



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** October 8, 2013

**TO:** Mayor and Councilmembers

**FROM:** Planning Division, Community Development Department

**SUBJECT:** Rancho Arroyo Specific Plan Amendment And Zone Change Initiation

**RECOMMENDATION:** That Council:

- A. Initiate an Amendment to the Rancho Arroyo Specific Plan to allow the following additional uses on Area A-2 (251 S. Hope Avenue/Assessor's Parcel No. 051-240-008): State-Licensed Senior Residential Care Facility with a Conditional Use Permit, Community Benefit Housing, and Recreation/Open Space; and
- B. Initiate a Zone Change to Rancho Arroyo Specific Plan Area A-2 (251 S. Hope Avenue/Assessor's Parcel No. 051-240-008) from E-3 (One Family Residence Zone) to R-3 (Limited Multiple Family Residence Zone).

### **DISCUSSION:**

The City has received an application from Dudek, agent for property owner Don Hughes, requesting City Council initiation of a Specific Plan Amendment to allow for development of an Alzheimer's Care Facility at 251 S. Hope Avenue. The subject property is a vacant, 1.76 acre parcel, known as Area A-2 of the Rancho Arroyo Specific Plan. The parcel is zoned E-3 (One Family Residence Zone) and PD (Planned Development) and located in the SD-2 overlay (Upper State Street Area).

The Rancho Arroyo Specific Plan adopted by City Council in November 1984 was intended to guide the development of approximately 25 acres in the vicinity of Hope Avenue and Hitchcock Way. The goals of the Specific Plan, stated in the adopting resolution, were to: (1) improve and extend the circulation system in the area; (2) provide housing, including affordable housing; and (3) provide additional land for auto dealerships. The Specific Plan has resulted in two auto dealerships (Area A-1); 112 affordable senior apartments (Area B-1); 136 condominiums (Areas B-2 and C); extensions of Hope Avenue, Hitchcock Way, and Calle Real; land dedication for the Highway 101 Hope Avenue hook ramps; and other public street improvements. The Specific Plan was almost fully built out in the 1980s and 1990s. Area A-2 is the only remaining vacant in the Specific Plan area.

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

The shape of the subject parcel, required building setbacks, an earthquake fault, and Arroyo Burro Creek limit its development potential. In the attached letter, the applicant states the subject parcel is too small and constrained to accommodate an auto dealership. Even if the parcel has inadequate area for development of an independent auto dealership, the parcel retains some economic value under current regulations for expansion or ancillary use of another auto dealer in the area. However, because the parcel has remained undeveloped since the Specific Plan was adopted in 1984, staff supports an amendment to allow for limited additional uses that would further the goals of the General Plan appropriate for this location.

The General Plan Housing Element includes an implementation action to promote and assist the development and processing of new congregate housing opportunities or board and care facilities for mentally disabled persons. The proposed Alzheimer's Care Facility would provide additional housing for this need. The Housing Element also identifies the needs for additional employer-sponsored housing; housing affordable to low, moderate, or middle income households; transitional housing; and affordable efficiency dwelling units. Staff recommends that the allowable uses for this property include community benefit housing types, such as these, in case the proposed project is not pursued or is constructed but ceases operation. The details of allowable housing types would be addressed by the Planning Commission.

The 1964 General Plan Map originally included a Park Symbol in the area of the Rancho Arroyo Specific Plan. The Specific Plan requires review of any development by the Parks and Recreation Commission for generation of additional recreational demand and the provision of adequate recreational opportunities. It also requires dedication and construction of a public trail along Arroyo Burro Creek on the subject parcel and open space for active and passive recreation for all residential developments. Staff recommends that Recreation/Open Space be included as an allowed use with the other residential uses.

In addition to the requested Specific Plan Amendment, staff recommends initiation of a zone change from E-3 (One Family Residence Zone) to R-3 (Limited Multiple Family Residence Zone). This zone change would be consistent with the property's General Plan designation of Commercial/Medium-High Density Residential (15-27 dwelling units per acre) and the existing R-3 zoning across Hope Avenue. A zone change to R-3

would also increase the residential maximum height limit of the property from 30 feet to 45 feet within three stories, which is a more appropriate height limit at this location for the proposed use (the PD Zone also has a 45 foot and three story height limit). The Zoning Ordinance also includes specific standards and findings for a Conditional Use Permit for State-licensed residential care facilities appropriate for the review of the proposed project (SBMC 28.94.030.R).

If City Council initiates a Specific Plan Amendment, staff would process a development application for the proposed Alzheimer's Care Facility concurrently with the Specific Plan Amendment. Although the applicant includes a description of the project, it has not been submitted for review as of yet. Following submittal of a complete application, staff would complete environmental review for the project and the Planning Commission would hold a public hearing for a decision on the Conditional Use Permit and any requested zoning Modifications and a recommendation to City Council on the Specific Plan Amendment and Zone Change. Planning Commission approval of the Conditional Use Permit and Modifications would be contingent on City Council's approval of the Specific Plan Amendment. The project is also subject to review and approval by the Architectural Board of Review and that review would be concurrent with the Planning Commission review, as it is usually done in the review process.

**ATTACHMENTS:**     1.   Applicant's letter dated September 16, 2013  
                          2.   Rancho Arroyo Specific Plan

**PREPARED BY:**     Daniel Gullett, Associate Planner

**SUBMITTED BY:**   Paul Casey, Community Development Director

**APPROVED BY:**     City Administrator's Office

# DUDEK

621 CHAPALA STREET  
SANTA BARBARA, CALIFORNIA 93101  
T 805.963.0651 F 805.963.2074

September 16, 2013

Mayor and City Council Members  
c/o Mr. Dan Gullett, Project Planner  
City of Santa Barbara  
Community Development Department  
630 Garden Street  
Santa Barbara, CA 93101

HAND DELIVERED

**RECEIVED**  
SEP 16 2013

**CITY OF SANTA BARBARA  
PLANNING DIVISION**

**SUBJECT: 251 S. Hope Avenue, Santa Barbara, CA (APN 051-240-008/ MST 2013-00296)  
Initiation of Specific Plan Amendment – Rancho Arroyo Specific Plan No. 4**

Dear Mayor and City Council Members:

On behalf of Mr. Don Hughes, the owner of the subject property, we are requesting that your Council Initiate a Specific Plan Amendment to the Rancho Arroyo Specific Plan (RASP) to allow for the development of an Alzheimer's/Senior Care facility at 251 S. Hope Avenue, located just north of the intersection of Calle Real and Hope Avenue, in the City of Santa Barbara.

## **Project Request**

The proposed Specific Plan Amendment would allow an Alzheimer's (Senior) Care facility on the subject property. The RASP would be amended as follows:

### VI. Permitted Uses

#### 1. Area A –

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

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

## Background

The subject property was part of a 28 acre citrus and avocado orchard that operated since the 1930s. However, the property was annexed by the City of Santa Barbara in 1973 and was zoned E-3 for single family residential. In 1984, the City Council adopted the Rancho Arroyo Specific Plan No. 4 (RASP) by Resolution No. 84-177, which applied at the time to two vacant parcels located between La Cumbre Plaza and the Hitchcock Auto Center. The adopted RASP provided for auto dealerships on Area A, affordable housing and auto dealerships on Area B, and market rate housing on Area C. The RASP also provided for the extensions of Hope Avenue and Hitchcock Way through the property, and the right-of-way dedications to allow the construction of hook ramps at the U.S 10/Calle Real/Hope Avenue intersections.

Area A, which includes the subject property, had a Single-Family (E-3) zone designation and the rezoning as part of the RASP added a Planned Development (PD) Overlay to allow automobile dealerships, with Areas B and C rezoned from Single-Family (E-3) to Multiple-Family (R-3) with a PD Overlay to allow automobile dealerships.

In 1985, the City Planning Commission approved Resolution No. 109-85 for a Tentative Subdivision Map to divide the two existing parcels covered by the RASP into five parcels. Area A, comprised of one parcel, was divided into two parcels (A-1 and A-2), with Areas B and C comprised of one parcel, divided into three separate parcels (B-1, B-2, and C). Three of the parcels (Areas A-1, A-2, and B-2) were designated for auto dealership uses, with two of the parcels (Areas B-1 and C) designated for housing.

The originally proposed Tentative Subdivision Map showed Area A being divided into two roughly equally sized parcels; however, for reasons unclear in the record, the approved subdivision divided Area A into one 6.68 acre parcel (Area A-1) and one 1.76 acre parcel (Area A-2).

In 1986, the City approved Specific Plan Amendment No. 1 to the RASP by Resolution No. 86-160. This amendment removed residential development potential from Area B-2 and essentially doubled the number of affordable residential units on Areas B-1 and C. As part of this amendment, it was agreed that if auto related uses were not developed on B-2 within five years, residential uses would be allowed.

