

**SANTA BARBARA COUNTY
BOARD AGENDA LETTER**



Clerk of the Board of Supervisors
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Santa Barbara, CA 93101
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Agenda Number:

Prepared on: October 30, 2003
Department: General Services
Budget Unit: 063
Agenda Date: November 4, 2003
Placement: Departmental
Estimate Time: 45 minutes
Continued Item: No
If Yes, date from:

TO: Board of Supervisors

FROM: Ronald S. Cortez, Director
General Services Department

STAFF CONTACTS: Robert Ooley, AIA, County Architect
568.3085

SUBJECT: **Calle Real Campus—Urban Design Guidelines**
Second Supervisorial District

Recommendations:

That the Board of Supervisors receives Staff Report on the Calle Real Campus Urban Design Guidelines.

Alignment with Board Strategic Plan:

The recommendation(s) are primarily aligned with actions required by law or business necessity.

Executive Summary and Discussion:

On December 11, 2001, your board adopted the Facilities Policy Framework (hereafter Framework) and directed staff to base long-range facilities planning upon that framework. On March 26, 2002, your board adopted Ordinance No. 4452 that enabled the Framework to guide the use and development of county owned land. The Calle Real Campus is the largest of the ten identified county facility campuses in the Framework. Because the Calle Real Campus is the largest, we selected it as the first campus to draft a long-range facility plan, thereby projecting development on the campus over the next 50 years. When your board adopted the Framework in 2001, direction was given to develop a series of guidelines to assist in the planning, design and construction of facilities on county land. The design guidelines presented to your board today will become the foundation for the remaining 9 county campuses. The format of the guidelines follows the Framework.

General Guideline Provisions

There are 84 design guidelines to support the adopted facility policies. The table below indicates the existing attributes of the campus and policy constraints imposed by the Framework and is also illustrated in the attached map (Appendix 1).

The Campus is defined as the land area between Hollister Avenue (to the south) up to an area north of Cathedral Oaks and between San Antonio Road and El Sueno Road. The total land area is 298 acres and identified as South, Middle and North sub-campus areas. The existing building square footage is 710,625. This footage is contained within 103 buildings, which represents about 1/2 of 1% of the gross land area. By implementing the adopted constraints found in the Framework, 58% of the gross land area has been set aside

Campus Sub Area	Land Area (sf)	Building Area (sf)	Building Coverage (%)	Constraints (sf)	Percent Constrained (%)	Building Count
South	2,168,293	116,850	.054	1,506,236	.69	19
Middle	8,597,159	527,875	.062	5,130,059	.60	74
North	2,236,400	65,900	.030	871,300	.39	10
Totals	13,001,852	710,625	.050	7,507,595	.58	103

as non-buildable due to property setbacks, natural creek setbacks, hillside slopes and environmental sensitive areas.

The Framework established upper limits on the amount of development allowed, the type and amount of constraints and the level of allocation for non-county functions. The table below provides data with respect to: a) constraints, b) county functions and c) non-county functions. The Framework allows a maximum building area (MBA) for the campus of 5,494,257 square feet, which is the remainder of area after the mandatory constraints have been calculated. Buildable area is shaded in the map attached as Appendix 1.

The maximum amount of square footage of buildings, by policy, is 75% of the MBA, or 4,120,692. The table above indicates by sub-campus the amount allowed, with the greatest amount allowed on the middle campus

Campus Sub Area	Land Area (sf)	Constraints (sf)	Maximum Building Area (sf) MBA	County Allocation Building Area (sf) (55% of MBA)	Non-County Allocation Building Area (sf) (20% of MBA)	Total Building Allocation (sf) (75% of MBA)
South	2,168,293	1,506,236	662,057	364,131	132,411	496,542
Middle	8,597,159	5,130,059	3,467,100	1,906,905	693,420	2,600,325
North	2,236,400	871,300	1,365,100	750,805	273,020	1,023,825
Totals	13,001,852	7,507,595	5,494,257	3,021,841.55	1,098,851.2	4,120,692.75

area. Comparing the existing amount of building square footage (Table 1) and the allowed building square footage (Table 2), the Calle Real Campus could increase a total square footage amount of 3,410,067.

The Framework also contemplates that non-county functions would continue to use portions of the Calle Real Campus. Currently there is a total of 160,085 square feet of building area allocated in the following amounts: a) south is 40,505; b) middle is 68,568 and c) north is 51,012. The Framework allows a maximum

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of non-county square footage totaling 1,098,851. Therefore the non-county functions could expand an increase of 938,766 square feet.

The remaining guidelines address transportation/parking improvements, placement of new structures, configuration of major additions, general aesthetic of structures, life-cycle costing of structures, energy efficiency of structures, landscaping, riparian habitats, recreational opportunities, public use and architectural compatibility with neighborhood character.

Town Hall Meetings

The first draft outline was presented at a town hall meeting with neighboring property owners January 9, 2003. That meeting produced a series of very important and relevant concerns, which were integrated into the first draft guidelines document and conceptual mapping. The second town hall meeting held on January 30, 2003 gave staff the opportunity to present the guideline statements and mapping to the community. Again, some very good questions and concerns were generated at that meeting. The third and final town hall meeting on July 10, 2003 presented to community with the 2nd draft of the design guidelines. Again there was widespread support for the guidelines with just two concerns remaining: traffic/parking and density of new buildings. The concern of the community regarding traffic is larger than the Calle Real Campus.

There is a perception that the Campus has fewer parking spaces than required by planning rules. As a general rule 3 parking stalls per 1,000 square feet of building area should be provided. Pursuant to this general rule, given the current improvements at 710,625 square feet, less 150,000 square feet of warehouse space, 1,682 parking stalls would be required. There are currently 1,778 formal parking spaces. The challenge is that the largest concentration of parking is the furthest from the need, which causes staff and visitors to park in undesignated places, or on roadways. This in-turn creates trouble for others when navigating the many narrow roadways and driveways. The Framework and guidelines suggest that parking be concentrated in multi-story parking structures centrally located. This will achieve two specific goals of the Framework: 1) increase the amount of open space and 2) provide an organized parking system for maximum efficiency.

Mandates and Service Levels:

No change in programs or service levels.

Fiscal and Facilities Impacts:

There are no fiscal or facilities impacts.

Special Instructions:

After Board action, please forward a copy of the Minute Order to the Office of the County Architect, attention Robert Ooley.