

# The URC Legacy: An SBSHC Interfaith Student Housing Cooperative



**777 Camino Pescadero**



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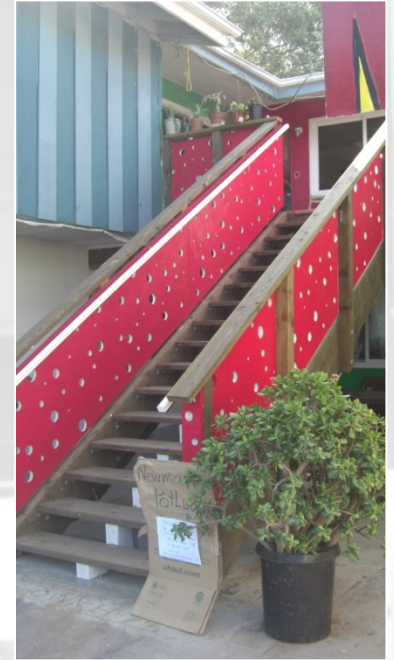
# Santa Barbara Student Housing Cooperative

- Housing Cooperative Founded in 1976
- Member owned non-profit – 75 members
- Mission is to Provide Affordable Housing
  - University students, staff, faculty
- An alternative to traditional student housing
  - Labor systems, communal food purchasing and preparation, sense of community



# SBSHC Homes

- SBSHC Owns & Operates 4 Homes
  - Newman House -6503 Madrid Road
  - Manley House – 732 Embarcadero Rd.
  - Dashain House – 6719 Sabado Tarde Rd.
  - Biko House – 6612 Sueno
- Mission of Camino Pescadero Project
  - Co-operative interfaith housing