A subsequent specific plan amendment was requested in 1987 to allow automobile services (e.g., service bays) on Area B-2, which was expressly prohibited under the RASP. The City denied the request to amend the RASP; citing the use was incompatible with surrounding residential uses. As automobile servicing is a vital component to the success of an auto-dealership, the denial to allow such services, resulted in Area B-2 being developed with affordable residential units.

In 1995, the 6.68 acre Area A-1 was subdivided into two lots, creating two approximately 3.34 acre sized parcels, which were subsequently developed with new auto dealerships.

The 1.76 acre Area A-2 has never been developed and remains vacant today. Temporary uses for seasonal Christmas tree and pumpkin lot sales have been permitted over the years.

### **Rationale For Initiation of Specific Plan Amendment**

The approval of the RASP was based upon the achievement of the provision of affordable housing, installation of traffic improvements including the extension of Hope and Hitchcock between State and Calle Real, and accommodation of automobile dealerships due to their important contribution to the City's economic base. To date, it can be stated that the overall objectives and goals of the adopted RASP and surrounding area have been fully implemented and accomplished. The RASP has been developed as envisioned with market rate and affordable residential housing, new auto dealerships, and substantial traffic improvements (see attached aerial photo).

The only remaining parcel within the RASP not developed is the subject 1.76 acre parcel. As noted above, the originally proposed Tentative Parcel Map divided Area A into two separate, but essentially equally sized parcels. However, for reasons unclear in City records, the proposed subdivision line dividing Area A was shifted northward, creating instead, a 6.68 acre parcel and the 1.76 acre parcel. This change essentially eliminated any potential to develop a future auto dealership on what became a small, irregularly shaped, and constrained parcel. The property basically became a "remnant" lot as a result of the 5-lot subdivision. A "remnant" lot is typically defined as a lot that is small in size, irregular in shape, undeveloped for years, and has physical limitations making the site mostly, if not entirely unbuildable.

The subject lot is indeed small in size, particularly for new auto dealerships, irregular in shape, and constrained by setbacks from Arroyo Burro Creek, the Mission Ridge Fault, City road right-of-way and setback requirements, a 25-foot equestrian and hiking trail easement, and a drainage easement that significantly reduce the overall buildable area on this lot (see attached "Plotted Easements"). The parcel is roughly half the size of the surrounding lots upon which the existing auto dealerships are located. The average minimum lot size of the surrounding auto dealerships is 3 acres (see attached parcel map). All of these factors contribute to this lot remaining vacant and undeveloped since approval of the 5-lot Tentative Subdivision Map in 1985.

Despite the efforts over the last 28 years to market this "remnant" undersized and constrained parcel for auto related uses, the subject lot remains vacant. According to local commercial real estate brokers, not only is the parcel too small and constrained to accommodate an auto dealership, the Santa Barbara area is considered saturated with auto dealerships, which is why a portion of the former Mel Clayton Ford site remains vacant today. Even use of the property as a potential "shelf space" (vehicle inventory storage) for an existing auto dealership does not make economic sense; it is simply too expensive. This is further evident by recent discussions with adjacent auto dealerships to gauge their interest in the property. The property simply does not work from an economic perspective for auto related uses.

The proposed Alzheimer's/Senior Care facility on this property would be consistent with the new General Plan land use designation for the property and is an allowed use under the existing base zone of E-3 and the PD Overlay, subject to a Conditional Use Permit. No rezone would be required for the proposed Alzheimer's Care facility. However, it is our understanding that City staff would recommend concurrently processing initiation of a "consistency rezone" for the property from the E-1 (single family) zone to the R-3 (multi-family) zone to be consistent with the new General Plan designation of Commercial/Medium-High Density Residential (15-27 dwelling units per acre) applied to the property as part of the City's 2011 General Plan Update. The Alzheimer's/Senior Care facility would also further the City's land use and housing goals, objectives, and actions as identified in the City's recently updated 2011 Land Use Element and 2011 Housing Element, providing for much needed Community Benefit Housing, such as market and affordable rate senior care (special needs) housing. It is our understanding that this property has been identified as a potential affordable housing or senior care housing site in the City's Housing Element.

In short, the proposed Alzheimer's/Senior Care facility on this "remnant" lot would not impair the City's ability to fully implement the Rancho Arroyo Specific Plan, as we believe the goals and objectives of the Specific Plan have been fully met, if not exceeded. As noted above, the RASP has been developed as envisioned with market rate and affordable residential housing, new auto dealerships, and substantial traffic improvements. The proposed project provides an excellent opportunity to provide much needed special needs housing on a constrained lot in an ideal location within the community.

## **Specific Plan Amendment**

### Project Description

The proposed Alzheimer's/Senior Care project involves the development of a two-story, 54,222 square foot, 84-bed facility on the 1.76 acre parcel (APN: 051-240-008) located at 251 S. Hope Avenue (see attached site plan). The proposed project would provide daily care with basic living tasks for Alzheimer's patients and Assisted Living spouse residents. The facility would be licensed by the State of California Department of Health and provide 24-hour registered nurse care within a secure building, with doctors available on call. The Alzheimer's/Senior Care facility is a low traffic generator, since residents do not have vehicles. No trees or significant vegetation would be removed as a result of development of the proposed project.

### Environmental Considerations

#### *Traffic/ Circulation:*

The proposed project is not a high generator of vehicle traffic. Residents of the facility do not own vehicles and a majority of the employees of the facility typically use public transportation. Consequently, we do not anticipate any significant traffic and/or circulation impacts from implementation of the proposed project.

*Noise:*

The project site is located over 500 feet from U.S. 101 Freeway and the site is shown within the 60 dBA noise contour of the City of Santa Barbara's Noise Contour Map. Noise from operation of the adjacent auto dealership is not anticipated to be an issue. The existing service bays are mostly, if not entirely located within an enclosed area and oriented in a manner that directs noise away from the proposed Alzheimer's/Senior Care facility. Furthermore, the adjacent auto dealership did not include an external loudspeaker system as part of the approved project. Consequently, no nuisance noise is anticipated to occur from the adjacent auto dealership.

*Biology:*

Arroyo Burro Creek is located on the western property boundary of the project site. The proposed project includes a 25-foot setback from the concrete lined creek channel for the equestrian/hiking trail. The vegetation in and around the concrete lined creek channel is not considered high quality habitat. There are many invasive and non-native species located within the creek area. No vegetation along the concrete lined creek channel area is proposed to be removed as part of development of the proposed project.

Policy Considerations

The General Plan designation of the project site is Commercial/Medium High Residential (15-27 du/acre). The proposed project and requested Specific Plan Amendment would, therefore, be consistent with the General Plan.

The approved RASP and Amendment No. 1 to the RASP allowed for a mix of infill development that included auto dealerships and residential uses. The primary goal of the RASP is to maximize the community wide benefits of securing the City's economic base with auto dealerships while providing affordable housing opportunities. We believe the proposed project along with the development of two auto dealerships and market and affordable housing within the RASP area further promotes and achieves the goals of the City's General Plan and RASP.

In addition, the proposed specific plan amendment is in the public interest and would not be detrimental to the public health, safety, or welfare of the City, as the Alzheimer's/Senior Care facility provides for much needed "Community Benefit Housing", in particular, senior care housing, which has been identified in the City' General Plan / Housing Element as an increasing need within the community; the subject property is physically suitable for the requested amendment and the anticipated land use development; the proposed project would ensure development of desirable character that would be harmonious with existing and proposed development in the surrounding neighborhood; the total area of the site and the setbacks of the proposed facility from property and street lines would be of sufficient magnitude in view of the character of the land and of the proposed development that significant detrimental impact on surrounding properties is avoided; the prescribed hours of operation and days of operation of the facility would be such that the character of the area is not inappropriately altered or disturbed; that the design and operation of outdoor lighting equipment will not be a nuisance to the use

of property in the area; the appearance of the developed site in terms of the arrangement, height, scale, and architectural style of the buildings, location of parking areas, landscaping and other features is compatible with the character of the area and of the City; and the proposed project would not create any potentially significant negative effects upon environmental quality and natural resources that would not be properly mitigated and monitored.

It is for these reasons we believe the proposed project and requested specific plan amendment is consistent with the General Plan and Specific Plan.

### CONCLUSION

The proposed Alzheimer's/Senior Care facility project will provide much needed senior care housing in the community on a lot, well suited for such use. We feel the Alzheimer's/Senior Care facility project at 251 S. Hope Avenue is a strong project that will be compatible with the surrounding residential and commercial uses on Hope Avenue. The project will include sustainable design elements that are intended to enhance the use and livability of the project while leaving as little an environmental footprint as possible.

On behalf of Mr. Don Hughes, we would like to thank the Council for its time and consideration, and respectfully request the Council's support of the requested Specific Plan Amendment Initiation. Should you have any questions or concerns regarding our request prior to the hearing date, please do not hesitate to contact me at (805) 308-8533.

