	485	484	(1)	A	0	(484)
	Subtotal		990	1,035	45		722	(313)
80	First Floor		570	620	50		780	160
	Second Floor	S	570	562	(8)	A	0	(562)
	Subtotal		1,140	1,182	42		780	(402)
81	Garage		210	210	0		0	(210)
	First Floor		505	555	50		758	203
	Second Floor	H1	485	487	2	A	0	(487)
Subtotal		990	1,042	52		758	(284)	

82	Garage		210	210	0		253	43
	First Floor	H1	505	555	50		527	(28)
	Second Floor		485	487	2	H1	484	(3)
	Subtotal		990	1,042	52		1,010	(32)
83	Garage		210	210	0		230	20
	First Floor	H2	505	555	50		527	(28)
	Second Floor		485	487	2	H1	484	(3)
	Subtotal		990	1,042	52		1,010	(32)
84	Garage		210	210	0		250	40
	First Floor	H2	505	555	50		527	(29)
	Second Floor		485	487	2	H3	483	(4)
	Third Floor		0	0	0		378	378
	Subtotal		990	1,042	52		1,388	346
85	Garage		210	210	0		250	40
	First Floor	H1	505	555	50		527	(29)
	Second Floor		485	487	2	H3	483	(4)
	Third Floor		0	0	0		378	378
	Subtotal		990	1,042	52		1,388	346
86	Garage		210	210	0		230	20
	First Floor	H1	505	555	50		527	(28)
	Second Floor		485	487	2	H2	483	(4)
	Subtotal		990	1,042	52		1,010	(32)
87	Garage		210	210	0		230	20
	First Floor	H1	505	555	50		527	(28)
	Second Floor		485	487	2	H2	483	(4)
	Subtotal		990	1,042	52		1,010	(32)
88	Garage		210	210	0		230	20
	First Floor	H1	505	555	50		527	(28)
	Second Floor		485	487	2		484	(3)
	Subtotal		990	1,042	52		1,010	(32)
89	Garage		210	210	0		253	43
	First Floor	H2	505	555	50		527	(28)
	Second Floor		485	487	2	H1	484	(3)
	Subtotal		990	1,042	52		1,010	(32)
90	Garage		210	210	0		250	40
	First Floor	H2	505	555	50		527	(29)
	Second Floor		485	487	2	H3	483	(4)
	Third Floor		0	0	0		378	378
	Subtotal		990	1,042	52		1,010	(33)
91	Garage		210	210	0		250	40
	First Floor	H1	505	555	50		527	(29)
	Second Floor		485	487	2	H3	483	(4)
	Third Floor		0	0	0		378	378
	Subtotal		990	1,042	52		1,388	346
92	Garage		210	210	0		230	20
	First Floor	H1	505	555	50		527	(28)
	Second Floor		485	487	2	H2	483	(4)
	Third Floor		0	0	0		0	0
	Subtotal		990	1,042	52		1,010	(32)

93	Garage		320	320	0		230	(90)
	First Floor	J	505	551	46	H2	527	(24)
	Second Floor		485	484	(1)		483	(1)
	Subtotal		990	1,035	45		1,010	(25)
94	Garage		285	270	(15)		248	(22)
	First Floor	J	0	92	92	J2	593	501
	Second Floor		765	767	2		533	(234)
	Subtotal		765	859	94		1,126	267
95	Garage		250	249	(1)		248	(1)
	First Floor	M	585	638	53	J2	494	(144)
	Second Floor		675	673	(2)		760	87
	Subtotal		1,260	1,311	51		1,254	(57)
96	Garage		250	249	(1)		240	(9)
	First Floor	M	585	638	53	M2	624	(14)
	Second Floor		675	673	(2)		688	15
	Subtotal		1,260	1,311	51		1,313	2
97	Garage		620	512	(108)		240	(272)
	First Floor	K2	700	849	149	M2	624	(225)
	Second Floor		630	628	(2)		688	60
	Subtotal		1,330	1,477	147		1,313	(164)
98	Garage		620	512	(108)		462	(50)
	First Floor	K2	700	849	149	K2	178	(671)
	Second Floor		630	628	(2)		743	115
	Third Floor		0	0	0		632	632
Subtotal		1,330	1,477	147		1,553	76	
99	Garage		512	512	0		289	(223)
	First Floor	L	912	912	0	K2	236	(676)
	Second Floor		406	406	0		701	295
	Third Floor		0	0	0		335	335
Subtotal		1,318	1,318	0		1,272	(46)	
100	Garage		512	512	0		462	(50)
	First Floor	L	912	912	0	K2	178	(734)
	Second Floor		406	406	0		732	326
	Third Floor		0	0	0		627	627
Subtotal		1,318	1,318	0		1,537	219	
101	Garage		620	512	(108)		248	(264)
	First Floor	K1	700	849	149	J1	593	(256)
	Second Floor		575	575	0		533	(42)
	Subtotal		1,275	1,424	149		1,126	(298)
102	Garage		620	512	(108)		248	(264)
	First Floor	K1	700	849	149	J1	494	(355)
	Second Floor		575	575	0		760	185
	Subtotal		1,275	1,424	149		1,254	(170)
103	Garage		620	512	(108)		240	(272)
	First Floor	K2	700	849	149	M1	624	(225)
	Second Floor		630	628	(2)		688	60
	Subtotal		1,330	1,477	147		1,313	(164)
104	Garage		620	512	(108)		240	(272)
	First Floor	K2	700	849	149	M1	624	(225)
	Second Floor		630	628	(2)		688	60
	Subtotal		1,330	1,477	147		1,313	(164)

