



# City of Santa Barbara California

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 035-15

3869 STATE STREET

MODIFICATION

JUNE 24, 2015

**APPLICATION OF RRM DESIGN GROUP, ARCHITECT FOR THE HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA, 3869 STATE STREET, APN: 051-022-037; -036, C-2/S-D-2 (COMMERCIAL, UPPER STATE STREET AREA) ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH RESIDENTIAL (28-36 DU/AC) (MST2013-00282)**

The 45,195 square-foot lot is currently developed with an approximately 13,000 square-foot church and administrative building, a community garden and parking. The proposed project involves the demolition of the existing building and the construction of an affordable senior rental housing development. The project consists of a new 44,029 square-foot (gross), three-story residential building with 57 one-bedroom rental units, a one-bedroom manager's unit, a 1,920 square-foot community room, an administrative office, and laundry facilities. The project site is located in the Priority Housing Overlay area, which allows a density of 37 to 63 dwelling units per acre. The proposed project is being developed under the City's Average Unit-Size Density (AUD) Incentive Program and would be developed at a density of 56 dwelling units per acre with an average unit size of 489 square feet (net).

The discretionary application required for this project is a Parking Modification to allow 16 vehicle parking spaces instead of the required 58 vehicle parking spaces and 4 bicycle parking spaces instead of the required 58 bicycle parking spaces (SBMC § 28.20.070.F and SBMC § 28.92.110).

The project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption (Projects Consistent with the General Plan).

**WHEREAS**, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

**WHEREAS**, no one appeared to speak in favor of the application, and two people appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, June 17, 2015.
2. Site Plans
3. Correspondence received in opposition to the project:
  - a. Kenneth Levin, Santa Barbara, CA.

**NOW, THEREFORE BE IT RESOLVED** that the City Staff Hearing Officer:

- I. Approved the subject application making the following findings and determinations:
  - A. The project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on City Staff analysis and the CEQA certificate of determination on file for this project.
  - B. The modification to provide 16 parking spaces instead of the required 58 parking spaces is consistent with the purposes and intent of the Zoning Ordinance and would not cause an increase in the demand for parking or loading space in the immediate area because: (1) the parking demand will be met onsite with 16 vehicle parking spaces and four bicycle parking spaces as described in Section V of the Staff Report dated June 17, 2015; (2) the units would be rented exclusively to low income and very low income seniors with one manager's unit; (3) the project would be operated by the Housing Authority of the City of Santa Barbara which will restrict vehicle ownership through lease agreements with tenants and vehicle ownership is confirmed with the DMV records; (4) the project is located in the Upper State Street area and is within walking distance of many services and places of employment; (5) shuttle vans for the residents will be provided by the Housing Authority and, (6) the project site is located along a major transportation corridor with bus stop(s) within walking distance from the project site.
  - C. The parking 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 because the parking demand will be met onsite with 16 vehicle parking spaces and 4 bicycle parking spaces.
  
- I. Said approval is subject to the following conditions:
  - A. Tenants of The Grace Village project shall be restricted by way of lease/rental agreements so that no more than 13 tenants own a vehicle at any given time. Three of the 16 spaces provided on the site shall be made available for guest parking and communicated with appropriate signage. A copy of the provisions in the lease/rental agreement needed to comply with this condition shall be provided to the Community Development Director and Transportation Planning Manager for their approval.
  - B. The Owner shall provide additional lockable and enclosed bicycle spaces if requested by the residents.
  - C. The applicant shall provide City Planning and Transportation Staff with an annual report on tenant vehicle and bicycle ownership for the next five years following issuance of the Certificate of Occupancy and the units occupied.
  - D. The community room shall not be rented by the general public for events, meetings, classes, parties or similar functions.

This motion was passed and adopted on the 24<sup>th</sup> day of June, 2015 by the Staff Hearing Officer of the City of Santa Barbara.