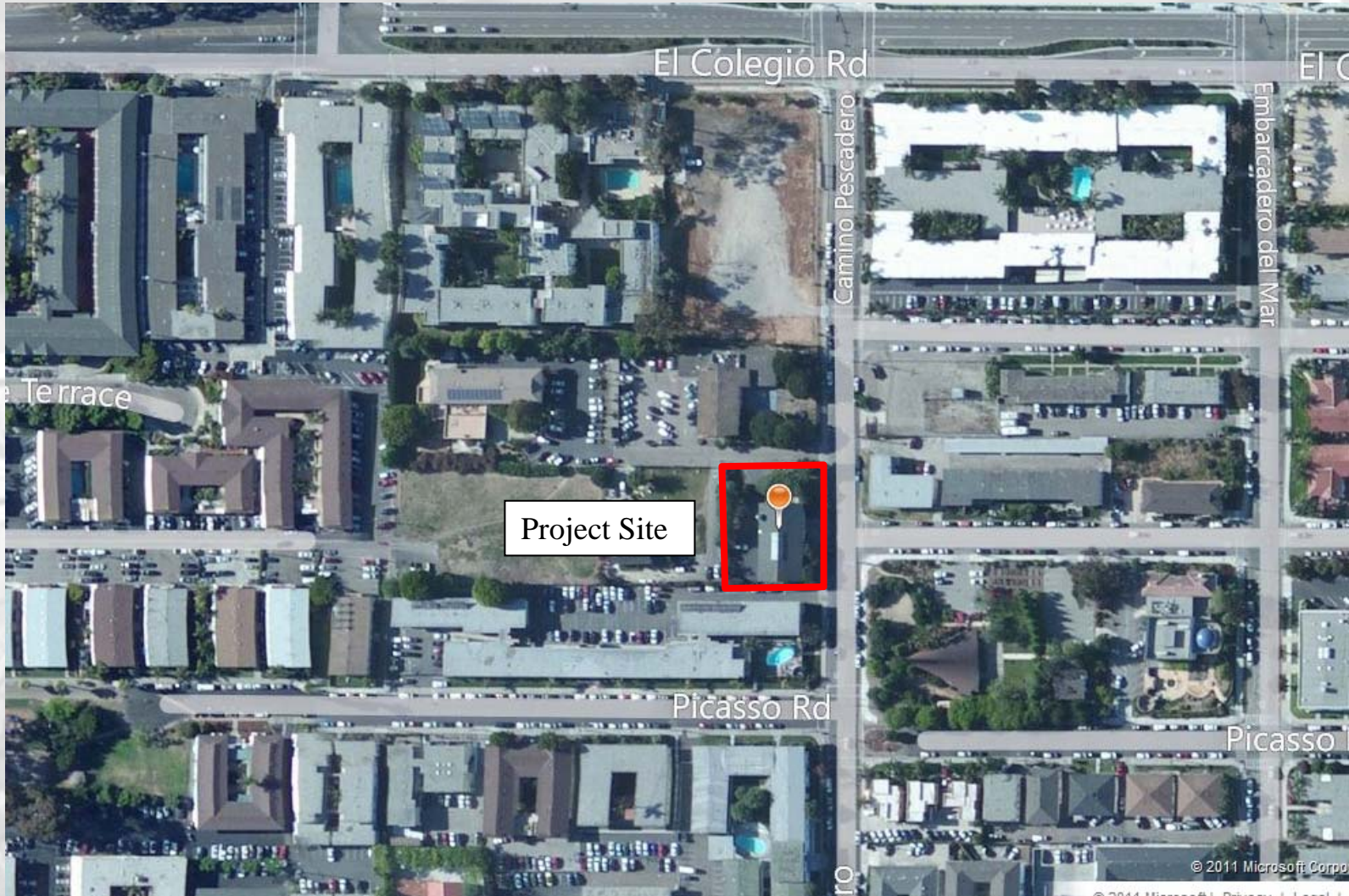
# The Thomas Merton House



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# Project Vicinity





# Site Information

- Zoning
  - Article II – SR-H High Density Student Res.
  - Isla Vista Master Plan – Mixed Res. Design 30
- Surrounding Uses
  - North: Fraternity
  - West: Single Family Home
  - South: Apartments
  - East: Apartments & Church



# Site History

- Operated as University Religious Center for 40 Years
- CUP Approved in 1969
  - 11 offices, assembly room, lounge, kitchen
  - 12 parking spaces (reduced from 42)
- Assembly Room Use: 20-25 Meetings/year
- Site Purchased by SBSHC March 2011



# Site Photos





# Vicinity Photos





# Proposed Student Housing



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# Project Description

- Affordable Student Housing (50%)
  - \$175,000 CDBG Funding Allocated by HCD
- New Co-operative House
  - 12 bedrooms for 18 residents
  - 12 on-site & 15 off-site parking spaces
  - 30 covered & uncovered bike parking spaces
  - Meeting room use:
    - Co-op employees
    - 2 Co-op meetings per year
    - 4 Co-op potluck dinners per year