105	Garage		620	512	(108)		462	(50)
	First Floor		0	154	154		178	24
	Second Floor	K1	700	695	(5)	K1	741	46
	Third Floor		575	575	0		632	57
	Subtotal		1,275	1,424	149		1,551	127
106	Garage		620	512	(108)		289	(223)
	First Floor		0	154	154		238	84
	Second Floor	K1	700	695	(5)	K1	696	1
	Third Floor		575	575	0		335	(240)
	Subtotal		1,275	1,424	149		1,269	(155)
107	Garage		620	512	(108)		462	(50)
	First Floor		0	154	154		178	24
	Second Floor	K2	700	695	(5)	K1	741	46
	Third Floor		630	628	(2)		632	4
	Subtotal		1,330	1,477	147		1,551	74
108	Garage		620	512	(108)		462	(50)
	First Floor		0	154	154		178	24
	Second Floor	K2	700	695	(5)	K2	743	48
	Third Floor		630	628	(2)		632	4
	Subtotal		1,330	1,477	147		1,553	76
109	Garage		620	512	(108)		289	(223)
	First Floor		0	154	154		236	82
	Second Floor	L	700	758	58	K2	701	(57)
	Third Floor		405	406	1		335	(71)
	Subtotal		1,105	1,318	213		1,272	(46)
110	Garage		620	512	(108)		462	(50)
	First Floor		0	154	154		178	24
	Second Floor	L	700	758	58	K2	732	(26)
	Third Floor		405	406	1		627	221
	Subtotal		1,105	1,318	213		1,537	219
111	Garage		620	512	(108)		462	(50)
	First Floor		0	154	154		178	24
	Second Floor	K1	700	695	(5)	K3	741	46
	Third Floor		575	575	0		651	76
	Subtotal		1,275	1,424	149		1,570	146
112	Garage		620	512	(108)		289	(223)
	First Floor		0	154	154		252	98
	Second Floor	K1	700	695	(5)	K3	729	34
	Third Floor		575	575	0		359	(216)
	Subtotal		1,275	1,424	149		1,340	(84)
113	Garage		210	211	1		462	251
	First Floor		505	551	46		178	(373)
	Second Floor	E	485	484	(1)	K1	741	257
	Third Floor		0	0	0		632	632
	Subtotal		990	1,035	45		1,551	516

114	Garage	390	391	1		289	(102)
	First Floor	510	555	45		238	(317)
	Second Floor	830	825	(5)	K1	696	(129)
	Third Floor	0	0	0		335	335
	Subtotal	1,340	1,380	40		1,269	(111)
115	Garage	390	391	1		462	71
	First Floor	510	555	45		178	(377)
	Second Floor	830	825	(5)	K1	741	(84)
	Third Floor	0	0	0		632	632
	Subtotal	1,340	1,380	40		1,551	171
	Garage Area	15,349	13,575	1774		11,698	1,877
	Unit Area	122,642	127,807	(5165)		132,920	(5,113)
	Total	137,991	141,382	(3391)		144,618	(3,236)

*Items in red show an increase in square footage

**HISTORIC LANDMARKS COMMISSION
MINUTES**

**Wednesday, January 23, 2008 David Gebhard Public Meeting Room: 630 Garden Street
1:30 P.M.**

COMMISSION MEMBERS: WILLIAM LA VOIE, *Chair* – Present
DONALD SHARPE, *Vice-Chair* – Present until 2:50 p.m.
ROBERT ADAMS – Present
LOUISE BOUCHER – Present until 5:10 p.m.
KEN CURTIS – Present
STEVE HAUSZ – Present at 1:37 p.m.
FERMINA MURRAY – Present
SUSETTE NAYLOR – Present
ALEX PUJO – Present

ADVISORY MEMBER: DR. MICHAEL GLASSOW – Absent

CITY COUNCIL LIAISON: ROGER HORTON – Absent

PLANNING COMMISSION LIAISON: STELLA LARSON – Absent

STAFF: JAIME LIMÓN, Design Review Supervisor – Present from 3:45 p.m. to 4:30 p.m.
JAKE JACOBUS, Urban Historian – Present
IRMA UNZUETA, Project Planner – Present from 2:20 p.m. to 5:10 p.m.
SUSAN GANTZ, Planning Technician II – Present
GABRIELA FELICIANO, Commission Secretary – Present

CONCEPT REVIEW - CONTINUED

4. 601 E MICHELTORENA ST C-O Zone
(2:49) Assessor's Parcel Number: 027-270-030
Application Number: MST2003-00827
Owner: Santa Barbara Cottage Hospital Foundation
Agent: Ken Marshall
Architect: Cearnal, Andrulaitis, LLP

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility. THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006, AND BY THE CITY COUNCIL ON DECEMBER 19, 2006.)

(Courtesy review and advisory comments to the Architectural Board of Review in accordance with Planning Commission Resolution No. 039-06. The following is subject to review by the HLC: a.) Historic Display/Area. A commemorative display or area for the education of the public detailing the

history of St. Francis Hospital; and b.) Architectural style of the project and its compatibility with the neighborhood.)

Present: Brian Cearnal and Joe Andrulaitis, Architects
Katie O'Reilly-Rogers, Landscape Architect
Irma Unzueta, City Project Planner

Staff comments: Irma Unzueta, Project Planner, stated that this project was approved by the Planning Commission in September 2006 and by City Council in December 2006. As part of the project approval, two conditions were placed that relate to the Historic Landmarks Commission's (HLC) review: 1) A historic display area or an area detailing the history of the St. Francis Hospital shall be incorporated into the project at the corner of Micheltorena and Salsipuedes Streets. The text of such display is to be written by a City qualified historian and approved by the HLC. If feasible, at least one of the art pieces from the St. Francis Hospital should be included on site in the display as well as decorative elements from the building should be incorporated. The historic display will be reviewed/approved by the HLC at a later date. 2) Advisory comments shall be provided by the HLC to the Architectural Board of Review (ABR) with respect to the architectural style and compatibility with the neighborhood, and the design of the commemorative display area. HLC comments to the ABR are to be given today.