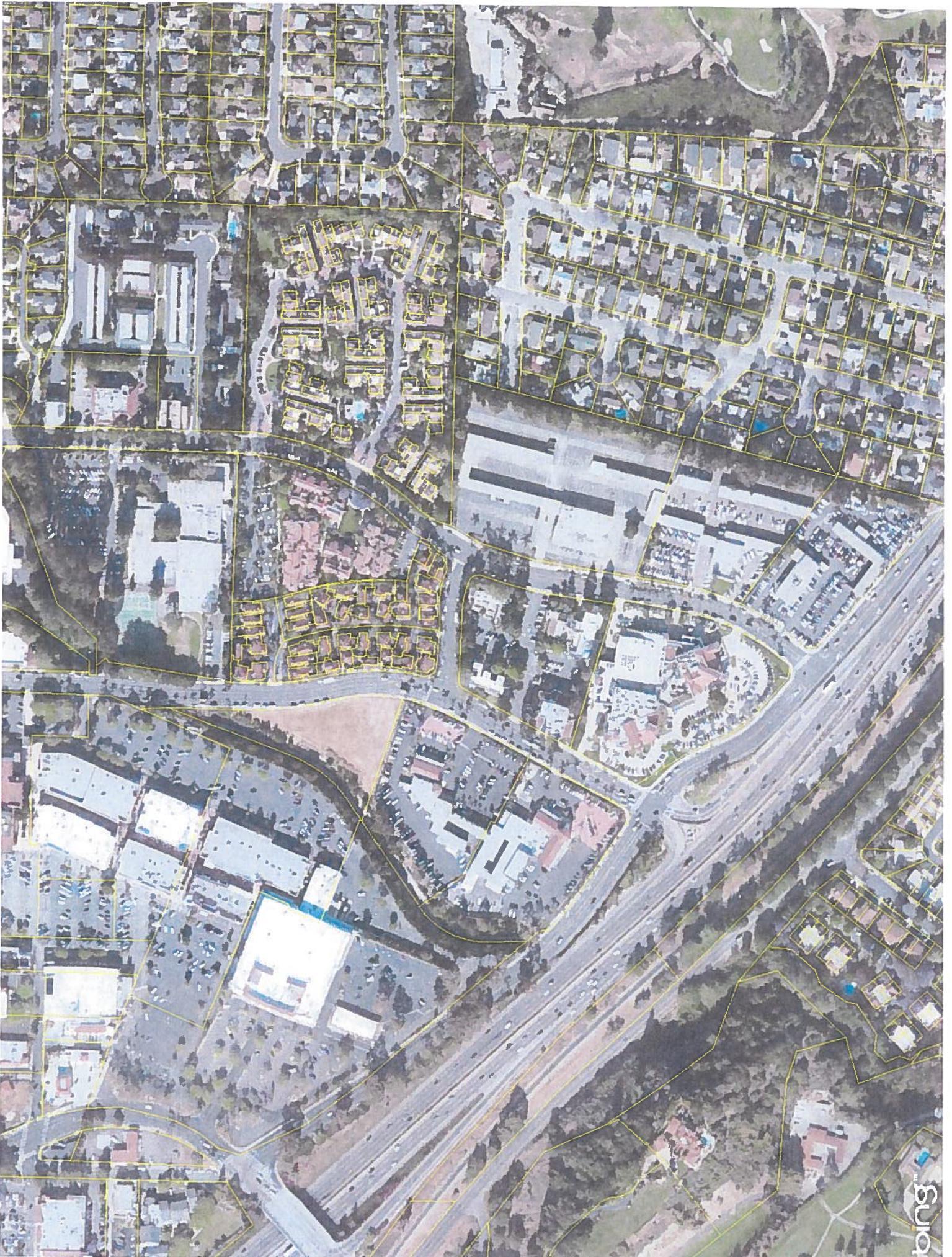
Sincerely,



John T. Cuykendall  
Project Manager/Environmental Planner

Attachments:   Aerial Photo  
                  Plotted Easements  
                  Parcel Map  
                  Exterior Perspective and Site Plan

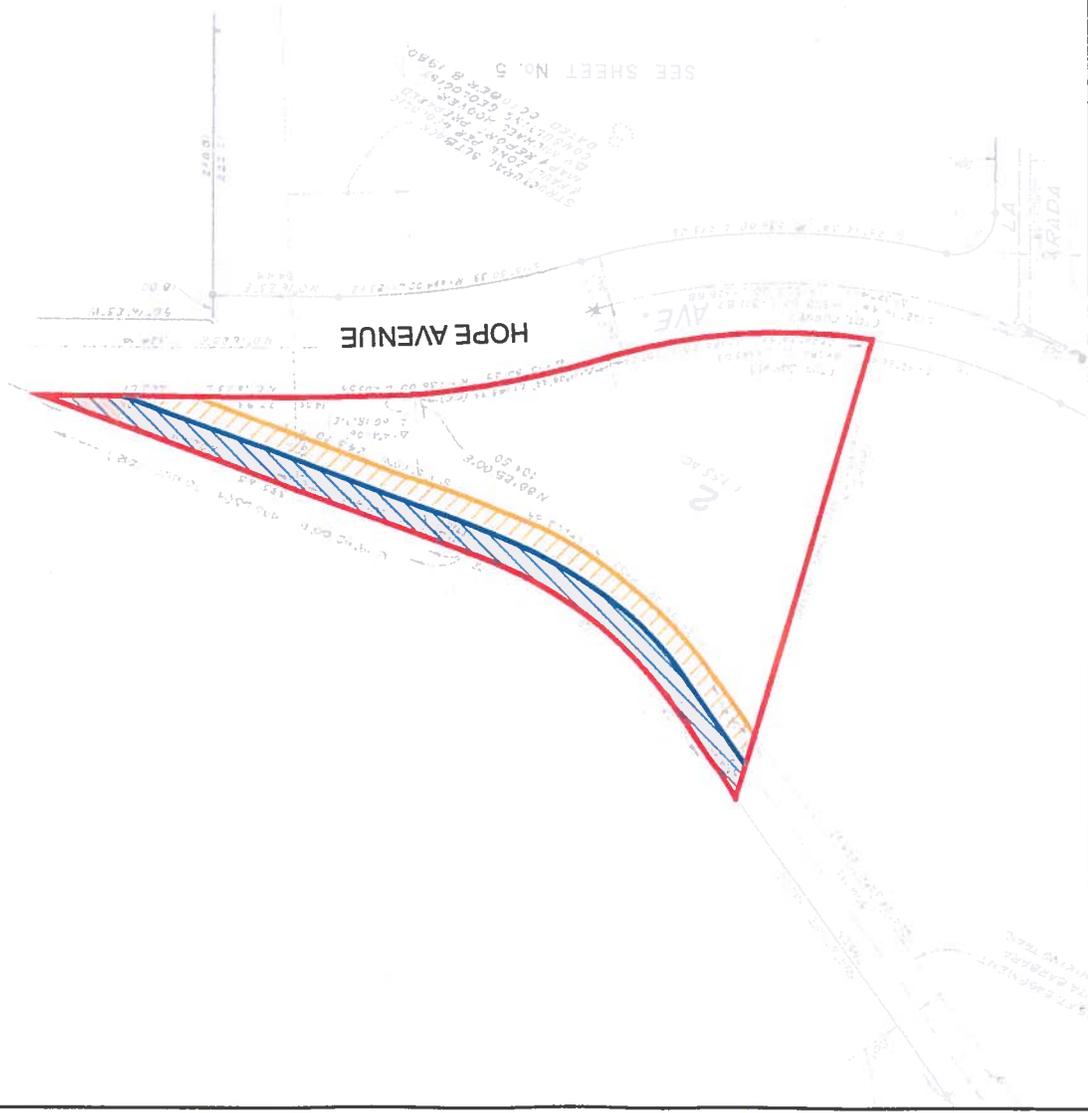
cc:           Don Hughes  
              Don Pitarre, Siena Senior Living  
              Bill Thurston, Pacific Summit Development





First American  
Title Company

Reference No.: 3943091  
County: Santa Barbara



### Plotted Easements

#### Legend



PIQ

05/20/1947 # 6610 Bk728  
Pg487 (Public Utilities -  
Not Plottable)

04/14/1966 # 12546 Bk2147  
Pg1057 (Re-Recorded  
05/03/1966 # 14940  
Bk2150 Pg361)  
(Drainage and Ditch)



Tract Map Bk150 Pg50  
(Equestrian and Hiking Trial)



10/17/1988 # 88-66712  
(Driveway)



Tax ID: 051-240-08

Short Legal: Lot 2 Tract Map # 20,448 Bk150 Pg50

Map Not  
To Scale

This map may or may not be a survey of the land depicted hereon. You should not rely upon it for any purpose other than orientation to the general location of the parcel or parcels depicted. First American Title expressly disclaims any liability for alleged loss or damage which may result from reliance upon this map.