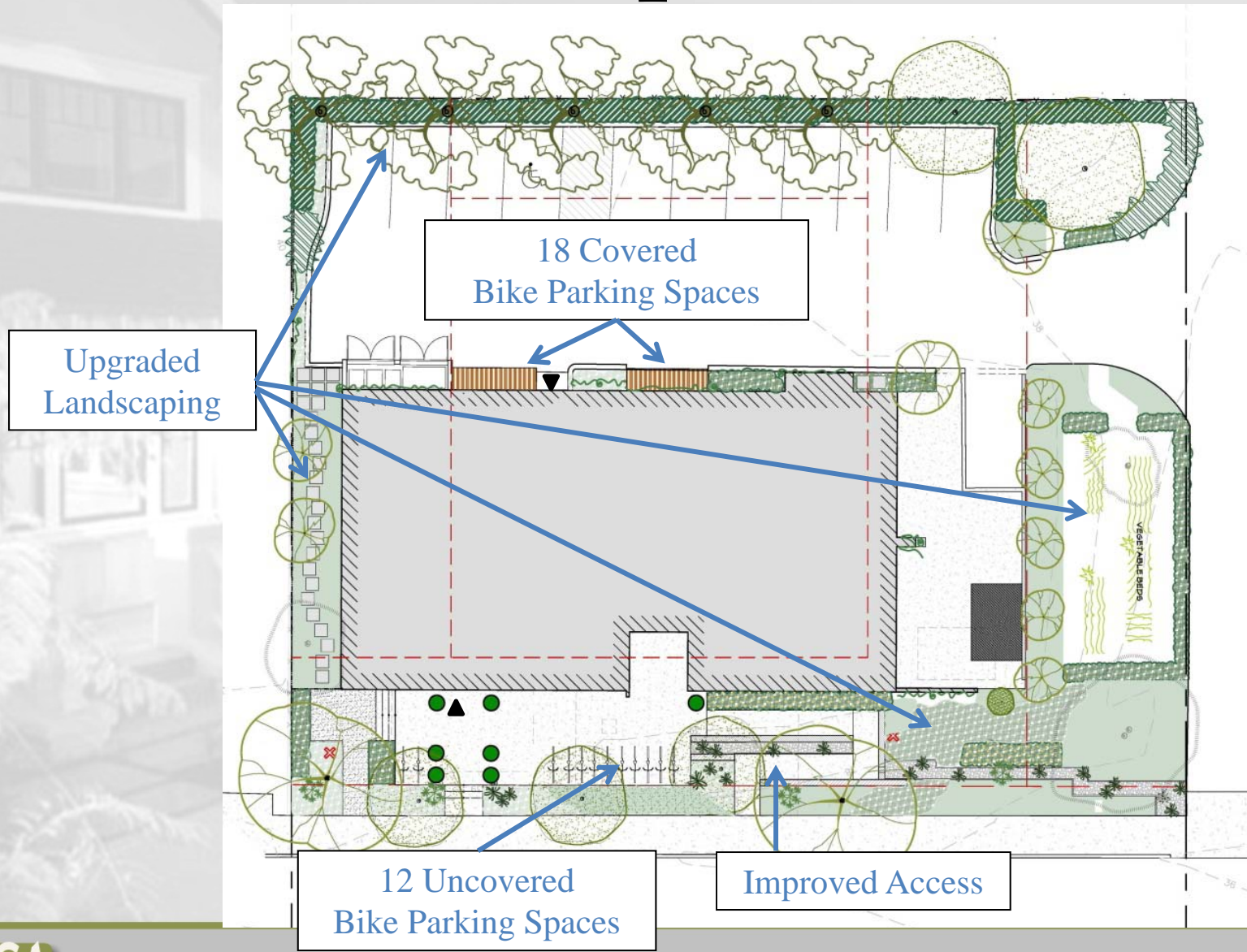
# Project Description (cont.)

- Improved Landscaping
- Overall Building Upgrade
- Improved Handicap Access





# Landscape/Site Plan



# Elevations



East Elevation (Camino Pescadero)



West Elevation (Back of Building)







# Parking



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# Proposed Parking

- Provide Required Parking
  - 27 spaces per Article II, 19 spaces per IVMP
  - 27 spaces provided; 12 on-site & 15 off-site
- Off-site Parking Provided by UCSB
  - 15 Spaces at San Clemente Student Housing
  - Permits sold to SBSHC in perpetuity





# Anticipated Parking Demand

- On Average 36% of Co-op Residents Have Cars
- Anticipated Parking Demand = 8 spaces

Two Year Parking Study Low Income Cooperatives					
Facility	2009		2010		Average
	Total Residents	Residents w/Cars	Total Residents	Residents w/Cars	Demand
Newman House	25	8 (32%)	26	7 (27%)	29.5%
Manley House	16	7 (44%)	17	6 (35%)	39.5%
Dashain House	13	6 (46%)	14	5 (36%)	41%
	<b>Average Demand in Co-op Housing</b>				<b>36%</b>



# Parking Modifications

- Allow parking to be more than 500 ft. from site
- Allow for undesignated off-site spaces





