



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: June 30, 2005
AGENDA DATE: July 7, 2005
PROJECT ADDRESS: 301 S. Hope Avenue (MST2003-00135)

TO: Planning Commission
FROM: Planning Division, (805) 564-5470
Jan Hubbell, AICP, Senior Planner
Kathleen Kennedy, Assistant Planner

I. PROJECT DESCRIPTION

The project consists of an addition of 466 square feet of second floor office space, conversion of a 408 square foot storage area into a training room, addition of six covered, unenclosed service bays equaling 3,630 square feet, relocation of one wash bay, and the addition of 190 square feet of open storage space at the Graham Chevrolet-Cadillac Auto Center.

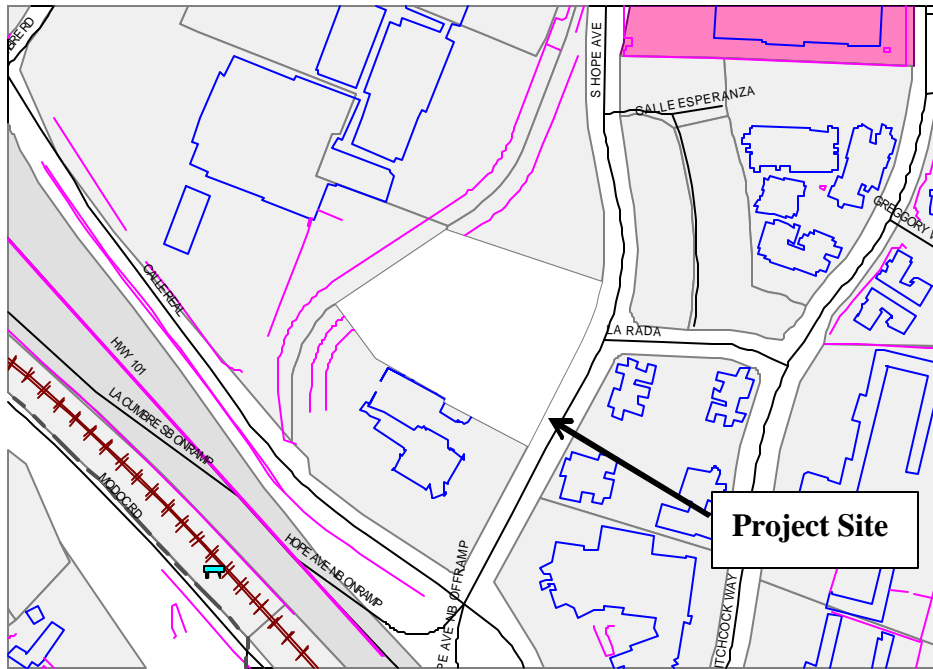
II. REQUIRED APPLICATION

The discretionary application required for this project is a Development Plan to allow development in the Planned Development zone (SBMC§28.39.130).

APPLICATION DEEMED COMPLETE: May 3, 2005
DATE ACTION REQUIRED: August 1, 2005

III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.



Vicinity Map for 301 S. Hope Avenue

IV. SITE INFORMATION AND PROJECT STATISTICS

SITE INFORMATION

Applicant: Peter Ehlen	Property Owners: Richard A. and Nancy J. Graham
Parcel Number: 051-240-019	Lot Area: 3.4 acres (148,104 square feet)
General Plan: Residential, 5 units per acre; Planned Center; Buffer/Stream	Zoning: E-3/PD/SD-2/SP-4: One-Family Residence/ Planned Development/ Upper State Street Area Special District/ Rancho Arroyo Specific Plan
Existing Use: Auto Center	Topography: Nearly Flat
Adjacent Land Uses:	
North - Vacant	East - Restaurant, Theater, Offices
South - Auto Dealership	West - Arroyo Burro Creek, La Cumbre Plaza

PROJECT STATISTICS

	Existing	Proposed
Floor area-First Floor	10,072 square feet	10,072 square feet
Floor area-Second Floor	4,848 square feet	5,314 square feet (466 additional)
Open Service Bays	5,016 square feet	8,648 square feet (3,630 additional)
Customer Area	5,271 square feet	5,271 square feet

V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	10'	10'	10'
-Interior	N/A	N/A	N/A
-Rear	N/A	N/A	N/A
Building Height	45' (three stories)	24'	24'
Parking	62 (1 per 250 sq. ft.)	60	62

The proposed project would meet the requirements of the Planned Development and Upper State Street Area Special District Zones. Most of the uses allowed in the PD Zone are special uses and of such a nature that it is impractical to establish minimum requirements in advance of development. In lieu of any minimum performance and development standards, the Planning Commission shall make the findings outlined in Section VII of this report.

Development plan approval by the Planning Commission pursuant to SBMC§28.87.300 (Measure E) is not required because the proposed project involves an addition of one thousand (1,000) square feet or less and does not require the preparation of an Environmental Impact Report.

VI. ISSUES

A. DESIGN REVIEW

The proposed project was reviewed by the Architectural Board of Review (ABR) on three separate occasions (meeting minutes are attached as Exhibit D). On June 1, 2004, the ABR reviewed the project which, at the time, included a four story parking structure. The proposed parking structure was subsequently eliminated from the project description and on February 14, 2005, the ABR stated that the present project was acceptable and that the applicant is to return with a lighting plan after Planning Commission approval.

B. COMPLIANCE WITH THE GENERAL PLAN

The General Plan designation of the project site is Residential, five units per acre/ Planned Center/ and Buffer-Stream in the area of Arroyo Burro Creek. Staff's position is that the proposed improvements to the auto center are consistent with the Planned Center designation. Given that no new development is proposed in the area near Arroyo Burro Creek and the project would be required to provide a water treatment/maintenance plan prior to the issuance of any permits, the proposal is also consistent with the Buffer-Stream designation.

C. COMPLIANCE WITH THE RANCHO ARROYO SPECIFIC PLAN

The Rancho Arroyo Specific Plan was adopted in 1984 to guide the development of approximately 25 acres in the vicinity of Hope Avenue and Hitchcock Way. The project site is located in Area A of the Rancho Arroyo Specific Plan. The Graham automobile dealership,

completed in 1996, is consistent with the permitted uses for Area A. The proposed improvements to the auto center are consistent with the Specific Plan as it relates to permitted land uses.

D. ENVIRONMENTAL REVIEW

Staff has determined that the project is exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15301 (alterations and additions to existing facilities).

VII. FINDINGS

DEVELOPMENT PLAN IN THE PD ZONE (SBMC§28.39.130)

1. The total area of the site and the setbacks of all facilities from property and street lines are of sufficient magnitude in view of the character of the land and of the proposed development that significant detrimental impact on surrounding properties is avoided. *The additional development will be set back from Arroyo Burro Creek and will not be visible from the street.*
2. Prescribed hours and days of operation of the facilities are such that the character of the area is not inappropriately altered or disturbed. *No changes in hours and days of operation are proposed and remain consistent with the originally approved project.*
3. The design and operation of outdoor lighting equipment will not be a nuisance to the use of property in the area. *Lighting is subject the Chapter SBMC 22.75.*
4. The appearance of the developed site in terms of the arrangement, height, scale and architectural style of the buildings, location of parking areas, landscaping and other features is compatible with the character of the area and of the City. *The proposed project results in modest changes to the existing structures and site plan and, as identified by the Architectural Board of Review, would be consistent with the existing architecture and area character.*

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter dated June 28, 2005
- D. Architectural Board of Review Minutes