Ms. Unzueta clarified that courtesy reviews are not required to be noticed and stated that over 100 interested parties were sent an agenda of today's meeting. When the actual disposition of the historical commemoration is reviewed by the HLC, it will be given a ten-day public notice. Today's purpose is only to provide comments to the ABR.

Ms. Unzueta explained that substantial conformance determination of the approved project is not under the HLC's purview. The ABR is aware of the substantial conformance being requested and that approval will be determined by the Community Development Director in consultation with the Planning Commission. Staff believes that the proposed project changes are substantially in conformance with what was previously approved, but that determination has not been made yet.

Jaime Limón, Senior Planner/Design Review Supervisor, explained that City Council, in view of the concern regarding the historic character of the St. Francis Hospital neighborhood, requested that, although HLC does not have purview over this project, the HLC utilize its expertise in historic resources to help guide the ABR on the project's architectural and neighborhood compatibility.

Public comment opened at 3:32 p.m.

1. Tony Fischer, Attorney for St. Francis Friends and Neighbors, expressed concern regarding the lack of public notice for this project's review and the differences between what is now being proposed and what was approved by City Council. Mr. Fischer commented that too much density

is on the site and is not compatible with the neighborhood. He presented aspects of the "Refined Site Plan" that he was concerned with, including increases in: 1) the number of buildings, 2) the residential density, and 3) parking.

2. Jim Westby, St. Francis Friends and Neighbors representative, expressed concern with more hardscape and less landscape being proposed, and that the changes are less compatible with the neighborhood than what was approved by City Council. He also commented on the inconveniences of the construction for the neighborhood.
3. Kellam De Forest, local resident, questioned where visitors will park and how they will get to the units. He also commented that an architectural feature of the Hospital should be displayed. In view of the former St. Francis Hospital's significance in the community, any display area should be the central feature of the memorial park, not just placed to the side. Mr. De Forest suggested that a substantially sized scaled model of the former St. Francis Hospital be displayed for future generations to see where family members were born and others passed-away. He also suggested the display of a statue of St. Francis, such as the "Stigmata of St. Francis" by (Francis Minturn) "Duke" Sedgwick.

Public comment closed at 3:48 p.m.

Historic Landmarks Commission comments (Naylor/Sharpe absent) to the Architectural Board of Review:

- 1) **Neighborhood compatibility:** As to land use and scale, an aerial photograph of the neighborhood would be useful and should be provided to the HLC if the project is reviewed again by the Commission.
- 2) The site planning was well received, with the concern for the density being compatible with the neighborhood, particularly the Bungalow Haven neighborhood to the south.
- 3) As the project proceeds, would like to see that the reviewing bodies allow for the refinement in the design development; even with the apparent loss of some landscape areas and an increase in building area. The design is improved by these changes.
- 4) The pedestrian access through the center of the site, reminiscent of existing historical access to the Riviera, is supportable.
- 5) Would like to see the conservation of topsoil and, as the plan develops, a balance of cut-and-fill to minimize the impact of dirt transportation through the neighborhood.
- 6) There are concerns about the upper parking lot location and its potential use by visitors and users of the property.
- 7) **Historical commemoration:** Would like to see it in a more prominent location and recommend the acquisition of a statue of St. Francis. (The statue referenced was the "Stigmata of St. Francis of Assisi" by Francis Minturn "Duke" Sedgwick.) The commemoration should incorporate the

history, importance to the community, photographs, and, in particular, the connection of people and personal stories to the former hospital site.

- 8) **Landscape:** The palette should incorporate more drought-tolerant species; and add eucalyptus, pepper, and carob trees.
- 9) Add more variety of trees to the podium level trees.
- 10) Would like to see more landscape screening in a significant way for the upper parking lot location.
- 11) Landscaping on the perimeter is extremely important in *neighborhood compatibility*, particularly the incorporation of canopy trees.
- 12) The Commission supports the proposal to incorporate a variety of landscaping as though the neighborhood was built over time.
- 13) Supports the combining of units into groups so that more landscape area is available.
- 14) **Architecture:** The Commission supports the organic mix of styles and finds the Spanish Village scale perhaps more compatible with the neighborhood than the Craftsman style.
- 15) Concerned about the scale and size of the building styled in the Craftsman style, although the style itself is authentic.
- 16) Suggests a simplification of roof forms and certain serendipity in the articulation of massing of the Spanish-style units.
- 17) Has difficulty supporting an asphalt shingle roof on a Spanish-style building. If the asphalt shingles are suggested, the style should shift to the Monterey style or Stucco Bungalow, as being more appropriate to that style.
- 18) Unit R at California Street is the unit that seems to be the most incompatible with the entire project; and problematic issues include the podium on which it sits and should come down to the ground in relationship to the street and particularly to pedestrian access.
- 19) **HLC representatives will attend the next ABR meeting:** Chair La Voie, and Commissioners Hausz and Murray.

ARCHITECTURAL BOARD OF REVIEW
MINUTES

Monday, January 28, 2008

David Gebhard Public Meeting Room: 630 Garden Street

3:

BOARD MEMBERS:

MARK WIENKE, Chair
CHRISTOPHER MANSON-HING, Vice-Chair
CLAY AURELL
JIM BLAKELEY
GARY MOSEL
RANDY MUDGE
DAWN SHERRY
PAUL ZINK

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: BRUCE BARTLETT

STAFF: JAIME LIMÓN, Design Review Supervisor
MICHELLE BEDARD, Planning Technician
GLORIA SHAFER, Commission Secretary

PRELIMINARY REVIEW

3. 601 E MICHELTORENA ST

C-O Zone

Assessor's Parcel Number: 027-270-030
Application Number: MST2003-00827
Owner: Santa Barbara Cottage Hospital Foundation
Agent: Ken Marshall
Architect: Cearnal, Andrulaitis LLP

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility.)

