



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** October 31, 2005  
**AGENDA DATE:** November 3, 2005  
**PROJECT ADDRESS:** 309 Ladera Street (MST2004-00805)

**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
Jan Hubbell, AICP, Senior Planner  
Trish Allen, Associate Planner

### **I. PROJECT DESCRIPTION**

The project consists of a request to convert four existing apartment units to four residential condominiums. The existing units include one, two-bedroom unit and three, three-bedroom units. Each unit includes an attached two car garage. The existing 11,406 square foot, three story building was approved in 2000 and received a certificate of occupancy in 2004. The project does not involve new construction.

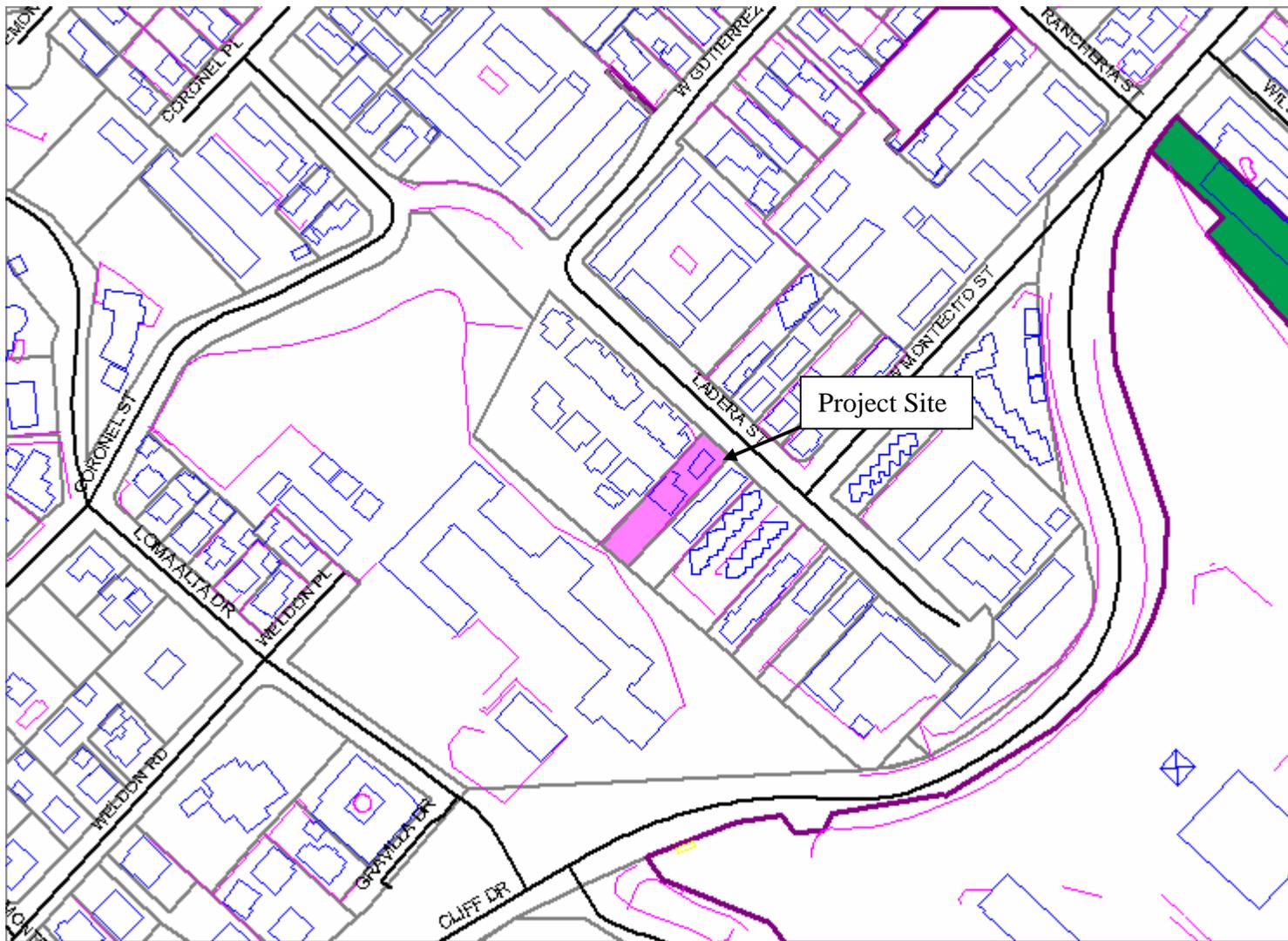
### **II. REQUIRED APPLICATIONS**

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision to create four (4) residential condominium units (SBMC Chapters 27.07 and 27.13); and
2. A Condominium Conversion Permit to convert four (4) existing residential units to four (4) condominium units (SBMC Chapter 28.88).

### **III. RECOMMENDATION**

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood. 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 309 Ladera Street**

**APPLICATION DEEMED COMPLETE:** September 29, 2005  
**DATE ACTION REQUIRED PER MAP ACT:** December 28, 2005

**IV. SITE INFORMATION AND PROJECT STATISTICS**

**SITE INFORMATION**

Applicant: Steve Welton, SEPPS	Property Owner: Julie & Johnny Chang
Parcel Number: 037-221-002	Lot Area: 11,128 square feet
General Plan: Residential, 12 units/acre	Zoning: R-4, Hotel/Motel/Multiple Residential
