



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: January 11, 2006
AGENDA DATE: January 19, 2006
PROJECT ADDRESS: 902 Nopal St. & 805 E Canon Perdido St. (MST2004-00678)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
Jan Hubbell, AICP, Senior Planner
Steve Foley, Associate Planner

I. PROJECT DESCRIPTION

The project consists of a one-lot subdivision for condominium purposes to create two residential condominium units. One unit is a 920 square foot residence (902 Nopal, unit 1) and the second unit is a recently constructed 1,034 square foot residence (805 E Canon Perdido, unit 2) over two attached two-car garages.

II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

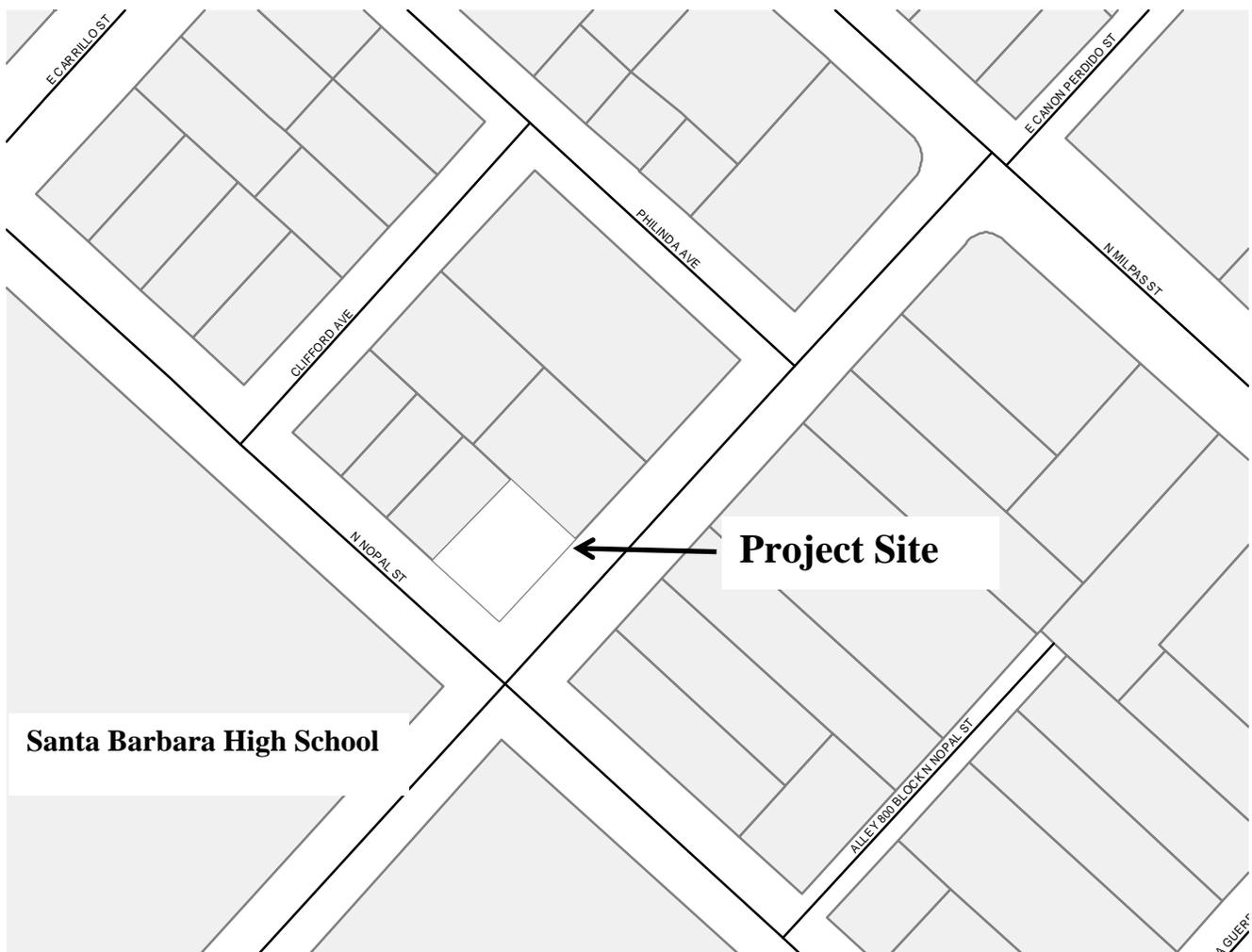
1. Tentative Subdivision Map for a one-lot subdivision for the conversion of two (2) residential units into condominium units (SBMC§27.07); and
2. Condominium Conversion Permit to convert two (2) residential units to two (2) condominium units (SBMC§28.88).

III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VIII of this report, and subject to the conditions of approval in Exhibit A.