POR. PUEBLO LANDS & RANCHO LAS POSITAS Y LA CALERA

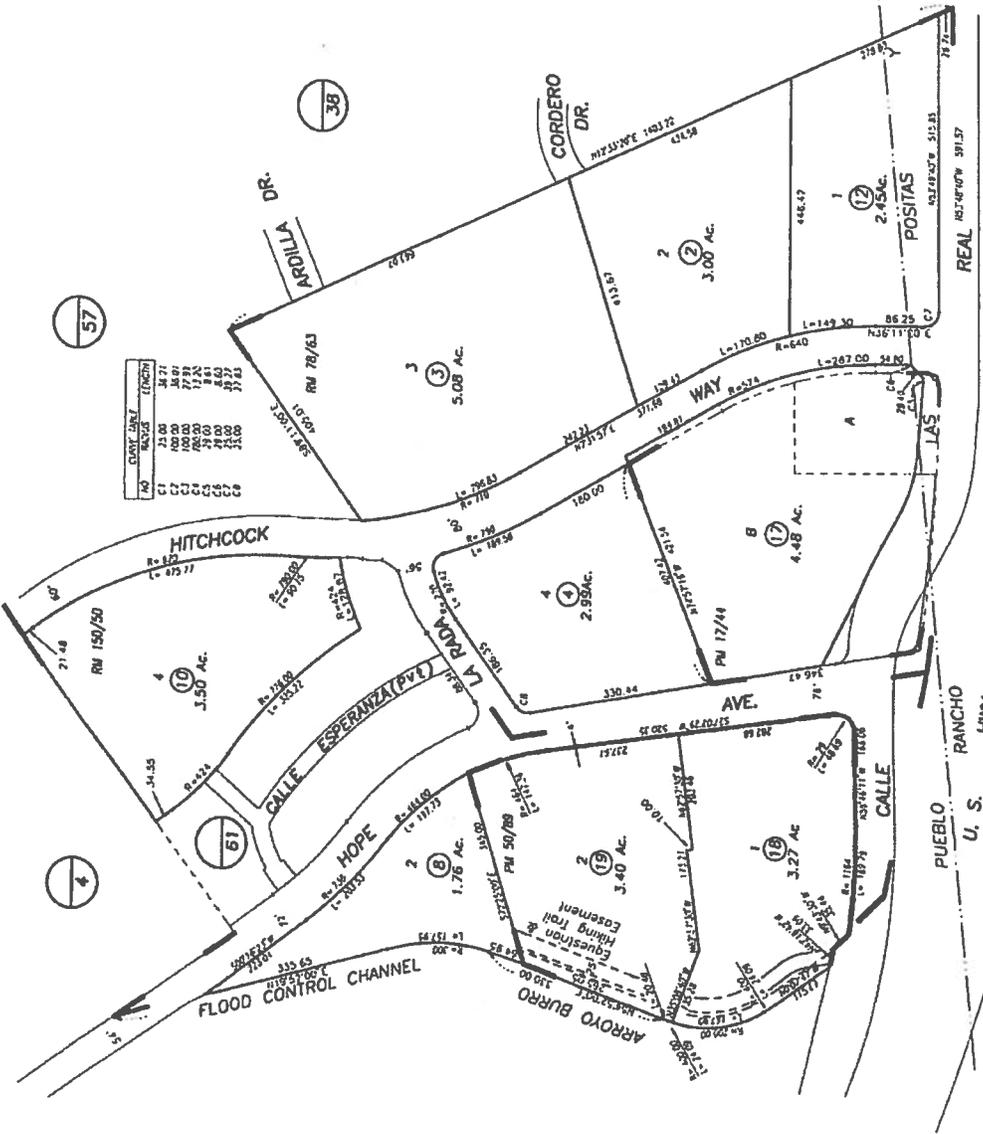
051-24



rotation = 37°

1" = 200'  
Scale ±

NO.	CHUCK LARK (ACRES)
1	11.00
2	10.00
3	100.00
4	77.91
5	17.25
6	29.00
7	21.00
8	4.60
9	11.00
10	31.21



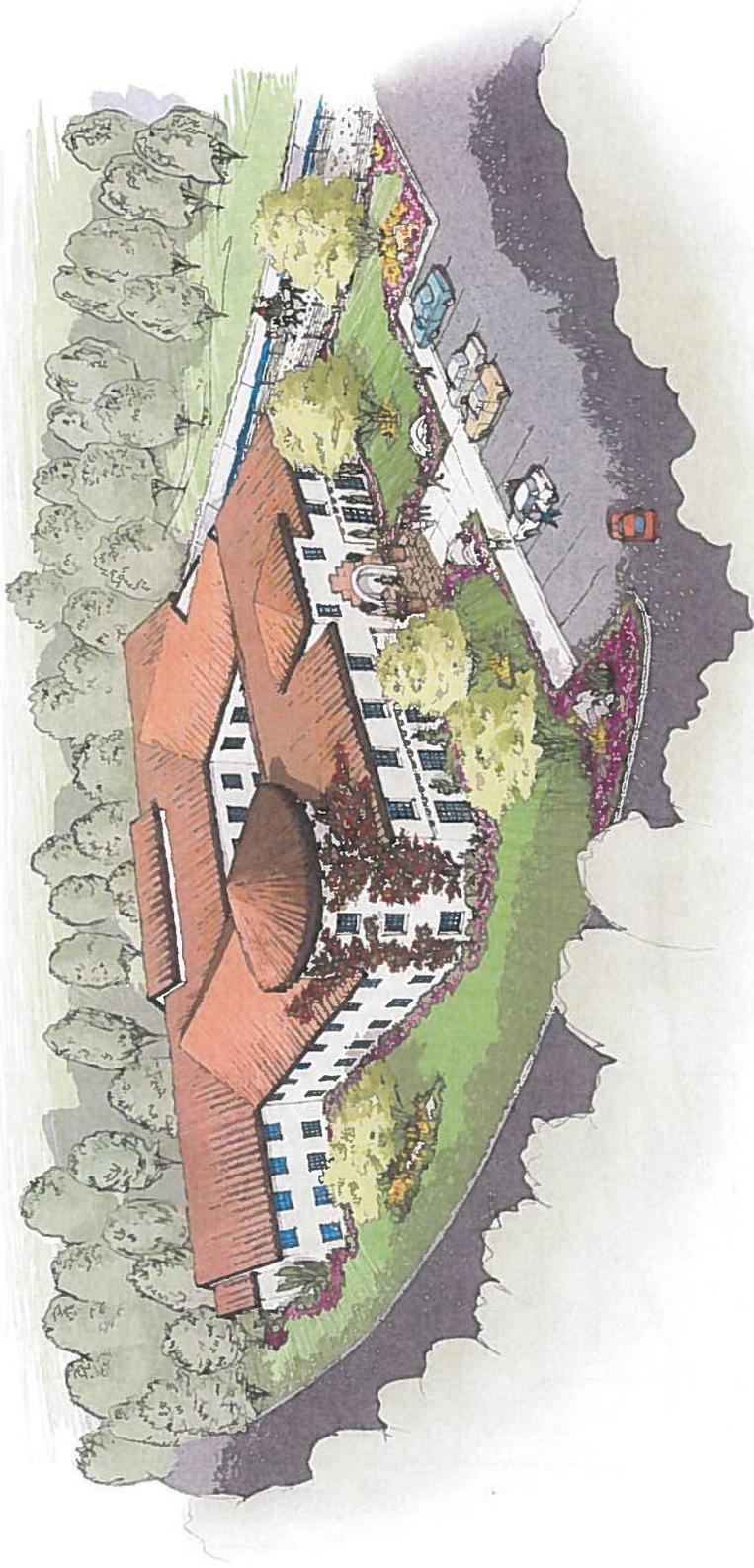
**NOTICE**  
Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legacy or a valid building area.

City of Santa Barbara  
Assessor's Map Bk, 051 -Pg. 24  
County of Santa Barbara, Calif.

