



City of Santa Barbara California

MEMORANDUM

DATE: August 14, 2013

TO: Historic Landmarks Commission

FROM: Planning Division

**SUBJECT: DEVELOPMENT PLAN APPROVAL FINDINGS FOR
1936 STATE STREET (MST2011-00167)**

Proposal to construct a new 3,300 square foot, 33 foot tall, one-story, non-residential building on a 22,466 square foot lot. A new parking lot behind the building will provide 18 parking spaces, one space more than required. Grading outside of the building footprint will be balanced on site at 120 cubic yards. Development Plan Approval findings are required by the Historic Landmarks Commission to allow the development of 2,449 square feet of new non-residential floor area. The site has retained an 851 square foot demolition credit.

In accordance with the Zoning Ordinance, any application for a land use permit involving new floor area for a nonresidential construction project must comply with the provisions of Section 28.85. This section includes required findings for Development Plan Approval that must be made before a project is approved. The required findings are as follows:

1. The proposed development complies with all provisions of SBMC Title 28; and
2. The proposed development is consistent with the principles of sound community planning; and
3. The proposed development will not have a significant adverse impact upon the community's aesthetics or character in that the size, bulk or scale of the development will be compatible with the neighborhood based on the Project Compatibility Analysis criteria found in Sections 22.22.145 or 22.68.045 of this Code; and
4. The proposed development is consistent with the policies of the City of Santa Barbara Traffic Management Strategy (as approved by City Resolution No. 13-010 dated as of March 12, 2013) as expressed in the allocation allowances specified in SBMC 28.85.050.

In order to evaluate the subject project's consistency with these findings, Staff has performed an environmental assessment of the project and considered the City's standards, policies and thresholds for housing impacts, water, traffic, and availability of resources. Staff has concluded that in accordance with the California Environmental Quality Act, the project qualifies for a Categorical Exemption from environmental review pursuant to CEQA Guidelines Sections 15303 b & 15301 c.

Staff finds that the project is consistent with the required findings and recommends that the Historic Landmarks Commission make the necessary findings as outlined below, and include them in the motion for Project Design Approval of the project.

1. Based on a preliminary plan check review by Planning Division staff, the proposed development complies with all provisions of the Zoning Ordinance. The plans will undergo further zoning plan check review to ensure compliance when submitted to the Building & Safety Division;
2. The proposed development is consistent with the principles of sound community planning as determined by the project's consistency with the City's General Plan;
3. 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;
4. The proposed development is consistent with the policies of the City of Santa Barbara Traffic Management Strategy expressed in the allocation allowances specified in SBMC 28.85.050.