(THE PROJECT WAS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 2006 AND BY THE CITY COUNCIL ON DECEMBER 19, 2006.)

(Preliminary Approval of project is requested. Substantial Conformance determination is required by Community Development Director.)

(4:44)

Present: Brian Cearnal, Architect; Joseph Andrulaitis, Landscape Architect.
Irma Unzueta, Project Planner, City of Santa Barbara.

Staff Comment: Ms. Unzueta provided the Board with a copy of HLC's draft minutes and announced that Historic Landmarks Commissioners LaVoie and Murray were present to answer questions. Staff is continuing to evaluate square footages to determine substantial conformance.

Public comment opened at 5:17 p.m.

Sydney Siemens: concerned about loss of views; parking lot lights; parking lot activity, dumpsters.

Public comment closed at 5:22.

Historic Landmark Commissioner Comments:

William LaVoie reported that the HLC is aware of the pattern in the bungalow area having building widths at approximately 35 feet, after a reduction for setbacks. Density is compatible with the neighborhood, site planning is good; requested more prominence for the historical commemoration; HLC liked the landscape plan, particularly the diversity of planting materials to appear planted over time; canopy trees should be of substantial size and dense. Smaller scale for the R Units on California Street is preferred, suggested reading as 2 units. The Spanish style buildings appear compatible with the neighborhood; consider simplification of the roof forms to reduce appearance of building mass.

Femina Murray suggested historical commemoration of the site. The public entering the site should immediately be made aware of the history of the site with a statue of St Francis, incorporating the history of St Francis Hospital.

Public Comment reopened at 5:29 p.m.

- 2) Gary Hoffman: project has changed from that approved by PC in 2006; cut has increased; scope has increased.
- 3) Jan Winford: concerns about the park space, density; loss of green space to the woonerf; drainage; parking violations at Villa Riviera (submitted photographs of Villa Riviera).
- 4) Robert Cibull: commended the ABR. Concerned with density.
- 5) Kellem de Forest: suggested project return to Council for updated review before an appeal is filed; finalize memorial park prior to substantial conformance; craftsman style window treatment is odd.
- 6) Jim Westby: ABR should read the EIR; revised project requires EIR by law; HLC did not receive adequate time to review the project; lack of compatibility with the neighborhood; lack of grading plans (submitted written comments).
- 7) Cheri Rae McKinney: significant amount of excavation; EIR study is needed; health effects of truck trips; further review by City Council.
- 8) Michael Self for Scott Wenz (CAB): traffic issues; insufficient off street parking; increased air pollution; street pattern will harm local environment (submitted written comments).
- 9) Michael Self, Santa Barbara Safe Streets: concerned about plan changes; negative impact of heavy traffic; lack of cross town arterial roads, safety

study is needed (submitted written comments)

- 10) Russ Jones: concerned about density.
- 11) Tony Fisher: concerned that ABR and HLC have not read the EIR and Council approved Resolution and plans; lack of a grading plan (submitted: neighborhood photographs, and drawn changes to the parking garage).
- 12) Clay Cole: supports the notion of housing for hospital staff, but is concerned with density; concerned that critical stages are being rushed; increased excavation; EIR does not address proposed changes; HLC did not have sufficient time and material to address the project.
- 13) Mike Cahill: requested consideration be given to previous speaker's comments.
- 14) Letters from Walter Stein, Steve Dowty, Lisa Ann Kelly, Jennifer Miller, Jacques Habra, Paula Westbury, Dee Duncan, Chris and John McKinney, Walter and Jean Stine, were acknowledged.

Public comment closed at 6:09 p.m.

Motion: Preliminary Approval of the project and continued indefinitely to the Planning Commission for substantial Conformance with return to Full Board for an in-progress review with the following comments:

- 1) H1 Units: a) Make the column bases stone finish; b) Make the porch supports and porch surround walls stone finish.
- 2) K2 Units: Thicken the entry porch support walls at the middle unit.
- 3) K3 Units: Reduce/open the corner unit patio wall to reduce the wall mass.
- 4) M Units: a) Provide eave detailing; b) Provide details of the support brackets to the cantilevered floor areas.
- 5) Unit R: Continue to study minimizing the amount of visible retaining wall, including the use of landscape. Studying moving back the garage.
- 6) Along the street interfacing with rest of community, the landscape plan for street trees shall be of a substantial size and maturity to blend with the existing neighborhood.
- 7) The Board would prefer to see landscaping, particularly at street frontage, which further individualizes the units giving an individual strength to the streetscape.
- 8) The Board has worked hard with the applicant to design a project of 115 units, at 121,310 square feet, approved by City Council, and feels they have achieved a residential project that artistically will blend into the city's fabric.

The following ABR comment numbers 1 through 18 from 1/14/08 meeting are made a part of this motion:

- 1) Site: a) study the planter heights for the total effect, especially between the private outdoor spaces. Dividing plants can remain at their proposed height; consider reducing

the heights of those within private spaces. b) Provide information on surface finishes of exterior stairs and walkways. c) The Board looks forward to reviewing the refined landscaping redesign, with planters and shrubs, etc.

- 2) Overall project: provide cut sheets of garage and entry doors.
- 3) Unit B: add another (psidium) tree to the west elevation.
- 4) Unit D1: continue refining the covered entry in relation to the elevator shaft structure and planters.
- 5) Unit D2: continue to refine/restudy the proportions of the plaster corbelling at the entries.
- 6) Unit D3: continue to refine/restudy the proportions of the plaster corbelling at the entries.
- 7) Unit F1: restudy the proportion of the covered entries for extension compatibility with planters and/or grade.
- 8) Unit F2: no comment.
- 9) Lower H3 Unit: lower the second floor plaster portion of the guardrail area at the back elevation.
- 10) Unit O1: study the location of the roof corbels to window. Use a stone base at columns and at railing.
- 11) Unit O2: no comment.
- 12) Unit O3: eliminate the wood band at the elevations.
- 13) Unit P: use a stone base at columns and railings.
- 14) Unit R: no comments.
- 15) Unit S1: continue refining the covered entries.
- 16) Unit RS1: no comment.
- 17) Unit RS2: no comment.
- 18) Unit RSS: lower the highest stone wall portion at the rear elevation and have an open metal railing. Study the street elevation for an optimum landscaping experience for the pedestrian against the high walls.