04/97  
21 into 810-16 into 13, Phase 2  
22 into 810-34 into 40, Phase 3

49  
03

08/05/1986 R.M. Bk. 150, Pg. 50-54 ; Tract 20448  
01/11/1972 R.M. Bk. 78 , Pg. 63-64 ; Tract 11054

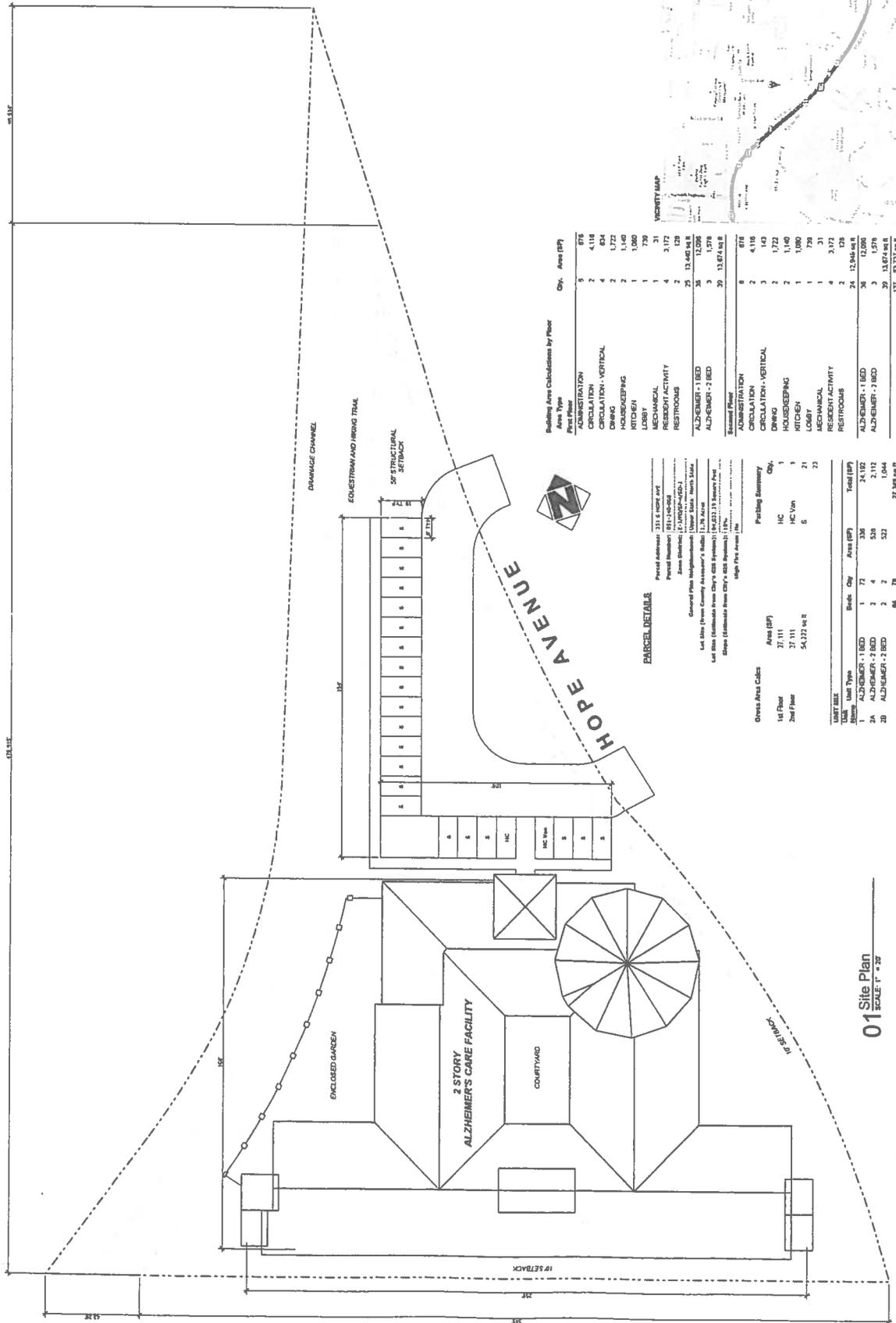


**Alzheimer's Care Facility  
Pacific Summit**

251 S. Hope Ave.  
Santa Barbara, CA 93105

**Exterior Perspective  
A1**

PROJECT NO. 04318  
PLOT DATE: 7/12/2013



**Building Area Calculations by Floor**

Use	Area (SF)	Area (sq ft)
ADMINISTRATION	2	4,116
CIRCULATION - VERTICAL	4	824
DINING	2	1,722
HOUSEKEEPING	2	1,140
KITCHEN	1	1,090
LOBBY	1	729
MECHANICAL	4	3,172
RESIDENT ACTIVITY	2	129
RESTROOMS	2	12,096
ALZHEIMER - 1 BED	25	13,465 sq ft
ALZHEIMER - 2 BED	3	1,278
ALZHEIMER - 3 BED	30	15,872 sq ft
<b>Second Floor</b>		
ADMINISTRATION	6	676
CIRCULATION	2	4,116
CIRCULATION - VERTICAL	3	143
DINING	2	1,722
HOUSEKEEPING	2	1,140
KITCHEN	1	1,090
LOBBY	1	729
MECHANICAL	4	3,172
RESIDENT ACTIVITY	2	129
RESTROOMS	2	12,096
ALZHEIMER - 1 BED	24	12,545 sq ft
ALZHEIMER - 2 BED	3	1,278
ALZHEIMER - 3 BED	30	15,872 sq ft
<b>Total</b>		<b>127,327 sq ft</b>

**Parcel Details**

Parcel Address: 331 S. Hope Ave  
 Parcel Number: 091-14-004-004  
 Zone District: E-1 (MNDP-100)  
 General Plan Designation: Urban Services - Heavy Scale  
 Lot Area (from County Assessor's Maps): 1.74 Acres  
 Lot Area (Estimated from City's GIS System): 19,423.13 Square Feet  
 Slope (Estimated from City's GIS System): 18%

**Overall Area Calculations**

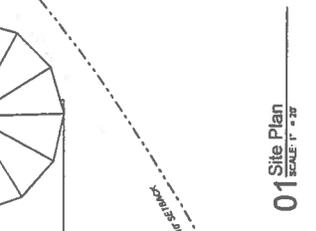
Use	Area (SF)	Area (sq ft)
1st Floor	37,111	37,111
2nd Floor	54,372 sq ft	54,372
<b>Total</b>		<b>91,483</b>

**Unit Type**

Unit Type	Count	Area (sq ft)	Total (sq ft)
ALZHEIMER - 1 BED	1	72	24,192
ALZHEIMER - 2 BED	2	520	2,112
ALZHEIMER - 3 BED	2	527	1,044
<b>Total</b>	<b>5</b>	<b>719</b>	<b>27,348 sq ft</b>

**Building Area Calculations by Floor**

Use	Area (SF)	Area (sq ft)
ADMINISTRATION	2	4,116
CIRCULATION - VERTICAL	4	824
DINING	2	1,722
HOUSEKEEPING	2	1,140
KITCHEN	1	1,090
LOBBY	1	729
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01 Site Plan  
 SCALE: 1" = 20'

Site Plan  
 A2

PROJECT NO. PL1318  
 PLOT DATE: 7/12/2013

**Alzheimer's Care Facility**  
 Pacific Summit

251 S. Hope Ave.  
 Santa Barbara, CA 93105

## AUTHORITY AND CONDITIONS

## SPECIFIC PLAN NO. 4 - RANCHO ARROYO

I. Authority

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

II. Boundary of Specific Plan No. 4

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

III. Intent and Purpose

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

IV. Procedures

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

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

V. Specific Plan Provisions

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

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

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

VI. Permitted Uses

1. Area A -

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

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

2. Areas B and C -

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

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

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

or

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

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

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

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

or

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

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

## VII. Development Regulations

### A. Circulation Improvement Plan

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

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

1. Land Dedications for Public Street Purposes

a. Specific Dedications:

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

b. Land Dedication Phasing:

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

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

2. Street Improvements

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

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

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

1. Signalization of the Calle Real at Hope Avenue

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

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

c. Traffic Mitigation Fees

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

d. Street Improvement Agreement

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

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

B. Public Facilities Plan

1. Water Service:

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

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

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

2. Water Allocation and Conservation:

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

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

3. Wastewater Treatment:

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

4. Parks and Recreation:

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

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

#### Area A

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

#### Areas B and C

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

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

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

#### 5. Fire, Security and Safety Protection

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

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

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

C. Transportation Management Plan

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

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

D. Energy Conservation Plan

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

1. - Electrical and Lighting:

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

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

2. Natural Gas Conservation:

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

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

E. Resource Recovery Plan

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

F. Site Design Features

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

2. Signs and Lighting Regulations

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

3. Utilities

All utilities within the Specific Plan shall be underground.

