



City of Santa Barbara
Planning Division

Memorandum

DATE: February 21, 2019

TO: The Architectural Board of Review (ABR)

FROM: Matthew Ozyilmaz, Planning Technician II
Irma Unzueta, Design Review Supervisor

SUBJECT: 519 Garden Street (MST2019-00490) Zoning and
Environmental Review

The purpose of this memo is to provide an overview of staff's review of the proposed event space and flower shop at 519 Garden Street. This memo outlines the determinations made by staff for the purposes of Zoning and Environmental Review, and clarifies how these determinations relate to the purview of the ABR, who is charged with ensuring the project meets the criteria of the Project Compatibility Analysis.

Project

The proposed project is a remodel and change of use of two existing commercial structures. The project entails the conversion of a single story warehouse to an event space, catering kitchen, and retail/office space. Project includes the removal of 13 square feet of floor area from an existing single story office building, the demolition of an existing site wall, façade remodels for multiple elevations, new flatwork, new landscaping and the reduction in the number of on-site parking spaces from seven to six.

Land Use

The subject site is located in the M-C (Manufacturing Commercial) zone. The proposed Land Use Classifications are Offices and Retail in the front building; Food Preparation and Food and Beverage Tasting and Community Assembly (wedding receptions) in the rear building. The proposed land uses are allowed uses in the M-C zone.

Parking Requirement

The proposed non-residential use buildings and site sit within the City's Central Business District. According to the Santa Barbara Municipal Code (SBMC) §30.175.050.1.a. the parking requirement for non-residential uses is one parking space per 500 square feet of net floor area. The total proposed net floor area for these two structures is 2,986 square

feet. This results in a required parking total of 5.98 spaces. SBMC §30.015.050.A. states that “fractions are to be rounded down to the nearest whole number, except as otherwise provided”. This gives the project a parking requirement of five spaces. The current proposal includes six parking spaces, resulting in a surplus of one space.

At the ABR’s meeting on January 28, 2019 the applicant verbally proposed holding events in the parking area, and providing a bus service for up to 100 guests to off-site parking. The project plans do not reflect this proposal, and the applicant did not inform staff of these changes to the proposal. The use of required parking spaces for anything other than parking during business hours is not allowed by the Municipal Code (SBMC §30.75.030.H). Any attempt by the owners or operators of the business to remove, reduce, or make required parking spaces unavailable as parking would be a violation of the Municipal Code and subject to zoning enforcement.

California Environmental Quality Act (CEQA) Review

Transportation staff used the City’s traffic model trip generation rates to determine the estimated net new peak hour trips associated with the change of use. For the existing uses, Staff evaluated the land use under the Industrial and Office categories. The proposed land use categories used for evaluation purposes were Retail, Office, and Restaurant. Restaurant was used as a conservative trip generation estimate since there is no specific land use category associated with community assembly/food and beverage tasting. Staff does not anticipate the number of trips to be as high as restaurant; however, it was the closest applicable land use to utilize for evaluation. Transportation staff concluded that the anticipated trips would not exceed the City adopted threshold of one percent or more of the intersection capacity at any of the 27 intersections that are either already congested or anticipated to become impacted from the cumulative effect of incremental development to the year 2030. The project would not result in a significant project-specific traffic impact, and would incrementally contribute to cumulative traffic impacts. Further, in conjunction with General Plan adoption (2011), City Council’s findings on identified citywide cumulative traffic impacts were adopted and apply to this project.

Recommendations and Findings

In order to approve the project, the Board must make the Project Compatibility Analysis findings (SBMC §22.68.045.B) below. The findings shall be based upon consideration of the application, plans, testimony, and reports that constitute the administrative record. The inability to make one or more of the required findings shall be grounds for denial of an application.

1. **Compliance with City Charter and Municipal Code; Consistency with Design Guidelines.** Does the project fully comply with all applicable City Charter and Municipal Code requirements? Is the project’s design consistent with design guidelines applicable to the location of the project within the City?

2. **Compatible with Architectural Character of City and Neighborhood.** Is the design of the project compatible with the desirable architectural qualities and characteristics which are distinctive of Santa Barbara and of the particular neighborhood surrounding the project?
3. **Appropriate size, mass, bulk, height, and scale.** Is the size, mass, bulk, height, and scale of the project appropriate for its location and its neighborhood?
4. **Sensitivity to Adjacent Landmarks and Historic Resources.** Is the design of the project appropriately sensitive to adjacent Federal, State, and City Landmarks and other nearby designated historic resources, including City structures of merit, sites, or natural features?
5. **Public Views of the Ocean and Mountains.** Does the design of the project respond appropriately to established scenic public vistas?
6. **Use of Open Space and Landscaping.** Does the project include an appropriate amount of open space and landscaping?

The Board must also make a finding that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183 for projects consistent with the General Plan and Zoning, based on the City staff preliminary review analysis.

Conditions and Options

The Board may impose design and aesthetic conditions on the project deemed necessary to achieve the findings listed above, or to mitigate environmental impacts identified as a result of the review conducted in compliance with the California Environmental Quality Act (CEQA).

The proposal is consistent with the City Charter and the Municipal Code for parking and land use, and conditioning the project to provide additional parking spaces neither achieves the required findings, nor is it required to mitigate an environmental impact (parking is not an environmental impact under CEQA). ABR Guideline section 2.2.5 states that the ABR is charged with enhancing parking lot designs to offset utilitarian appearances. This section enumerates the standards and considerations the board may employ to ensure a high quality of parking lot design. The number of parking spaces is not listed therein. Additionally, the proposed land uses are not subject to a Conditional Use Permit. The Board cannot conditionally approve the project and revoke the approval at a later date for non-compliance.

The Board may refer the project to the Planning Commission for comments prior to Project Design Approval. Pursuant to SBMC §22.68.050, when the Architectural Board of Review determines that a project is proposed for a site which is highly visible to the public, the Board may, prior to granting preliminary approval on the application, require presentation of the application to the Planning Commission solely for the purpose of obtaining

comments from the Planning Commission regarding the application for use by the Architectural Board of Review in its deliberations. In this instance, the Planning Commission does not have the purview to condition the project.