



City of Santa Barbara California

MEMORANDUM

DATE: March 20, 2014

TO: Historic Landmarks Commission

FROM: Planning Division

**SUBJECT: DEVELOPMENT PLAN APPROVAL AND CEQA FINDINGS FOR
419 STATE STREET (MST2014-00084)**

The project involves tenant improvements and exterior alterations to an existing, 23,831 square foot, three-story, mixed-use building. The proposal includes a change of use to convert 2,037 square feet of existing residential area (2 units) into non-residential square footage. Exterior alterations include the replacement of entry glazing, replacement of an existing roll up door with a fixed window element, replacement of an existing window (on the third floor) to a single access door, removal of a wall and gate on the third floor, new skylights and new rooftop equipment. Development Plan approval is required for the additional 2,037 square feet of non-residential floor area.

An application involving new nonresidential square footage must comply with the provisions of SBMC Chapter 28.85 (Nonresidential Growth Management Program). Under this Chapter, square footage from Small and Minor Addition categories can be combined and used together for non-residential development projects. The 2,000 square foot limit per lot of Small Additions, combined with the 1,000 square foot limit per lot of Minor Additions, means that the total new non-residential square footage available per lot from these categories is 3,000 square feet.

The original two-story building on-site was constructed sometime around 1892 and a significant three-story addition at the rear of the building was constructed in 1990. No additions to the building have taken place since the implementation of Measure E or the recently adopted Nonresidential Growth Management Program Ordinance. Therefore, the Small and Minor Addition categories are still available to this lot. This proposal consists of an addition of approximately 2,037 square foot of non-residential square footage through the conversion of two existing third floor residential units, which requires Development Plan review by the Historic Landmarks Commission. Provided below are the required findings for Development Plan Approval that must be made before a project can be approved.

In order to evaluate the subject project's consistency with these findings, Staff has performed an environmental assessment of the project and considered the project's consistency with the City's General Plan policies regarding housing and traffic. Staff finds that the project is consistent with the applicable policies and recommends that the Historic Landmarks Commission make the necessary findings as outlined below:

1. The proposed development complies with all provisions of SBMC Title 28.

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.

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, specifically Policies H18 - Monitoring of Net Housing Gains and Losses; EF3 - Economic Development Plan and Special Studies; EF12 - Re-Use of Commercial Space; EF21 - Small Businesses; EF22 - Creation of Higher Wage Jobs; EF25 - Jobs within the Region for Local Residents; HR3 - Discourage Demolition; and HR4 - Pursue Adaptive Reuse.

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.

Staff believes that the minor exterior changes and the interior conversion of residential units to commercial space within an existing building will not have a significant adverse impact upon the neighborhood's aesthetics/character in that the size, bulk, or scale of the development will not change and will remain compatible with the neighborhood.

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.

As described above, the project includes the conversion of 2,037 square feet, existing within two condominiums, to commercial use. In our analysis, Staff used the City of Santa Barbara traffic model rates for condominiums and commercial (the highest trip generation rate) to calculate the anticipated amount of additional traffic generated as a result of the proposed project. If approved, the project will result in the addition of a negligible amount of additional traffic to area streets and is not anticipated to result in any traffic impacts.

Therefore, Staff believes that the proposed development is consistent with the policies of the City of Santa Barbara Traffic Management Strategy.

CEQA Finding:

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

The HLC finds that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA certificate of determination on file for this project. The HLC further approves and authorizes City staff to prepare and record a Notice of Exemption with the County Clerk.