

**CURRENT REVIEW PROCESS – FINDINGS FOR APPROVAL**

**CONDOMINIUM (SBMC 27.13.080)**

“The Advisory Agency shall review each condominium development as to its effect upon sound community planning, the ecological, cultural, and aesthetic qualities of the community, on the community’s public health, safety and welfare. The Advisory Agency shall not approve a condominium development unless it finds that:

- A. There is compliance with all provisions of the Chapter; and
- B. The proposed development is consistent with the General Plan of the City of Santa Barbara; and
- C. The proposed development is consistent with the principles of sound community planning and will not have an adverse impact upon the neighborhoods, aesthetics, parks, streets, traffic, parking and other community facilities and resources.”

**DEVELOPMENT PLAN APPROVAL (SBMC §28.87.300)**

- A. The proposed development complies with all provisions of the Zoning Ordinance; and
- B. The proposed development is consistent with the principles of sound community planning; and
- C. The proposed development will not have a significant adverse impact upon the neighborhood's aesthetics/character in that the size, bulk or scale of the development will be compatible with the neighborhood; and
- D. The proposed development will not have a significant unmitigated adverse impact upon City and South Coast affordable housing stock; and
- E. The proposed development will not have a significant unmitigated adverse impact on the City's water resources; and
- F. The proposed development will not have a significant unmitigated adverse impact on the City's traffic; and
- G. Resources will be available and traffic improvements will be in place at the time of project occupancy.

Potential for Overriding Considerations:

- H. A finding of significant adverse impact to the neighborhood's aesthetics/character can be overridden if it is determined that the

- economic, social or public benefits of the proposed development outweigh its significant adverse impacts.
- I. A finding of significant adverse impact due to lack of compliance with the Zoning Ordinance or inconsistency with the principles of sound community planning cannot be overridden.
  - J. A finding of unmitigated significant adverse impact upon City and South Coast affordable housing stock, the City's water resources or the City's traffic or because resources will not be available or traffic improvements will not be place at the time of project occupancy for a Minor Addition Project, Government Displacement Project, or that portion of a project which qualifies as a Government Displacement Project, a Community Priority Project, and an Approved Project or Revision thereto can be overridden if it is determined that the benefits of the proposed development outweigh its significant adverse impacts.

Exception:

- K. Notwithstanding any provision of Section 28.87.300 to the contrary, a development plan shall not be denied based on a finding of significant unmitigated adverse impact upon the City and South Coast affordable housing stock if (i) the plan incorporates revisions to a development plan approved by the Planning Commission under Section 28.87.300 prior to February 25, 1988 and (ii) the project shown on the plan will not generate a demand for new housing in excess of the demand generated by the previously approved project.

**MODIFICATIONS (SBMC §28.92.026)**

- L. Parking or loading requirements. The modification will not be inconsistent with the purposes and intent of the Zoning Ordinance and will not cause an increase in the demand for parking space or loading space in the immediate area.
- M. Yard, lot, and floor area regulations. The modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to (i) secure an appropriate improvement on a lot, or (ii) prevent unreasonable hardship, (iii) promote uniformity of improvement or (iv) construct a housing development which is affordable to very low- low-, moderate-, or middle-income households.