



BOARD OF SUPERVISORS  
AGENDA LETTER

**Agenda Number:**

**Clerk of the Board of Supervisors**  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**Department Name:** Planning & Development  
**Department No.:** 053  
**For Agenda Of:** June 4, 2019  
**Placement:**  
**Estimated Time:** 40 Minutes on June 4, 2019  
**Continued Item:** Yes  
**If Yes, date from:** April 2, 2019  
**Vote Required:** Majority

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**TO:** Board of Supervisors  
**FROM:** Department Lisa Plowman, Director, Planning & Development  
Director (805) 568-2086  
Contact Info: Jeff Wilson, Assistant Director, Planning and Development  
(805) 568-2085  
**SUBJECT:** Patterson Avenue Holdings New Office Appeal, Case No. 18APL-00000-00022, Second Supervisorial District

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**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: N/A

**Other Concurrence:** N/A

**Recommended Actions:**

Staff recommends that your Board take the following actions:

- a) Deny the appeal, Case No. 18APL-00000-00022;
- b) Make the required findings for approval of the project, Case Nos. 16DVP-00000-00013 and 16BAR-00000-00154, included as Attachment 1, including CEQA findings;
- c) Determine that the project is exempt from CEQA pursuant to the State CEQA Guidelines Section 15303, included as Attachment 3; and
- d) Grant *de novo* approval of the project, Case Nos. 16DVP-00000-00013 and 16BAR-00000-00154, subject to the conditions included as Attachment 2.

## **Summary Text:**

### **A. Proposed Project**

The proposed project is for the construction of a new 6,723 gross square foot shell office building. The structure would measure a maximum of approximately 22'-6 1/4" in height from existing grade. The project would include a new surface parking lot with four compact spaces, 15 regular spaces, 2 carpool spaces, 1 electric vehicle space, and 1 handicapped accessible parking space, for a total of 23 parking spaces on site. Grading would include approximately 1,213 cubic yards of cut, 849 cubic yards of fill and 364 cubic yards of export. Access would be provided via a new two-way driveway connecting to Patterson Avenue at the northwest corner of the property.

### **B. Background**

At the April 2, 2019 Board of Supervisors hearing the Board expressed concerns regarding the proposed project's transportation impacts and directed staff and the applicant to further examine potential Transportation Demand Management (TDM) strategies, as well as potential interchange improvements that could improve the safety of ingress and egress at the project site and overall traffic flow in the vicinity. This information is provided below and is also reflected in the updated project description (see Condition of Approval 1 in Attachment 2) and the updated Findings included as Attachment 1. Notable changes to the project description include the incorporation of the applicant proposed TDM strategies discussed below, as well as physical site improvements including carpool parking, bike lockers, and interior alterations consisting of an employee break room, shower room, and employee lockers.

### **C. Transportation Information**

**TDM Strategies:** The following TDM strategies have been incorporated into the project as reflected in the updated project description contained within the Conditions of Approval (Attachment 2). The incorporation of these strategies into the project description makes them a mandatory aspect of the project, and ongoing compliance with this project component would be ensured through a new monitoring condition (Condition of Approval 36 in Attachment 2). As previously discussed under appeal issue #5 in the Board Agenda Letter dated March 19, 2019, any changes to the project would require subsequent review and approval of a noticed and appealable permit by P&D. Therefore, any future modification of the project's TDM strategies would be subject to P&D review and approval.

- **Carpooling.** Carpooling will be promoted by providing two preferential parking spaces designated for carpooling employees (defined as 2 or more persons per car for 4 or more times per week, except part-time employees who are eligible if they carpool every day that they work).
- **Bicycling.** Four bicycle lockers will be installed on site to provide covered, secure bicycle storage for those who commute by bicycle. Bicycle lockers will be provided in addition to the outdoor bike rack which accommodates two bicycles. This change is reflected in the revised site plan shown on sheet AS101 of Attachment 4.
- **Transit.** The project will promote the use of transit by providing subsidized bus passes for employees who use transit. The project site is served by existing MTD transit lines and bus stop facilities. These include the MTD bus stop located on the corner of Calle Real and Patterson and the

transit stops located on Calle Real adjacent to the Maravilla Senior Housing facility. Additional bus stops are located at the Patterson Avenue/Hollister Avenue intersection to the south.