The following HLC draft comments, from HLC Courtesy Review on 1/23/08, Numbers 1 through 14 are made a part of this motion:

- 1) **Neighborhood compatibility:** As to land use and scale, an aerial photograph of the neighborhood would be useful and should be provided to the HLC if the project is reviewed again by the Commission.
- 2) The site planning was well received, with the concern for the density being compatible with the neighborhood, particularly the Bungalow Haven neighborhood to the south.
- 3) As the project proceeds, would like to see that the reviewing bodies allow for the refinement in the design development; even with the apparent loss of some landscape areas and an increase in building area. The design is improved by these changes.

- 4) The pedestrian access through the center of the site, reminiscent of existing historical access to the Riviera, is supportable.
- 5) Would like to see the conservation of topsoil and, as the plan develops, a balance of cut-and-fill to minimize the impact of dirt transportation through the neighborhood.
- 6) There are concerns about the upper parking lot location and its potential use by visitors and users of the property.
- 7) **Historical commemoration:** Would like to see it in a more prominent location and recommend the acquisition of a statue of St. Francis. (The statue referenced was the "Stigmata of St. Francis of Assisi" by Francis Minturn "Duke" Sedgwick.) The commemoration should incorporate the history, importance to the community, photographs, and, in particular, the connection of people and personal stories to the former hospital site.
- 8) **Landscape:** The palette should incorporate more drought-tolerant species; and add eucalyptus, pepper, and carob trees.
- 9) Add more variety of trees to the podium level trees.
- 10) Would like to see more landscape screening in a significant way for the upper parking lot location.
- 11) Landscaping on the perimeter is extremely important in *neighborhood compatibility*, particularly the incorporation of canopy trees.
- 12) The Commission supports the proposal to incorporate a variety of landscaping as though the neighborhood was built over time.
- 13) Supports the combining of units into groups so that more landscape area is available.
- 14) **Architecture:** The Commission supports the organic mix of styles and finds the Spanish Village scale perhaps more compatible with the neighborhood than the Craftsman style.

The ABR appreciates HLC's comments concerning the size and scale of the buildings, roof forms, massing of the Spanish style units, the asphalt shingle roofing on the Spanish style building, unit R, the amount of retaining wall exposed to the street; these topics will be addressed in future meetings.

Action:
absent.)

Zink/Mosel, 5/0/0. Motion carried. (Blakeley, Mudge, Wienke



City of Santa Barbara Planning Division

ADDENDUM TO A CERTIFIED ENVIRONMENTAL IMPACT REPORT

SANTA BARBARA COTTAGE HOSPITAL FOUNDATION

WORKFORCE HOUSING PROJECT

601 E. MICHELTORENA STREET MST2003-00827

April 1, 2008

This Addendum is prepared pursuant to State CEQA Guidelines Section 15164, which provides that an Addendum to an Environmental Impact Report (EIR) may be prepared if only minor changes or additions are necessary to make the document adequate for the current project.

PREVIOUSLY APPROVED ENVIRONMENTAL DOCUMENT

The EIR for the Santa Barbara Cottage Hospital Foundation Workforce Housing Project (SCH #2004061105) was prepared to evaluate the project proposal at 601 E. Micheltorena Street (MST2003-00827) for development of 115 residential units on 5.94 acres of the 7.39 acre site. Eighty-one, or 70%, of the proposed units would be sold to Cottage Hospital employees at affordable prices per the City's affordable unit structure and 34 units, or 30%, would be sold at market rates. The remaining 1.45 acres would include the Villa Riviera, an elderly care facility, on an adjusted lot of 31,500 square feet and three reconfigured R-2, Two Family Residential lots of approximately 10,500 square feet each. Permits required for the project included a tentative subdivision map to create five lots, a tentative subdivision map for a one-lot subdivision to create 115 residential condominium units and lot area, yard setback, interior yard setback and distance between building modifications.

The EIR identified significant (Class I) short-term construction noise and cumulative traffic impacts. The EIR identified numerous mitigation measures to reduce potentially significant impacts resulting from short-term construction noise and cumulative traffic, however identified it was determined that such mitigation would not reduce impacts to less than significant levels. Potentially significant but mitigable (Class II) impacts that could be reduced to less than significant levels were identified for air quality, biological resources, cultural resources, geological hazards, hazardous materials, short-term construction-related ground vibration and truck traffic, solid waste, access/circulation and parking, and water quality. The EIR identified numerous mitigation measures to avoid or reduce potentially significant environmental effects.

The Final EIR was certified and the project approved by the Planning Commission on September 21, 2006. The project and the certification of the Final EIR were subsequently appealed to the City Council, and on November 21, 2006, the Council voted to reaffirm the certification of the Final EIR and approve the project.