# Off-Site Long-Term Parking

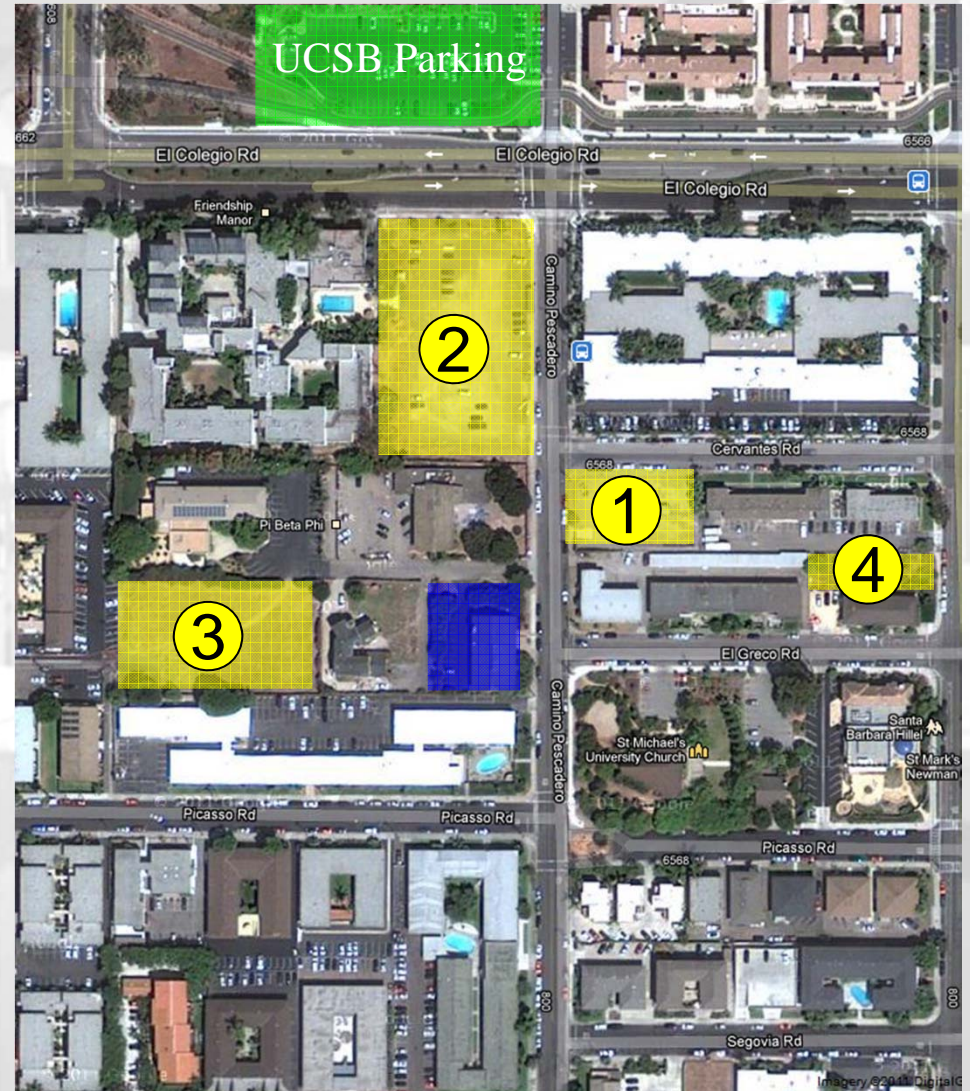




# Search for Alternative Parking

Sites within 500 ft.

1. Pending development
2. Pending sale
3. Pending sale
4. Lot too small





# Parking

- Parking Reduction is an Incentive in Housing Element for Low Income
- Precedent for Parking Modifications in IV
  - ICON Project – 72 spaces required; 34 provided
  - Loop Project – 99 spaces required; 53 provided
- Project Resolves URC Parking Shortage
  - Office use requires 26 spaces; 12 provided
  - Meeting room used 20-25 times/year