- **Shower and Locker Facilities.** A shower and locker facilities will be provided on-site. The shower will be available to employees for use before, during, and after work hours. This change is reflected in the revised site plan shown on sheet A101 of Attachment 4.
- **Employee Break Room.** The building will include an employee break room that will help encourage employees to remain onsite during the lunch hour. The break room will include a refrigerator, microwave, sink, food preparation area, tables and chairs. This change is reflected in the revised site plan shown on sheet A101 of Attachment 4.
- **Employee Sustainable Transportation Center.** Prospective future tenants will be required to implement a sustainable transportation information center within the employee break room which will display transportation information, including:
  - Current transit system maps and route schedules for the various MTD transit lines which serve the site;
  - Information regarding the County's Clean Air Express bus service;
  - Alternative transportation promotional materials from Traffic Solutions (carpooling, bicycling, transit, walking, emergency ride home etc.);
  - The County's bicycle map system for the Goleta/Santa Barbara area; and
  - A description of the preferential parking program for carpools.
- **Transportation Coordinator.** Prospective future tenants will be required to assign a Transportation Coordinator to implement and monitor the tenant's transportation information center. The Transportation Coordinator will work with Traffic Solutions staff to develop and fine-tune alternative transportation methods for the site's employees. The Transportation Coordinator will also disseminate information and assist employees wishing to participate in an alternative mode of transportation.
- **Rideshare Matching Services.** The Transportation Coordinator shall encourage participation and assist employees in registering semi-annually with the Smart Ride ride-matching program offered by Traffic Solutions. This program helps employees find carpool matches in the area.
- **Emergency Ride Home.** The Transportation Coordinator will assist employees in registering with the Emergency Ride Home Program offered by Traffic Solutions. This program pays for the costs of an emergency ride home (via taxi, Uber, Lyft, etc.) for employees who use alternative transportation and need a ride home in the event of an emergency.
- **New Employee Orientation.** The Transportation Coordinator will conduct an orientation meeting with new employees to review the alternative transportation resources available. This will provide new employees with information on alternative travel options before they become accustomed to driving to work alone.

**Traffic Control Opportunities Within County of Santa Barbara Right-Of-Way:** County Public Works Transportation staff reviewed the following signalization and right-of-way improvements applicable to the project location.

- **Median Removal.** The Patterson Avenue concrete median that spans approximately 300' along Patterson Avenue between Calle Real and the 101 northbound freeway intersection is currently being removed. This roadway improvement effort is independent of the proposed project and once completed, it will increase the number of south bound traffic lanes along this stretch of roadway from three to four and will include a double striped yellow centerline as well as permanently fixed traffic divider cones. This improvement is a follow-on County effort to the Caltrans restriping of the Highway 101 overpass in this area which created dual southbound turning lanes onto the 101 Freeway, a mitigation measure from the Tree Farm Housing Project. The additional southbound lane would accommodate additional volume through the intersection, as well as provide a more direct path of travel for vehicles traveling southbound on Patterson Avenue and entering the dual southbound freeway entrance lanes located on the overpass.
- **U-Turn Prohibition at Patterson Avenue / Calle Real:** Currently there is no u-turn restriction at northbound Patterson Avenue and Calle Real. There is only one reported accident within this path of travel within the last 15 years and therefore prohibiting u-turns at this location has not previously been a concern. Potential consequences of prohibiting u-turns at this intersection include keeping a greater number of cars on the road for a greater distance/time and also increasing spillover into north Patterson residential neighborhoods as drivers are challenged with making a u-turn at Parejo Drive, University Drive, Plunkett Lane, Agana Drive, and so forth continuing all the way to Cathedral Oaks Road due to the narrower width of Patterson Avenue north of Calle Real. As a result, it is expected that drivers would either enter side streets to turn around via the use of residential driveways or travel approximately 0.6 miles north to perform a u-turn at Cathedral Oaks Road or turn left onto Calle Real and attempt a u-turn at the first available driveway.

**Prohibit Right Turn On Red At 101 Northbound Off Ramp Within Caltrans Right-Of-Way:** Caltrans staff reviewed prohibiting right turns on red at the 101 northbound off ramp and indicated that such an action would not be supported given that it could compromise the existing operation of the off ramp.

**Fiscal and Facilities Impacts:**

Budgeted: Yes. An appeal fee paid by the appellant of \$659.00 is required for appeals of projects located within the County's inland jurisdiction. Staff time to process the appeal is funded in the Planning and Development Permitting Budget Program, as shown on page D-272 of the adopted 2018-2019 FY budget. Total costs for processing this appeal is approximately \$21,072.60 (90 hours).

**Special Instructions:**

The Clerk of the Board shall fulfill all noticing requirements. A minute order of the hearing shall be forwarded to the Planning and Development Department, Hearing Support, Attention: David Villalobos.

**Attachments:**

1. Board of Supervisors Findings
2. Conditions of Approval for Case No. 16DVP-00000-00013 with Attached Departmental Letters
3. CEQA Notice of Exemption
4. Project Plans

**Authored by:**

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Development Review Division, Planning and Development Department