



City of Santa Barbara
Community Development Department

Memorandum

DATE: October 17, 2019

TO: Architectural Board of Review

FROM: Planning Division

SUBJECT: DEVELOPMENT PLAN FINDINGS FOR 219 E. HALEY STREET
(PLN2016-00078)

Proposal for a new mixed-use development using the Average Unit-Size Density (AUD) Incentive Program. The proposal includes the demolition of seven existing structures housing eight residential units, and the construction of a four-story, 34-unit, mixed-use development. The proposed unit mix includes 15 two-bedroom units, 14 one-bedroom units. Also proposed are two commercial spaces totaling 1,826 square feet. The proposed density on this 24,541 square foot parcel would be 63 dwelling units per acre on a parcel with a General Plan Land Use designation of Commercial Industrial/Medium High Residential, in the Priority Housing Overlay (37-63 dwelling units per acre). There would be 35 covered parking spaces for the residential units and 4 covered parking spaces for the commercial area. The project requires a Development Plan to allow the construction of 1,844 square feet of net new nonresidential floor area (SBMC Chapter 30.230).

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. Approval of a Development Plan (pursuant to SBMC Chapter 30.230) is required for any project that involves the construction of more than 1,000 square feet of nonresidential floor area. When the amount of new nonresidential floor area is more than 1,000 but not more than 3,000 square feet, the appropriate Design Review body, in this case the ABR, shall take action on the Development Plan.

In order to evaluate the subject project's consistency with the required 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 in the 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, which are:

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 non-residential square footage is consistent with the principles of sound community planning, because it 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 consisting of commercial and residential. This block of the City is located in the Central Business District which allows commercial square footage to be parked at 1 space for every 500 square feet, regardless of the use. The project will provide the four parking spaces for the 1,826 square foot of commercial space and will meet the City's Parking Design Standards and the Pedestrian Master Plan; and,

C. The proposed mixed-use 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 are consistent with Title 30 of the Zoning Ordinance as it will be below the maximum allowed height of 45' and is in an area of the City that is slated for 37-63 dwelling units per acre as described in the City's General Plan. For these reasons the project can found 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.