APPLICATION DEEMED COMPLETE: December 9, 2005
DATE ACTION REQUIRED: February 27, 2006

Vicinity Map 902 Nopal St. & 805 E Canon Perdido St



IV. SITE INFORMATION AND PROJECT STATISTICS

SITE INFORMATION

Applicant: Jeff Shelton	Property Owner: Small Cow, LLC
Parcel Number: 029-312-005	Lot Area: 5,115 square feet (0.117 acres)
General Plan: Residentil/12 units per ac.	Zoning: R-3: Limited Multiple Family Residence
Existing Use: Multi-Family Residential	Topography: 4%
Adjacent Land Uses: North – Single Family Residential East - Commercial South – Multi Family Residential West – Santa Barbara High School	

PROJECT STATISTICS

	Existing	Proposed
Living Area	Unit 1: 920 square feet Unit 2: 1,034 square feet	No Change
Garage	986 square feet (2 x two-car garage)	No Change

V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks -Front -Interior -Rear	10 feet 6 feet 6 feet (first floor) 10 Feet (second floor)	10 feet 6 feet 5 feet (first floor) 10 Feet (second floor)	No Change
Building Height	45 feet	Unit 1 – 21 feet Unit 2 – 28 feet	No Change
Parking	4 spaces	4 spaces	No Change
Lot Area Required for Each Unit (Variable Density)	2 Units	2 units	No Change
10% Open Space	512 square feet	792 feet	No Change
Private Outdoor Living Space	140 square feet each	Unit 1 – 414 square feet Unit 2 – 372 square feet	No Change
Lot Coverage -Building -Paving/Driveway -Landscaping	N/A N/A N/A	2,212 s.f. 43.5% 414 s.f. 8 % 2,489 s.f. 48.5%	No Change

The proposed project would meet the requirements of the R-3 Zone. The rear yard setback received a modification to allow a five foot setback instead of the customary ten foot setback on January 24, 2004.

VI. BACKGROUND

The applicant submitted the proposal as a future condominium project in order to expedite construction of the northern unit and garage. The project could not have been issued a building permit for a condo unit before approval of the map. The new unit must have been presented as a rental unit that conformed to the condominium design standards. On that basis, the Architectural Board of Review (ABR) granted final approval on February 17, 2004. As discussed above, on January 28, 2004, a Modification to allow a second story element to be located within the designated rear yard area was approved. Building permits for the project were issued on September 28, 2004 and a Certificate of occupancy was issued September 20, 2005.

The application for the proposed condominium project was submitted to the Pre-Application Review Team on September 17, 2004. The Planning Commission applications were submitted for Development Application Review Team (DART) review on March 15, 2005, and found complete for processing on December 9, 2005.

No exterior changes to the structures are proposed as part of the conversion application.

VII. ISSUES

A. DESIGN REVIEW

This project was reviewed by the ABR and they concluded that “The character and style of the building with the detailing will make the project a charming addition to the neighborhood.”

B. COMPLIANCE WITH THE GENERAL PLAN

Land Use Element: The Land Use Element of the General Plan describes the project site as being located in the Laguna neighborhood of the City. The Laguna neighborhood is developed as a residential area in its eastern and northern portions with single-family dwellings, duplexes, and higher-density multiple units interspersed throughout the neighborhood. Like most of the residential areas of this neighborhood the project is in the R-3 Zone. The General Plan recognizes that, because it is within walking distance to the downtown and other employment areas, the conversion of single-family residences into duplex and multiple dwellings is appropriate.

Housing Element: Santa Barbara has very little vacant or available land for new infill residential development and, therefore, the City has supported build-out of housing units in the City’s urban areas where individual projects are deemed appropriate and compatible. The proposed development would provide for homeowner opportunities in a neighborhood with

close proximity to the employment and commercial opportunities.

A goal of the Housing Element is to assist in the production of new housing opportunities, through the public and private sector, which vary sufficiently in type and affordability to meet the needs of all economic and social groups. The proposed project contains two moderately sized units that are generally consistent with scale of detached units in the surrounding neighborhood. The proposed condominium units would not be restricted to low- or moderate-income households. The City provisions for inclusionary zoning only apply to projects that involve ten or more units.

C. ENVIRONMENTAL REVIEW

Staff has determined that the project is exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15301 for existing facilities.

VIII. FINDINGS

The Planning Commission finds the following:

A. THE TENTATIVE MAP (SBMC §27.07.100)

The Tentative Subdivision Map is consistent with the General Plan and the Zoning Ordinance of the City of Santa Barbara. The site is physically suitable for the proposed condominium conversion and additions, the project is consistent with the density provisions of the Municipal Code and the General Plan, and the proposed use is consistent with the vision for this neighborhood of the General Plan. The design of the project will not cause substantial environmental damage, and associated improvements will not cause serious public health problems.

B. CONDOMINIUM CONVERSION (SBMC §28.88.120)

1. All provisions of the Condominium Conversion Ordinance are met and the project will not be detrimental to the health, safety, and general welfare of the community.
2. The proposed conversion is consistent with the General Plan of the City of Santa Barbara and with the density requirement of its Land Use Element.
3. The proposed conversion will conform to the Santa Barbara Municipal Code in effect at the time the application was deemed complete, except as otherwise provided in the Condominium Conversion Ordinance.
4. The overall design (including project amenities) and physical condition of the conversion will result in a project, which is aesthetically attractive, safe, and of quality construction.
5. The units have not been "affordable rental units" therefore; affordability

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restrictions do not apply to the project.

6. The project is exempt from the provisions of Section 28.88.130 because the project consists of fewer than four units.
7. The Applicant has declared that the existing residence is owner-occupied and therefore, no tenants occupy the units.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter dated January 11, 2005