# Additional Modifications

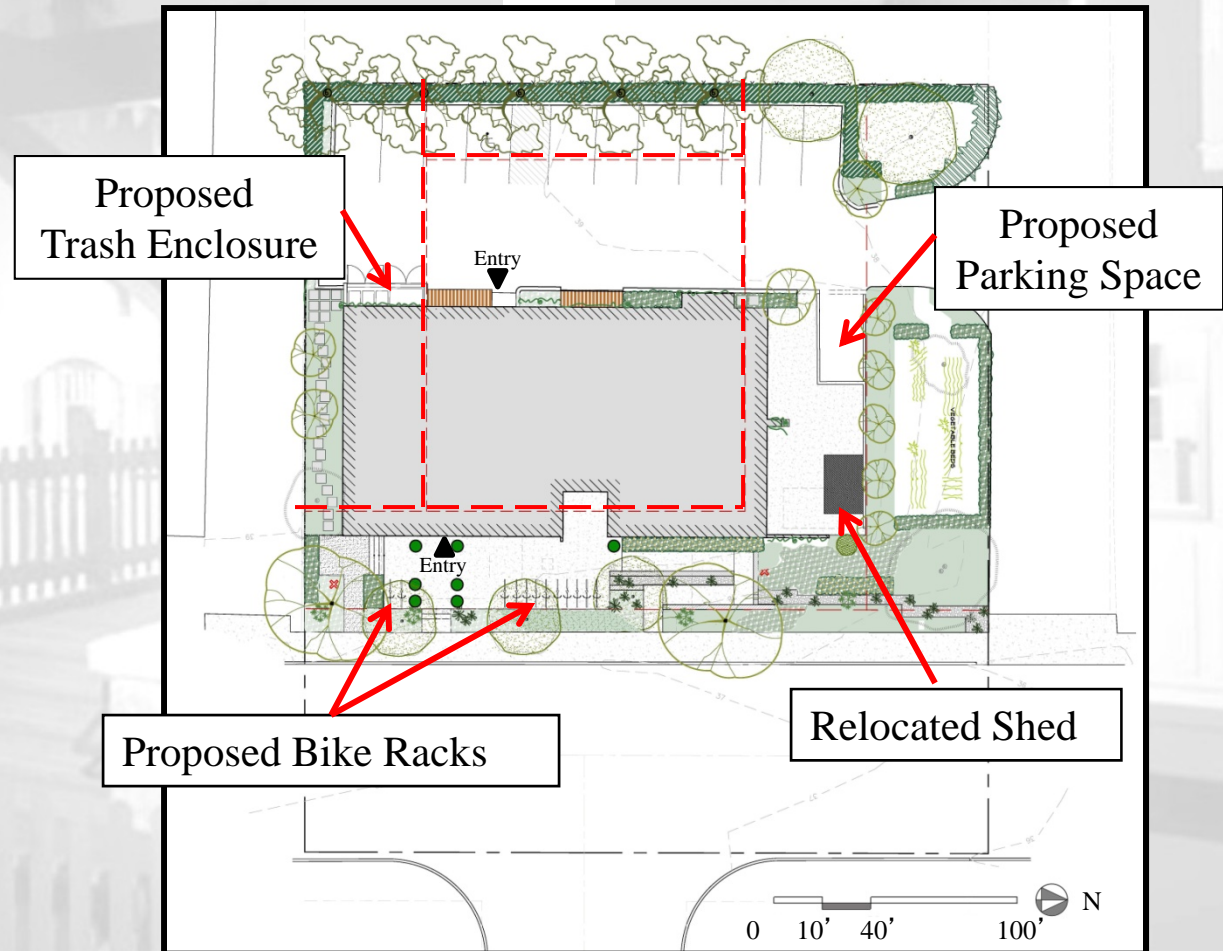


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# Setback Modifications

- Front Yard
  - Bicycle Parking
  - Relocated Shed
  - Parking Space
- Rear Yard
  - Trash Enclosure







# County Policy



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# Fulfills Policy Objectives

## Housing Element

**Policy 1.1:** Promote new housing opportunities adjacent to employment centers, and the revitalization of existing housing to meet the needs of all economic segments of the community, including extremely low income households...

–**Program 1.7:** Continue working with the Redevelopment Agency to support programs aimed at catalyzing community renewal through: ...affordable housing, including homeless support infrastructure... Continue to support the use of the Isla Vista Master Plan to contribute to the diversity and affordability of the housing stock in the County...

–**Program 1.13:**.... Specifically, the County shall encourage the development of varied housing types which assist in satisfying the full spectrum of the County's housing needs, including ... low income households.



# Fulfills Policy Objectives (cont.)

## Isla Vista Master Plan

- **Housing Goal:** Produce new housing that is well-designed and affordable to all sectors of the Isla Vista community, including families, students, area workers and UCSB faculty and staff, and improve existing housing stock through creative public private partnerships.
- **Housing Policy 2:** Affordable housing opportunities shall be expanded in Isla Vista. The County should develop programs with an overall goal that 50% of the total new residential development in Isla Vista is priced in the affordable range per the County's Housing Element and by State law.
- **Housing Policy 5:** Improve the quality and character of existing residential buildings in Isla Vista.







