



City of Santa Barbara California

MEMORANDUM

DATE: August 14, 2013

TO: Historic Landmarks Commission

FROM: Planning Division

**SUBJECT: DEVELOPMENT PLAN APPROVAL FINDINGS FOR
1330 CHAPALA STREET (MST2013-00169)**

This is a revised project description. Proposal for a new, three-story, 40'-2" tall mixed-use development on a 91,000 square foot parcel located at the corner of W. Sola and Chapala Streets. The project will comprise 33 residential apartments (totaling 28,302 square feet) and two commercial units (931 net sf). The new building will total 52,945 square feet, including a 534 square foot exercise room and a 13,400 square foot partially below-grade parking garage. The parking garage will contain 42 spaces, and a surface lot will contain 49 spaces for a total of 91 spaces, with 33 spaces allocated to the residential units, two spaces allocated to the commercial units and 56 spaces allocated to the Arlington Theatre. Also proposed is the removal of eight mature trees including four grevillea, two pittosporum, one solanum and one ficus, with 6 mature palm trees to be relocated on site. Grading excavation will total 3,400 cubic yards. A detached trash enclosure for the theater is proposed to replace an existing trash enclosure and will be constructed near the northwest corner of the Arlington Theatre. A waiver of parking lot interior planter requirements is requested. This parcel is within the 10% Parking Zone of Benefit and contains a designated Structure of Merit: "Arlington Hotel Garden Arch."

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. The proposed development complies with all provisions of the Zoning Ordinance, based on a preliminary plan check review by Planning Division staff. 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 and adjacent City Landmark; and
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.

CEQA

Staff Recommends that the Historic Landmarks Commission make the following CEQA Finding:

The HLC approves City staff's analysis and conclusions regarding the project's eligibility for the CEQA exemption pursuant to CEQA Guidelines section 15183 and approves the Certificate of Determination on file for this project. HLC further approves and authorizes City staff to prepare and record a Notice of Exemption with the County Clerk.