4. Noise

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

5. Parking

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

6. Oak Trees

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

G. Housing Plan

1. Density Affordability

a. Total Number of Dwelling Units, Density

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

b. Affordability

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

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

2. Housing Agreement

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

a. The option shall be void if within five (5) years of adoption of the Specific Plan affordable housing is constructed on Area B in accordance with this Plan and to the density authorized herein;

b. The optionee may freely assign the agreement without the optionor's consent;

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

#### H. Geologic Hazards

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

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

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

#### I. Flood Hazards

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

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

VIII. Administration of Specific Plan No. 4

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

A. Rezoning and Required Agreements

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

B. Development Applications

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

C. Amendments

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



# Rancho Arroyo Specific Plan Amendment Initiation

City Council

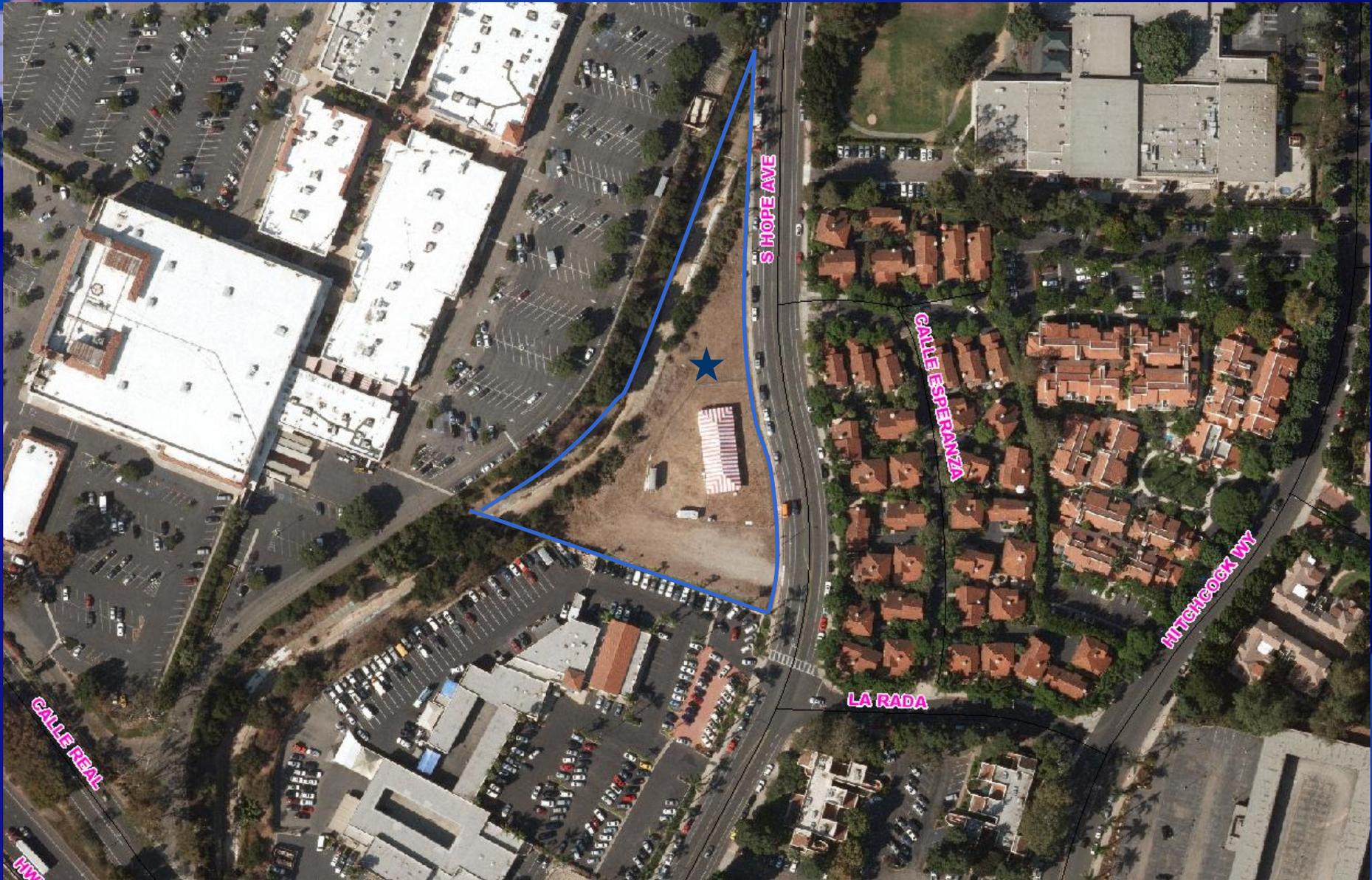
October 8, 2013

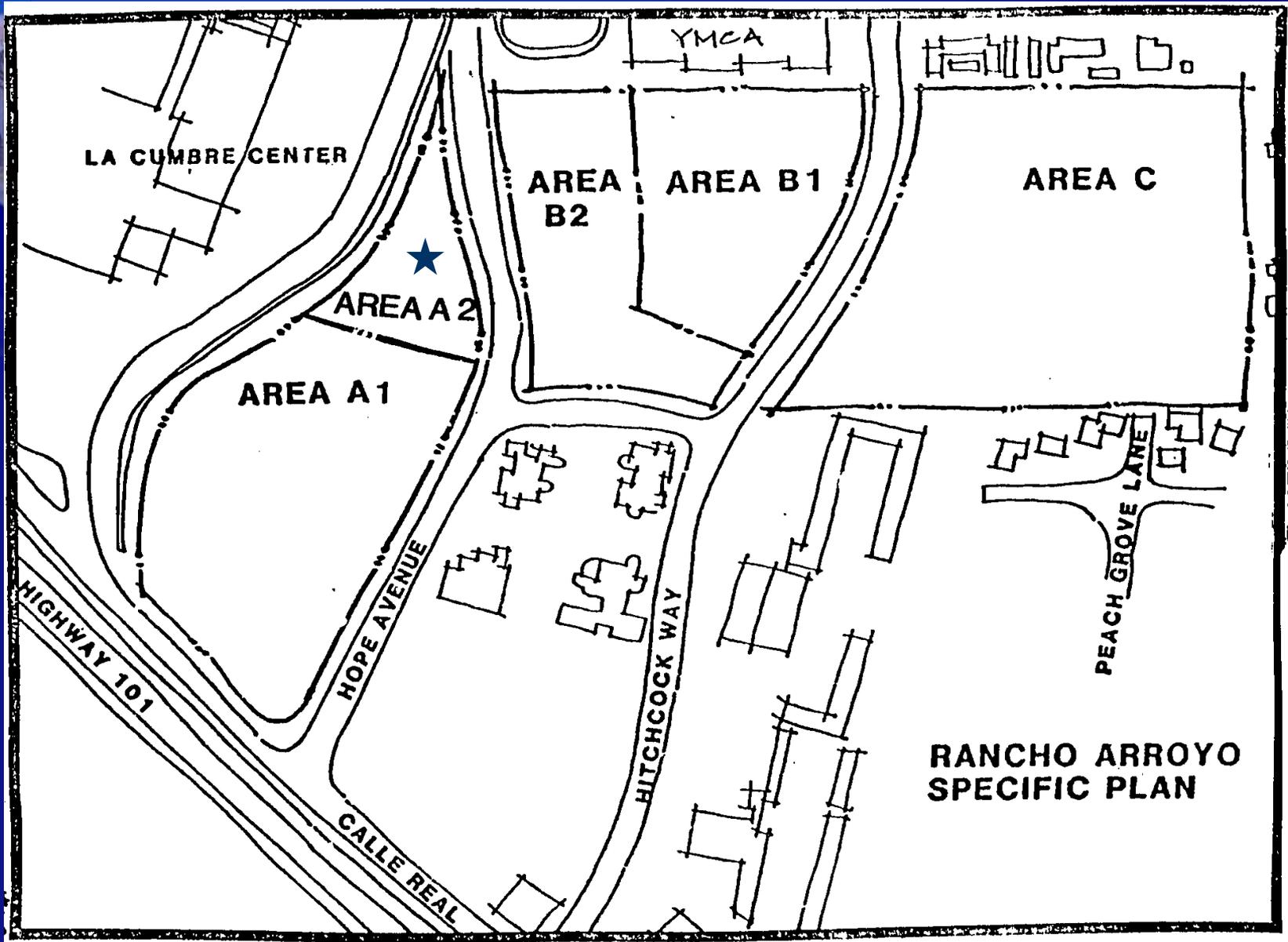


# Applicant Request

Initiate an Amendment to Rancho Arroyo Specific Plan to allow for an Alzheimer's/Senior Care Facility at 251 S. Hope

- ◆ Only Auto Dealerships and related facilities currently allowed





**RANCHO ARROYO  
SPECIFIC PLAN**



# Rancho Arroyo Specific Plan

- ◆ Adopted in 1984
- ◆ Purpose: Precise level of planning and orderly development
- ◆ Goals:
  - Improve circulation
  - Provide housing (including affordable)
  - Provide for auto dealerships