# Appeal



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# Mediation

- Appeal Issues
  - Allow Undesignated Spaces
  - Distance to Parking
- Response to Issues
  - UCSB does not designate parking spaces
  - Lots are an easy, direct walk
  - Demand not expected to exceed on-site spaces
  - Parking will serve as long-term storage
- County has approved similar off-site agreements



# Efforts to Resolve Concerns

- Co-op Worked with Mr. Geyer Prior to PC
  - Capped occupancy at 18 students
  - Demonstrated that UCSB had available parking
- Responded to Requests During Mediation
  - Provided UCSB data on parking capacity per Mr. Geyer's request
  - Met with UCSB regarding request for designated surface lot spaces





# Potential Parking Solutions

- Lease Agreement Parking Restrictions
  - Requires parking on-site or in UCSB facilities
  - \$100 fine for violation of parking policy
- Car Sharing
- Covenant Restriction Allow Only 10 Residents to own Cars





# Conclusion



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# Project Benefits

- Provides Affordable Housing for Students
- Fulfills Vision of IV Master Plan – Housing Rehabilitation
- Enhances Neighborhood
- Returns Structure to Residential Use
- Resolves Current URC Parking Shortage
- Fulfills Housing Element Objectives





# Requested BOS Action

- Deny the Appeal
- Approve
  - Development Plan
  - Minor CUP
  - Modifications
  - Coastal Development Permit





# The Thomas Merton House



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Project	Req'd Parking	Provided	Alternative Parking Strategies	% of Req' d Parking Provided
ICON Mixed Use	72 Spaces	34 Spaces	18 Spaces on-site 16 Spaces off-site 1 Car Sharing car/space * Covenant allowing only 18 units to have cars (22 total units)	47% of req'd parking (on and off site)
Loop	99 Spaces	53 Spaces	24 spaces on-site 27 spaces off-site (RDA in lieu - further than 500 feet) 2 Car sharing cars/spaces * Covenant allowing only 24 units to have cars (25 total units)	51% or req'd parking
ICON Gardens	97 (87 under SDBP)	63 Spaces	43 spaces on-site 16 spaces off-site (CDP indicates UCSB) 1 Car Sharing car/space * 4 spaces on the street Covenant allowing only 43 cars (24 total units)	64% of req'd parking
Student Co-op	27 Spaces	27 Spaces	12 spaces on-site 15 spaces off-site (UCSB) Covenant allowing only 10 students to have cars (18 total students) 1 Car Sharing Car/Space	If reduced to 12 spaces the project would provide 44% of req' d parking  37% of Co-op students have a car. Only 7 students anticipated to have cars.
* 1 car can equal 8-15 parking spaces				



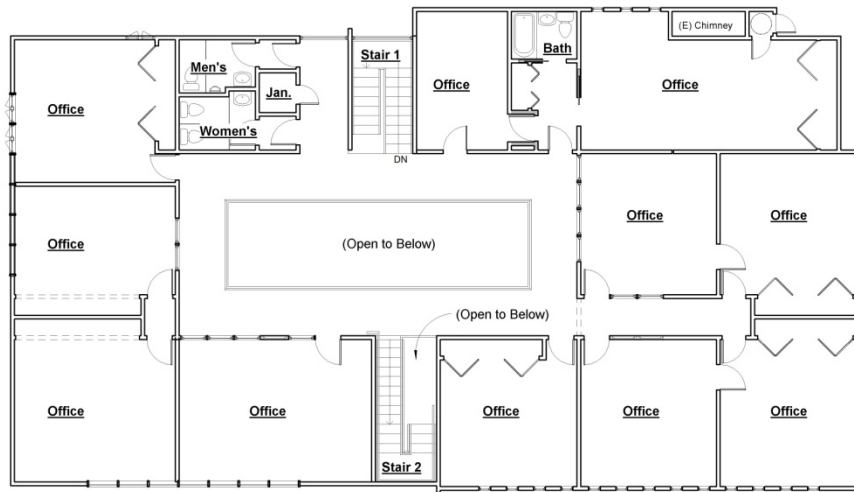
# CCC Permit

- Condition 14

- A minimum of 976 new parking spaces shall be constructed and permanently dedicated to serve the San Clemente housing project either: (1) on-site or (2) in Parking Lot #30. Existing parking spaces shall not be used to achieve the required number of parking spaces for this project. All 976 parking spaces shall be restricted to use by San Clemente Housing residents. San Clemente housing visitors, and any staff associated with the San Clemente Housing development.