PROPOSED REVISIONS TO PROJECT DESCRIPTION

The revised project would continue to provide the same number of units and bedrooms as previously approved in 2006. However, since the project's approval in 2006, the project has been under review by the Architectural Board of Review. During this process, the project has been revised to allow for refinement and improvement of the approved 2006 project site plan and architecture. In addition, during this refinement process, discrepancies were discovered in some of

the project statistics shown on the approved 2006 project plans. What was actually shown on the approved 2006 plans was not accurately reflected in the project statistics. The applicant has recalculated all project statistics and has identified where the miscalculations occurred. These discrepancies as well as project refinements and improvements are reflected as part of the corrected project statistics submitted by the applicant (Attachment 1). The revised project differs from the project evaluated in the Certified Final EIR, as follows:

- Revised the site plan in the following manner:
 - Created an additional open space area on the upper portion of the project site.
 - Reconnected the lower and upper portion of the project site.
 - Reoriented units toward the street
 - Eliminated one row of buildings on lower portion of project site.
 - Eliminated one building fronting Micheltorena Street, relocated the fire turnaround and improved the pedestrian entrance at the corner of Micheltorena and California Streets.
 - Enhanced and enlarged the courtyard connection.
- Increased the net floor area for the dwelling units from 127,807* sq. ft. to 132,920 sq. ft., an increase of 5,113 sq. ft. The 2006 approved project's statistics reflected 121,310 sq. ft. of net floor area for the dwelling units.
- Increased the net floor area for the garages/storage/mechanical from 65,144* sq. ft. to 66,446 sq. ft., an increase of 1,302 sq. ft. The 2006 approved project's statistics reflected 64,496 sq. ft. of net floor area for the garages/storage/mechanical space.
- Reduced the number of buildings on the project site from 49 to 43 buildings.
- Increased open space area from 113,418* sq. ft. to 114,259 sq. ft., an increase of 841 sq. ft. The 2006 approved project's statistics reflected 101,215 sq. ft. of total open space.
- Reduced the overall building footprint from 85,650* sq. ft. to 81,373 sq. ft., a decrease of 4,277 sq. ft. The 2006 approved project's statistics reflected 80,771 sq. ft. of overall building footprint.
- Increased the total paved areas from 91,364* sq. ft. to 99,576 sq. ft., an increase of 8,212 sq. ft. The 2006 approved project's statistics reflected 85,334 sq. ft. of total paved areas.
- Decreased the landscaped area from 81,732* sq. ft. to 77,797 sq. ft., a decrease of 3,935 sq. ft. The 2006 approved project's statistics reflected 92,641 sq. ft. of landscaped area.
- Reduced the amount of grading from 20,300 CY of cut, 16,100 CY of fill to 14,500 CY of cut, 12,100 CY of fill, a decrease of 5,800 CY of cut and 4,000 CY of fill.
- Eliminated six of the 23 distance between building modifications approved with the original project.
- Increased the distance for 13 of the 23 *distance between building* modifications bringing these modifications more in compliance with the Zoning Ordinance requirement.
- Reduced the distance for four of the 23 *distance between building* modifications making these modifications less conforming with the Zoning Ordinance requirement.

- Eliminated one of the six *front yard* modifications.
- Increased the setback distance for the remaining five *front yard* modifications bringing these modifications more into compliance with the Zoning Ordinance requirement.

*This number represents the corrected 2006 approved project statistics.

CHANGES IN ENVIRONMENTAL CIRCUMSTANCES

Since the time of the EIR analysis, there have been no substantial changes in environmental conditions on the ground, the status of environmental resources, or impact evaluation guidelines.

CHANGES IN PROJECT IMPACTS AND MITIGATIONS

Class I Impacts

Short-Term Construction Noise Impacts

The Certified Final EIR for the Workforce Housing Project concluded that the 2006 approved project would result in significant and unavoidable short-term construction noise impacts. Due to the construction duration of the project and the sensitive receptors in the project area, noise impacts associated with construction activities were determined to remain significant and unavoidable even after the implementation of mitigation measures designed to reduce construction noise. It is expected that the construction duration of the revised project would remain similar to the project evaluated by the Certified Final EIR. In addition, because grading quantities would be reduced with the revised project, short-term construction noise impacts would be reduced based on the recalculated earthwork quantities associated with the revised project. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Cumulative Traffic Impact

The Certified Final EIR concluded that the approved project would result in a small but significant and unavoidable contribution to cumulative peak hour traffic volumes at the intersections of Anapamu Street/Laguna Street, Arrellaga Street/Garden Street and Mission/Bath Street. Cumulative traffic impacts associated with the revised project would remain similar since the number of residential units would remain the same with the revised project. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Class II

Air Quality Impacts

The Certified Final EIR concluded that grading operations would result in approximately 20,300 cubic yards of cut, 16,100 cubic yards of fill, and the importation of approximately 7,000 cubic yards of "base course" fill material and that these construction related activities at the project site would result in significant, but mitigable fugitive and nuisance dust impacts.

Construction related activities resulting in fugitive and nuisance dust impacts associated with the revised project would remain similar or be reduced to the project evaluated in Certified Final EIR as the grading quantities are expected to be less than what was evaluated in the Certified Final EIR as explained below.

Grading Quantity Changes: The revised project would connect the separate below-grade parking garages in order to allow vehicular circulation within the parking structure and provide an enhanced and enlarged courtyard. Revised earthwork quantities were prepared by Penfield and Smith that determined that the revised project would result in 14,500 cubic yards of cut, 12,100 cubic yards of fill and 2,400 cubic yards of volume losses associated with clearing and grubbing operations, shrinkage from removal and re-compaction of soil, boulders and cobbles, and other factors. The analysis also indicated that the earthwork would be balanced on-site. These earthwork quantities are less than the quantities identified in the Certified Final EIR primarily because some of the basements or lower levels currently existing on-site were included in the overall earthwork quantities for the approved project. Therefore, the Certified Final EIR overestimated these grading quantities associated with the basements or lower levels of existing on-site buildings by approximately 9,800 cubic yards. In addition, the revised project provides a more exact and refined plan than that evaluated in the Certified Final EIR and therefore more precise grading quantities could be estimated.