San Pedro Ln

San Pablo Ln

Santa Maria Ln

Monte

Rey Pines St

San Gabriel Ln

San Jose Ln

Gregory Way

Calle Esperanza

S Hope Ave

Hitchcock Way

Ardilla Dr

Peach Grove Ln

Apple Grove Ln

Stevens Rd

El Camino Real

Calle Real

Via Laguna

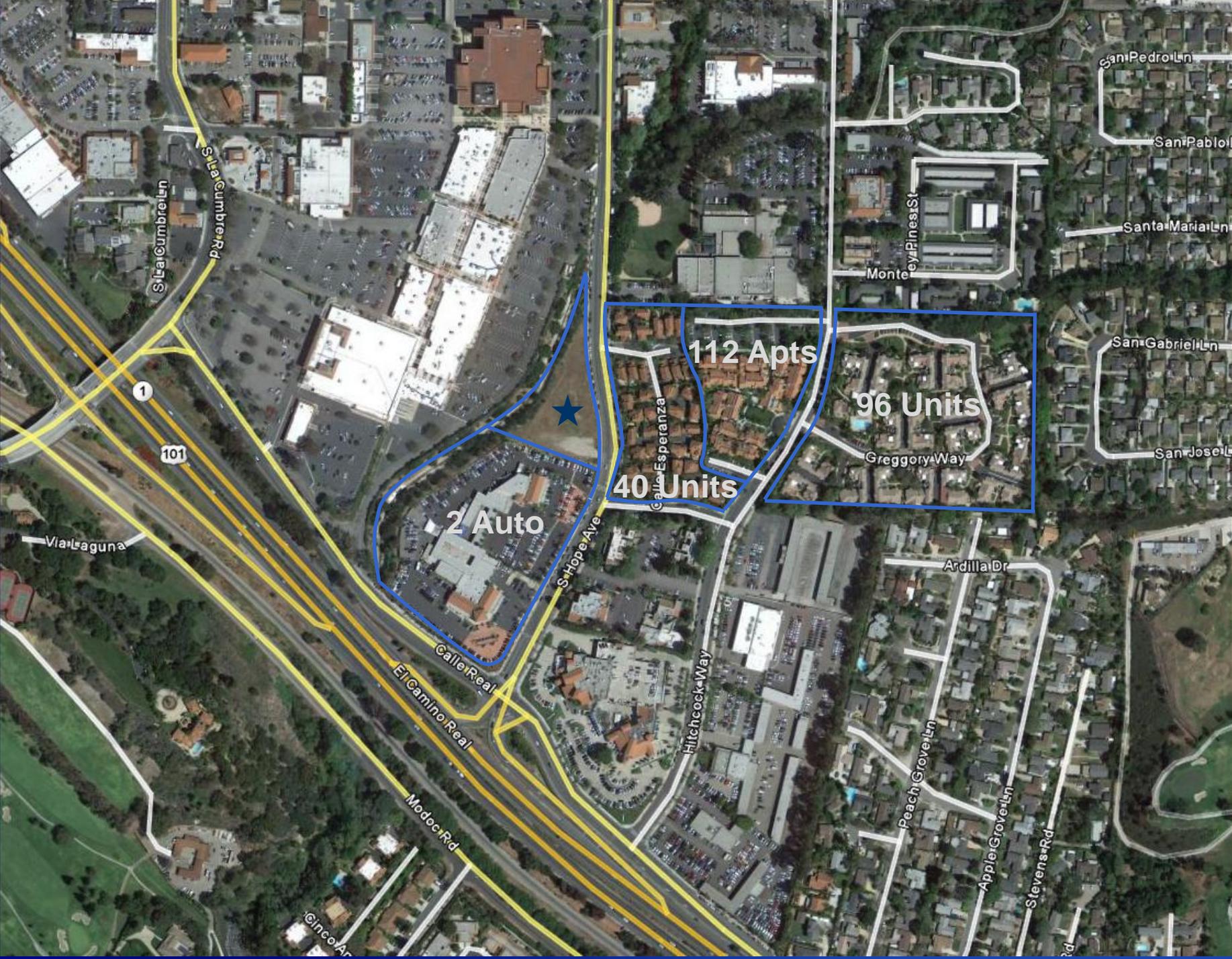
101

1

S La Cumbre Ln

Pysa Cumbre Rd

Cinco Amos Rd



Santa Cumbre Ln

Santa Cumbre Rd

1

101

Via Laguna

2 Auto

S Hope Ave

Calle Real

El Camino Real

Modoc Rd

Cinco Ar

112 Apts

Calle Esperanza

40 Units

96 Units

Greggory Way

Hitchcock Way

Ardilla Dr

Peach Grove Ln

Apple Grove Ln

Stevens Rd

Monte

ey Pines St

San Pedro Ln

San Pablo

Santa Maria Ln

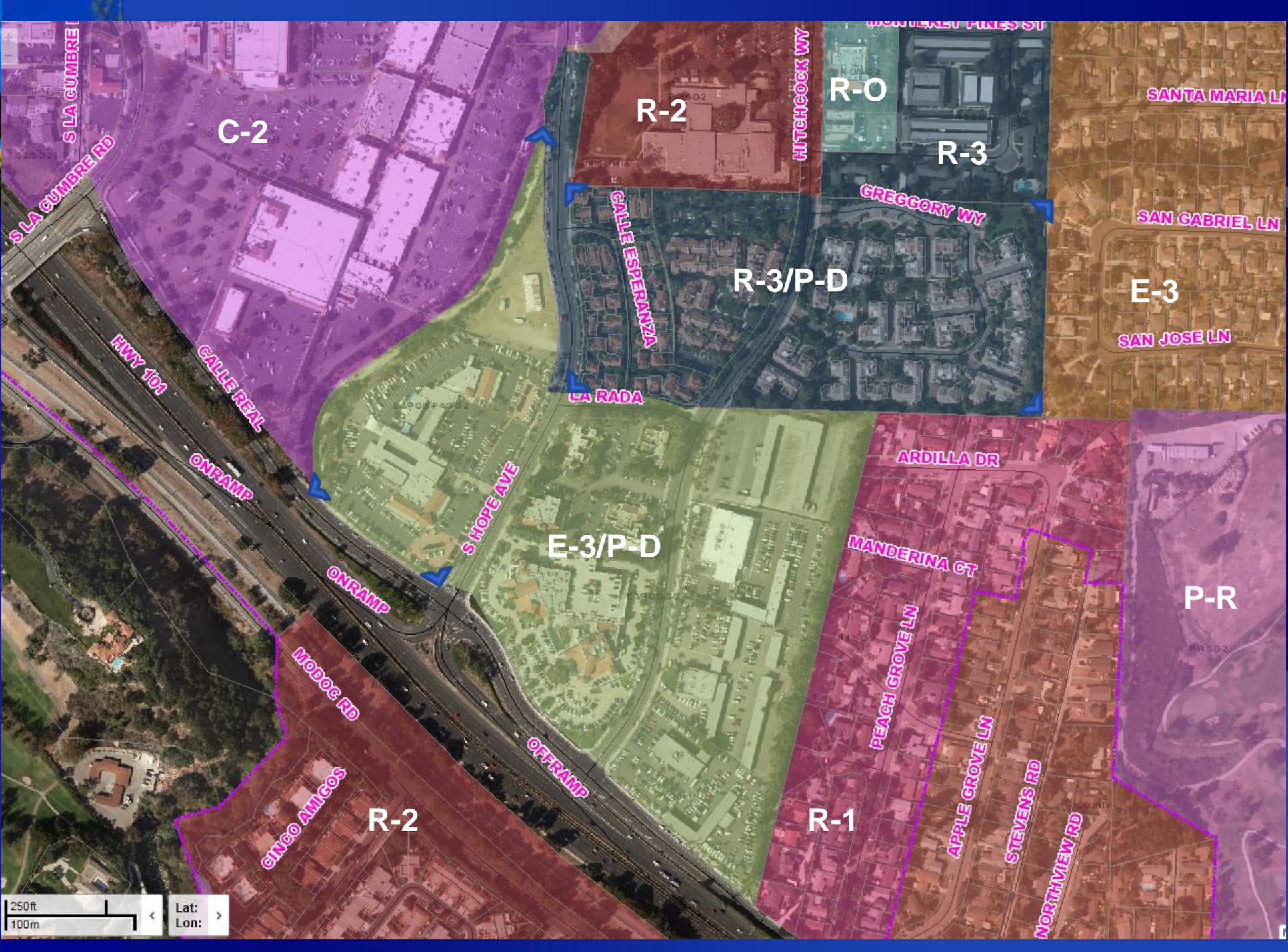
San Gabriel Ln

San Jose Ln



# Auto Dealerships

- ◆ Dealerships with new auto sales allowed in the P-D Zone only
- ◆ P-D concentrated in one area
- ◆ Includes five parcels outside the Rancho Arroyo Specific Plan



S LA CUMBRE RD

S LA CUMBRE RD

HWY 101

ONRAMP

ONRAMP

MODEC RD

CINCO AMIGOS

C-2

CALLE REAL

S HOPE AVE

OFFRAMP

R-2

R-2

CALLE ESPERANZA

LA RADA

E-3/P-D

HITCHCOCK WY

R-O

R-3

GREGORY WY

R-3/P-D

SANTA MARIA LN

SAN GABRIEL LN

E-3

SAN JOSE LN

ARDILLA DR

MANDERINA CT

PEACH GROVE LN

APPLE GROVE LN

STEVENS RD

NORTHVIEW RD

R-1

P-R

250ft  
100m

Lat: < >  
Lon: < >



# Residential Care Facility

- ◆ Allowed with CUP in residential and commercial zones
  - State-license and specific standards and findings required
- ◆ Recommendation: Initiate SP Amendment to allow Senior Residential Care Facility with a CUP



# Zone Change

- ◆ GP: Commercial/Medium-High Density Residential (15-27 units/acre)
- ◆ Property zoned for single-family residential
- ◆ R-3 is consistent with GP and would allow for a taller building
- ◆ Recommendation: Initiate zone change from E-3 to R-3