# Floor Plans



2<sup>nd</sup> Floor - Existing

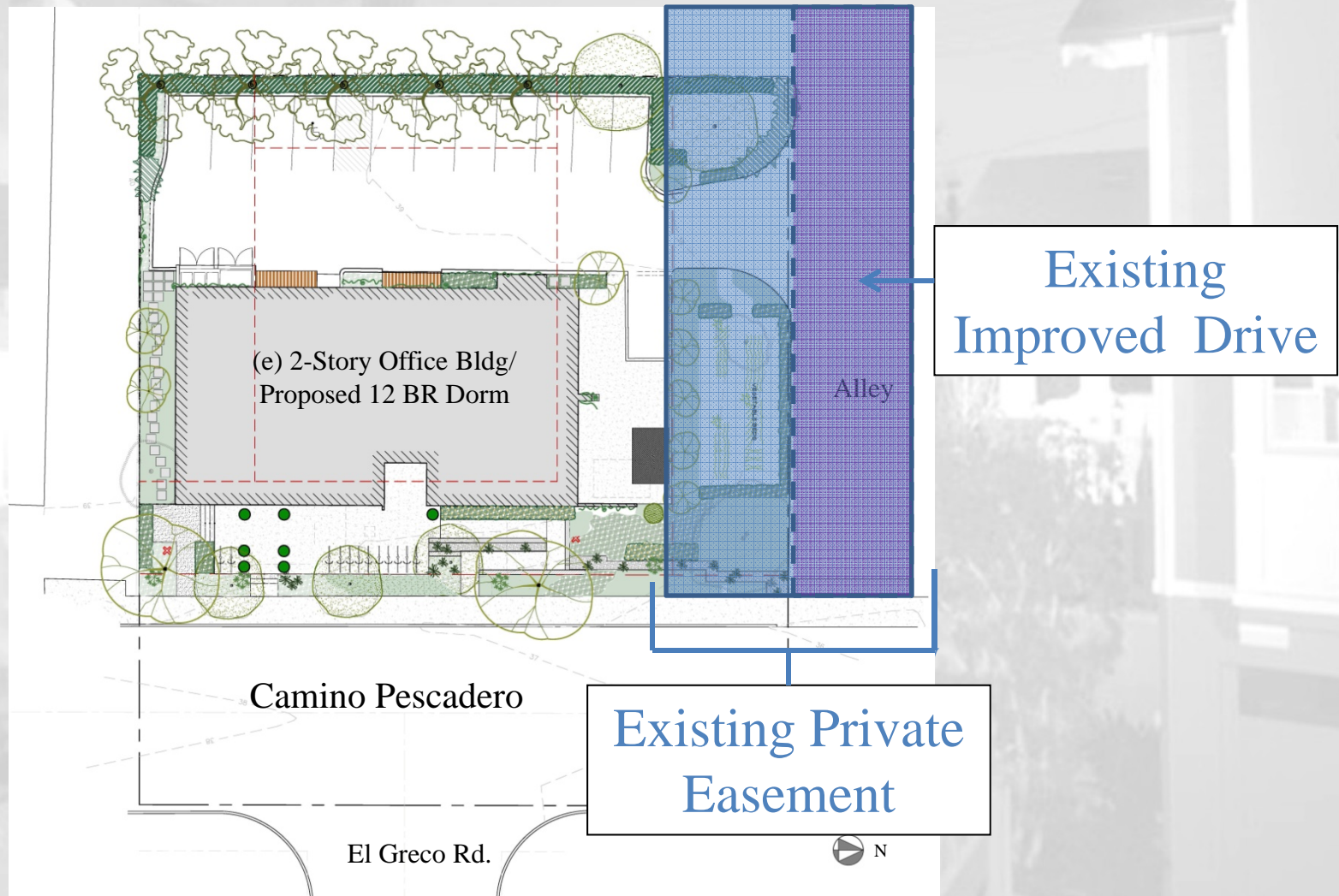


2<sup>nd</sup> Floor - Proposed





# Private Easement



# Private Easement

