



City of Santa Barbara
Planning Division

Memorandum

DATE: October 10, 2013

TO: Architectural Board of Review

FROM: Daniel Gullett, Associate Planner

SUBJECT: 3885-3887 State Street Proposal (MST2013-00411) and
Upper State Street Area Design Guidelines Consistency

This proposal is for a new mixed-use residential and commercial building. It consists of the demolition of 12,155 square feet of the rear portion of the existing two-story commercial building, remodeling 22,250 square feet at the front; demolition of the existing 44,990 square foot motel; the addition of 89 apartment units with an average unit size of 806 square feet; and a new two-level subterranean parking garage with 119 parking spaces. The project proposes 63 dwelling units per acre under the Average Unit Density Program Priority Housing Overlay. The four story building would be approximately 81,807 square feet and 45 feet tall. The project also includes 19 surface parking spaces, new swimming pool, new landscaping, 13,146 cubic yards of cut grading, and the merger of the two existing parcels. Modeled renderings of the project are attached.

The proposed density, unit size, building height, parking quantity and outdoor living space appear to conform to the City's adopted Average Unit-Size Density (AUD) Program. Additional information and site sections will be needed to verify its conformance. Staff does not support the proposed parking configuration, including the tandem parking; redesign of the garage will be necessary. The project, as proposed with 89 units, would represent 35.6% of the 250 unit/eight-year AUD trial period. As currently designed, the project requires Staff Hearing Officer approval for a Front Setback Modification for changes to the existing building, which is non-conforming to the SD-2 Zone front setback.

The applicant has agreed to submit the project for review through the City's formal pre-application review (PRT) process following ABR concept review. We encourage the ABR and public to direct any land use-related issues to staff for consideration in the PRT review. Staff would report on the outcome of the PRT review at a subsequent ABR Concept review hearing and make a recommendation to ABR as to whether or not this project should be referred to the Planning Commission for concept review comments.

Also attached are pertinent goals and guidelines from the Upper State Street Area Design Guidelines (2009) for your reference. We encourage you to review the attachments prior to Monday's meeting. Please pay particular attention to the highlighted guidelines. Plans for the 30-unit condominium project approved on this site in 2009 by the Planning Commission will be available at the hearing.

Attachments: Excerpts from the Upper State Street Area Design Guidelines
Project Renderings