



City of Santa Barbara

Community Development Department

Memorandum

DATE: February 26, 2018

TO: Architectural Board of Review

FROM: Planning Division

SUBJECT: DEVELOPMENT PLAN FINDINGS FOR 402 ANACAPA (MST2018-00005)

Proposal to convert an existing residential unit to a three guestroom short-term rental. Two of the guest rooms will have kitchens. Existing development on the site consists of a two-story, 1,508 square foot, two-bedroom single residential unit with two uncovered parking spaces. Minor exterior alterations proposed for the site include relocating the existing driveway gate, and addition of an A/C unit. A previous project for the site was approved on December 5, 2016 under the Master Application number MST2016-00514 which proposed to convert the residential unit to one, two-guestroom short term rental. The project requires Development Plan Approval findings for conversion of residential floor area into commercial use and a waiver for an Alternative Landscape Design for the guest parking area.

Any Nonresidential Construction Project, which consists of the construction of new nonresidential floor area or the conversion of existing residential floor area to nonresidential use, must comply with the provisions of SBMC Chapter 30.170 (Nonresidential Growth Management Program) in order to be approved. This section includes required findings for Development Plan Approval.

In order to evaluate the subject project's consistency with the Development Plan findings, Staff performed an environmental assessment of the project and considered the City's standards, policies and thresholds for environmental impacts. Staff has concluded that, in accordance with the California Environmental Quality Act, the project qualifies for a Categorical Exemption from additional environmental review pursuant to CEQA guidelines Sections 15183- Projects consistent with Community General Plan Policies or Zoning. CEQA mandates no further CEQA review document because:

- The project is consistent with the land use and development density currently designated in Santa Barbara Municipal Code Title 30 and General Plan,
- The General Plan Program EIR addressed cumulative environmental issues for growth to 2030, including residential and nonresidential development, and
- The project does not have any significant project-specific impacts peculiar to the site, and minor project-specific environmental issues are addressed through project design and standard regulatory requirements.

Staff believes the project can be found consistent with the required Development Plan findings, as follows:

30.230.060 Standards for Review – Development Plans.

The following findings shall be made prior to approving any development plan pursuant to this Chapter:

A. The proposed development complies with all provisions of Title 30 of the Municipal Code; and,

B. The proposed development is consistent with the principles of sound community planning, as the proposed conversion is located within the Central Business District on a parcel zoned M-C (Manufacturing Commercial); the project is surrounded by M-C zoned properties developed with a mix of uses which are predominately non-residential; the project will provide two parking spaces that meet the City's Parking Design Standards and parking requirements (the parking requirement is one parking space for every 500 square feet of non-residential square footage; the site is also located in a 20% Parking Zone of Benefit which means that only 80% of the required parking must be provided); and, reductions to the City's housing stock is anticipated over time as it is balanced with additional residential units developed over the same period – as last measured in the Fall of 2017, the City remains on track to meet the Housing Element's quantified objectives of providing 1,086 market-rate housing units between 2015 - 2023 (502 units were permitted in 2015, 2016, and the first half of 2017); and,

C. 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 remain unchanged and will continue 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,

D. The proposed development is consistent with the policies of the City of Santa Barbara Traffic Management Strategy, as expressed in the allocation allowances specified in SBMC Section 30.170.030. The proposal will receive nonresidential square footage allocation from the Minor and Small Addition Floor Area categories.

The findings of the Architectural Board of Review shall be included in the motion for action on the project, with reasons to support the findings.