The proposed project to convert an existing office building into a hotel includes a total of 2,273 square feet of net new nonresidential floor area. Therefore, the project will require an allocation of 2,273 square feet from the Minor and Small Additions categories of the Nonresidential Growth Management Program (GMP) and approval of a Development Plan pursuant to Santa Barbara Municipal Code SBMC §30.170.050.B.

The required findings to approve a Development Plan must be made by the Historic Landmarks Commission (HLC) at the time of Project Design Approval (PDA). The HLC is the Review Authority for the Development Plan when there is more than 1,000 square feet, but less than 3,000 square feet of net new nonresidential floor area being requested. As such, the HLC should be cognizant of these required findings during conceptual review of the project and before providing direction to the applicant to return for PDA. The required Development Plan findings pursuant to SBMC §30.230.060 are as follows:

A. The proposed development complies with all applicable provisions of this Title (this will be confirmed by planning staff);
B. The proposed development is consistent with the principles of sound community planning;
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 be compatible with the neighborhood based on the Project Compatibility Analysis criteria found in Sections 22.22.145 or 22.68.045 of the Santa Barbara Municipal Code; and
D. The proposed development is consistent with the policies of the City of Santa Barbara Traffic Management Strategy (as approved by City Resolution No. 13-010 dated as of March 12, 2013) as expressed in the allocation allowances specified in Section 30.170.030, Traffic Management Strategy (this will be confirmed by planning staff).