# Community Benefit Housing

- ◆ Recommendation: Initiate Amendment to include Community Benefit Housing as an allowed use in case the proposal is abandoned or its use ceases
- ◆ Housing Element identifies various community housing needs
- ◆ PC would address details of allowable types



# Recreation/Open Space

- ◆ 1964 General Plan map showed a park along the creek
- ◆ SP requires Parks & Rec review and dedication and construction of public trail along the creek
- ◆ Recommendation: Initiate Amendment to include Recreation/Open Space included as an allowed use



# Recommendations

- ◆ Initiate an Amendment to the Rancho Arroyo Specific Plan to allow the following additional uses on A-2:
  - State-licensed Senior Residential Care Facility with a Conditional Use Permit,
  - Community Benefit Housing, and
  - Recreation/Open Space
- ◆ Initiate a Zone Change to Rancho Arroyo Specific Plan Area A-2 from E-3 to R-3

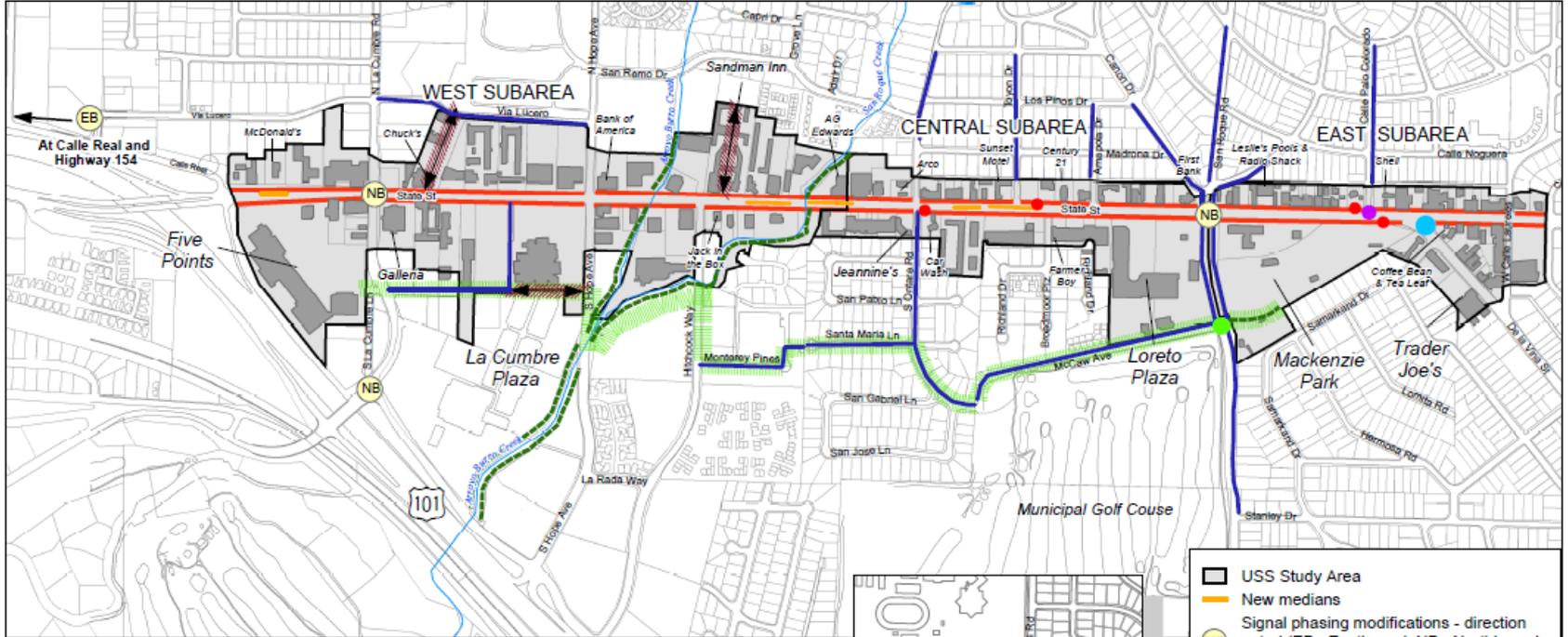


# Next Steps

- ◆ Application submittal
- ◆ Completeness & Environmental Review
- ◆ Planning Commission
  - Decision on CUP and any Modifications
  - Recommendation to Council on SP
- ◆ Concurrent ABR Design Review
- ◆ City Council consideration

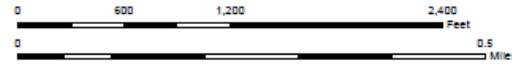
# Upper State Street Study

## Near-Term Transportation Improvements



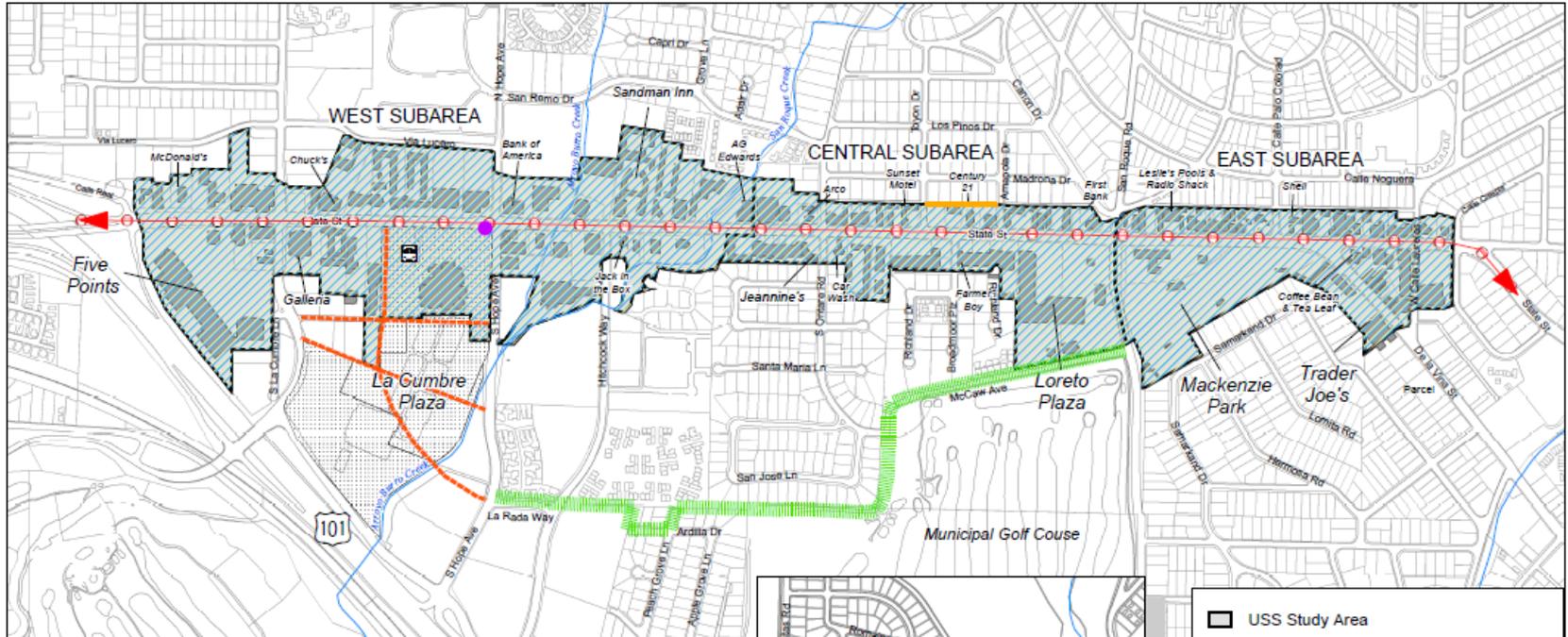
# Near-Term Transportation Improvements

- USS Study Area
- New medians
- Signal phasing modifications - direction noted (EB= Eastbound, NB =Northbound, SB = southbound)
- Crosswalk improvements
- Relocated bus stops
- New signal
- Intersection improvements
- On-street pedestrian improvements/connections
- Off-street pedestrian trails
- Paseos and sidewalks connections within block
- Pedestrian/Bike Trail
- Streetscape improvements with redevelopment or City program

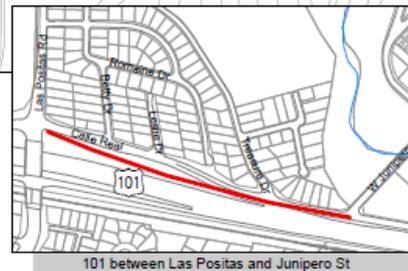


# Upper State Street Study

## Longer-Term Improvements



# Longer-Term Improvements



- USS Study Area
- Parking District
- La Cumbre Plaza Parcels (Specific Plan)
- Transit Center
- Intersection improvements
- Alley connection
- Two way Calle Real
- New Streets
- Dedicated Transit Lane
- Pedestrian/Bike Trail

Date: Feb 2007  
  
 Planning Division