No new significant impacts associated with fugitive and nuisance dust impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Biological Resources Impacts

Potentially significant, mitigable impacts due to the loss and relocation of trees are expected to be similar to the project evaluated in the Certified Final EIR as the revised project does not propose to remove additional trees. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Archaeological Resources Impacts

Potentially significant, mitigable impacts to unknown archaeological resources during soil disturbing activities are expected to be similar or reduced as compared to the project evaluated in the Certified Final EIR due to the reduced grading quantities associated with the revised project as explained above under Air Quality Impacts. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Historic Resources Impacts

Potentially significant, mitigable impacts to historic resources are expected to be similar to the project evaluated in the Certified Final EIR, as the removal of the St. Francis Hospital buildings would occur regardless of which project is developed. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Geological Hazards Impacts

Potentially significant, mitigable impacts associated with seismic and soils-related hazards are expected to be similar or reduced as compared to the project evaluated in the Certified Final EIR due to the reduced grading quantities associated with the revised project as explained above under Air Quality Impacts. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Hazardous Materials Impacts

Potentially significant, mitigable hazards associated with the release of asbestos fibers, lead dust, mercury and PCBs during the demolition of the existing buildings located on the project site are expected to be similar to those evaluated in the Certified Final EIR as the demolition of the existing buildings would occur regardless of which project is developed. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Diesel Fuel Soil Contamination Impacts

Potentially significant, mitigable impacts associated with the exposure of on-site soils contaminated with diesel fuel that could occur during grading and construction activities are expected to be similar or reduced as compared to the project evaluated in the Certified Final EIR as the grading quantities are expected to be less than those of the project evaluated in the Certified Final EIR as explained above under Air Quality Impacts. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Ground Vibration and Truck Traffic Noise Impacts

Potentially significant, mitigable noise impacts associated with ground vibration and truck traffic during construction activities are expected to be similar or reduced as compared to the project evaluated in the Certified Final EIR due to reduced grading quantities as explained above under Air Quality Impacts and the balance of such earthwork on site which in turn will result in a reduced number of truck trips. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Construction-Related Solid Waste Impacts

Potentially significant, mitigable construction-related solid waste impacts associated with the generation of a substantial amount of construction/demolition waste are expected to be similar or reduced as compared to the project evaluated in the Certified Final EIR due to the reduced grading quantities proposed by the revised project as explained above under Air Quality Impacts. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Access and Circulation Impacts

Potentially significant, mitigable access and circulation impacts associated with the use of tandem parking in Garage No. 3 are expected to be similar to those evaluated in the Certified Final EIR, as the revised project does not propose changes to parking facilities. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Bicycle Parking Impacts

Potentially significant, mitigable impacts associated with inadequate bicycle parking facilities are expected to be similar to the project evaluated in the Certified Final EIR, as the revised project does not propose changes to bicycle parking. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Construction Employee Parking and Materials/Equipment Storage Impacts

Potentially significant, mitigable parking impacts associated with construction employee parking and the storage of building materials and equipment are expected to be similar to the project evaluated in the Certified Final EIR, as the revised project does not propose changes to employee parking and materials/equipment storage. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

Long- and Short-Term Construction Related Water Quality Impacts. Potentially significant, mitigable water quality impacts related to demolition, grading and construction activities resulting in increased erosion, sedimentation and the release of substances are expected to be similar or reduced as compared to the project evaluated in the Certified Final EIR as the amount of grading quantities are proposed to be reduced by the revised project as explained above under Air Quality Impacts. No new significant impacts would occur. Identified mitigation measures would continue to apply as conditions of approval to the revised project.

CEQA FINDING

Based on the above review of the project, in accordance with State CEQA Guidelines Section 15162, no Subsequent Negative Declaration or Environmental Impact Report is required for the current project, because new information and changes in circumstances, project description, impacts and mitigations do not involve new significant impacts or a substantial increase in the severity of previously identified impacts.

This Addendum identifies the current project changes and minor changes to project impacts. With implementation of applicable mitigation measures identified in the Certified Final EIR, the project would result in significant (Class I) impacts associated with short-term construction noise and cumulative traffic, and potentially significant (Class II) impacts would be reduced to less than significant levels in the areas of air quality, biological resources, archeological resources, historic resources, geological hazards, hazardous materials, diesel fuel soil contamination, ground vibration and truck traffic noise, construction-related solid waste, access and circulation, bicycle parking, construction employee parking and material/equipment storage, long and short-term construction-related water quality.

This addendum together with the Santa Barbara Cottage Hospital Foundation Workforce Housing Project Certified Final EIR constitutes adequate environmental documentation in compliance with CEQA for the current project.

Prepared by: Debra Andalaro Date: April 1, 2008
Debra Andalaro, Senior Planner/Environmental Analyst



City of Santa Barbara

Community Development Department

ATTACHMENT 4

www.ci.santa-barbara.ca.us

April 21, 2008

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Santa Barbara, California 93101

Re: ***Substantial Conformance Determination for Certain ABR Preliminary Approved Project and for the Discrepancies in the Site Statistics with Respect to the City Council-Approved Santa Barbara Cottage Hospital Foundation Work-Force Housing Project Located at 601 E. Micheltorena Street (MST 2003-00827)***

Dear Mr. Cearnal:

On March 20, 2008, the City received your formal request for a Substantial Conformance Determination on behalf of your client, the Santa Barbara Cottage Hospital Foundation, for certain ABR Preliminarily Approved Project Revisions and for the discrepancies in the site statistics with respect to the City Council-approved Santa Barbara Cottage Hospital Foundation Workforce Housing Project located at 601 E. Micheltorena Street (MST 2003-00827). As you know, the process for issuing a "Substantial Conformance Determination" is established in the Planning Commission Guidelines as approved by the City Council on July 15, 1997. A copy of your March 20, 2008, request and the exhibits attached thereto are attached hereto as Exhibit "A."

