

July 30, 2004

To: City of Santa Barbara Planning Division
Attention: Jessica Grant

On July 27th the Board of Directors of the Riviera Association met and asked me to forward the following comments, questions, and requests for clarification regarding the Santa Barbara Cottage Hospital Foundation Workforce Housing Project.

* Parking: Are the required parking spaces realistic with the number of cars for the proposed units and the demand created? The ATE study places parking demand at 184 spaces. Our calculations are as follows: o 2 cars per unit equal 230 parking spaces. o 2 cars per 1 and 2 bedroom units, 3 cars per 3 bedroom unit equal 270 spaces. o 2 cars per 1 bedroom unit, and 3 cars per 2 and 3 bedroom units equal 315 spaces.

Staff response: Required parking per the Zoning Ordinance is as follows: 10 1-bedrooms units is 10 x 1.5 spaces = 15 spaces 105 2 and 3-bedroom units is 105 x 2 spaces = 210 spaces 1 quest parking space is required per every 4 units115 units/4 = 29 spaces Total parking required per Zoning is 254 parking spaces plus 11 spaces for the existing elderly care facility, for a total of 265 parking spaces on site. The ATE does have a parking demand of approx. 184-241 parking spaces. At yesterday's EIR scoping hearing the Commissioners wanted Staff and the applicant/consultants to work close together to ensure enough parking is provided to meet the demand, which will most likely be less than the Zoning Ord. requirement but further study is needed to confirm the demand range given by ATE.

* Access from Grand Avenue: a major impact that has not been fully defined or evaluated for environmental impact.

Staff response: The proposed 115 units will not be taking access off Grand. The three proposed R-2 lots that have the development potential for 6 residential units would take off of Grand. However, no development is proposed on those lots at this time.

* Demolition: What is the anticipated length of demolition? What noise mitigation is proposed for this residential neighborhood? What time limitations will be imposed for this residential neighborhood? We ask that an 8:00 AM restriction for commencement of demolition activities and no weekend activity. We ask for a plan for demolition traffic and parking. Staff response: Staff will be addressing this in detail in the EIR.

* We request a solid waste management impact survey be part of this review in regard to demolition. Staff response: Staff will be addressing this in detail in the EIR.

* Construction: What is the anticipated length of construction? What are the noise mitigations proposed for this residential neighborhood? We ask that construction commence after 8:00 AM and no weekend activity. We ask for a plan and map of construction routes and traffic control. We ask for restrictions on construction parking.

Staff response: The project construction period is estimated at 67 weeks. Staff will be addressing the latter part of this question in the EIR.

* We request that low-level lighting in conformity to the residential nature of the area be emphasized and evaluated.

Staff response: The project will have to be in compliance with the City's lighting ordinance. ABR will require a detailed lighting plan prior to final ABR approval of the project.

* We emphasize the importance of maintaining buildings heights to accommodate existing private views.

Staff response: Public view impacts were addressed in the initial study. Private views are outside the scope for CEQA requirements. However, the Architectural Board of Review and Planning Commission are required to make neighborhood compatibility findings for this project. For more information on this topic please refer to the initial study (aesthetics section), which is available online at http://ci.santa-barbara.ca.us/departments/administrative_services/city_clerk/advisory/planning_commission/.

As per the Initial Study/Environmental Checklist MST 2003-00827, it would appear that many of these issues have already been introduced. Thank you for your consideration and inclusion of our concerns.

Sincerely,

Dianne Channing
President,
The Riviera Association
P.O. Box 41838
Santa Barbara, CA 93140-1838