In connection with my review of this request for a Substantial Conformance Determination, I have also read or reviewed and carefully considered each of the following:

A. The Certified Environmental Impact Report for the Santa Barbara Cottage Hospital Foundation Workforce Housing Project (SCH No. 2004061105) (the "EIR") and the Addendum to the Project EIR dated April 1, 2008, prepared by Debra Andaloro, Senior Planner/Environmental Analyst.

B. The Planning Commission Staff Report dated April 3, 2008, concerning this request.

C. Comments from the Planning Commission and the public provided at the April 17, 2008, Commission hearing concerning this request and all written materials provided to the Commission in connection with the hearing.

D. The set of architectural plans submitted to the City Council in connection with the Council's November 21, 2006, decision on the appeal of the Planning Commission's land use approval of the project – as well as the plans date stamped January

22, 2008 and approved by the ABR on January 28, 2008, in issuing their preliminary design approval.

E. Such advice as I have deemed necessary and appropriate from the City Planning, Environmental, Engineering and Transportation staff.

F. Section VI of the Planning Commission Guidelines adopted by the City Council on July 15, 1997 concerning the process for making this determination.

Based on the above, I have considered that, in the opinion of the City Environmental Analyst assigned to the Project, no further environmental review under CEQA is necessary in order to make this Substantial Conformance Determination. Mitigation measures were previously made conditions of project approval by the City Council. In addition, the required environmental findings and a Statement of Overriding Considerations were previously adopted in connection with project approval by the City Council.

Based on the above, I have determined that the following are in substantial conformance with the City Council-approved Santa Barbara Cottage Hospital Foundation Workforce Housing Project located at 601 E. Micheltorena Street. I have also taken into consideration that the square footages have been revised due to an error in calculating the statistics for the 2006 approved project.

- The following revisions to the site plan:
 - The incorporation of a “woonerf” into the street design.
 - An additional open space area on the upper portion of the project site.
 - The reconnection of the lower and upper portion of the project site.
 - The reorientation of units toward the street.
 - The elimination of one row of buildings on lower portion of project site.
 - The elimination of one building fronting Micheltorena Street, relocation of the fire turnaround and improvement of the pedestrian entrance at the corner of Micheltorena and California Streets.
 - The enhancement and enlargement of the courtyard connection, incorporation of a new plaza space, and the connection of the separate parking garages below grade.
- The increase in the net floor area for the dwelling units from 127,807* sq. ft. to 132,920 sq. ft., an increase of 5,113 sq. ft. The 2006 approved project’s statistics reflected 121,310 sq. ft. of net floor area for the dwelling units.
- The increase in the net floor area for the garages/storage/mechanical from 65,144* sq. ft. to 66,446 sq. ft., an increase of 1,302 sq. ft. The 2006 approved project’s statistics reflected 64,496 sq. ft. of net floor area for the garages/storage/mechanical space.

- The decrease in the number of buildings on the project site from 49 to 43 buildings.
- The increase in the open space area from 113,418* sq. ft. to 114,259 sq. ft., an increase of 841 sq. ft. The 2006 approved project's statistics reflected 101,215 sq. ft. of total open space.
- The decrease in the overall building footprint from 85,650* sq. ft. to 81,373 sq. ft., a decrease of 4,277 sq. ft. The 2006 approved project's statistics reflected 80,771 sq. ft. of overall building footprint.
- The increase in the total paved areas from 91,364* sq. ft. to 99,576 sq. ft., an increase of 8,212 sq. ft. The 2006 approved project's statistics reflected 85,334 sq. ft. of total paved areas.
- The decrease in the landscaped area from 81,732* sq. ft. to 77,797 sq. ft., a decrease of 3,935 sq. ft. The 2006 approved project's statistics reflected 92,641 sq. ft. of landscaped area.
- The decrease in the amount of grading from 20,300 CY of cut, 16,100 CY of fill to 14,500 CY of cut, 12,100 CY of fill, a decrease of 5,800 CY of cut and 4,000 CY of fill.
- The elimination of six of the 23 distance between building modifications approved with the original project.
- The increase in the distance for 13 of the 23 distance between building modifications bringing these modifications more in compliance with the Zoning Ordinance requirement.
- The decrease in the distance for four of the 23 distance between building modifications making these modifications less conforming with the Zoning Ordinance requirement.
- The elimination of one of the six front yard modifications approved with the original project.
- The increase in the setback distance for the remaining five front yard modifications bringing these modifications more into compliance with the Zoning Ordinance requirement.

*This number represents the corrected 2006 approved project statistics.

In making the determination that the project changes are in substantial conformance with the City Council project approval, I am requiring that the following additional provisions be carried out in connection with the ABR review of the Project for Final Design Approval:

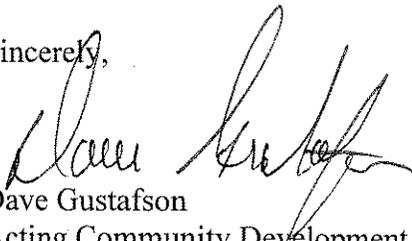
1. The applicant and Architectural Board of Review (ABR) shall work together to find places to incorporate substantial trees on the podium deck and light wells to provide natural light in the parking area in the parking podium.
2. The applicant and ABR shall work together to increase the percentage of permeable surfaces for on-site walkways to the maximum extent feasible.

3. The applicant and the ABR shall review and incorporate the Historic Landmarks Commission's recommendations on the landscape plan where appropriate.

Finally, I will ask the Community Development Department Code Enforcement staff to review the Villa Riviera Conditional Use Permit (CUP) to make sure that deliveries are being carried out as required by the CUP.

Should you have any questions or require clarification of this letter, please contact me or Irma Unzueta.

Sincerely,



Dave Gustafson
Acting Community Development Director

cc: Mayor and City Council
Stephen P. Wiley, City Attorney
Bettie Weiss, City Planner