Existing Use: Multiple Residential	Topography: project site slope 2.3%, the back of the property slopes up w/ an average of 31%
Adjacent Land Uses: North - Multiple Residential                      East - Multiple Residential South - Multiple Residential                      West – vacant hillside up to McKinley School	

**PROJECT STATISTICS**

	<b>Unit 1 Existing/Proposed</b>	<b>Unit 2 Existing/Proposed</b>
Living Area – 1 <sup>st</sup> & 2 <sup>nd</sup> floors	1,260 sq. ft. (3-bdrm)	1,040 sq. ft (2-bdrm)
Private Outdoor Area	175 sq. ft	96 sq. ft
Garage	400 sq. ft	420 sq. ft
	<b>Unit 3 Existing/Proposed</b>	<b>Unit 4 Existing/Proposed</b>
Living Area – 1 <sup>st</sup> & 2 <sup>nd</sup> floors	1,356 sq. ft. (3-bdrm)	1,239 sq. ft. (3-bdrm)
Private Outdoor Area	96 sq. ft.	160 sq. ft.
Garage	420 sq. ft.	400 sq. ft.

**V. ZONING ORDINANCE CONSISTENCY**

<b>Standard</b>	<b>Requirement/ Allowance</b>	<b>Existing</b>	<b>Proposed</b>
Setbacks			
-Front	10 feet	10 feet	10 feet
-Interior	6 feet	6 feet	6 feet
-Rear	6 feet	6 feet	6 feet
Building Height	45 feet	28-30 feet	28-30 feet
Parking	2 spaces/unit	2 spaces/unit	2 spaces/unit
Lot Area Required for Each Unit (Variable Density)	2,800 sq. ft (3-bdrm unit) 2,320 sq. ft. (2-bdrm unit) 10,720 sq. ft required 11,128 sq. ft existing	Variable density is met	No change proposed
10% Open Space	1,128 sq. ft.	1,600 + sq. ft.	No change proposed
Private Outdoor Living Space	160 sq. ft. grd floor, 3-bdrm 96 sq. ft., 2 <sup>nd</sup> floor, 3-bdrm 84 sq. ft., 2 <sup>nd</sup> floor, 2-bdrm	160-175 sq. ft. 96 sq. ft. 96 sq. ft.	No change proposed

Lot Coverage				
-Building	N/A	3,432sq ft	30.8%	No change proposed
-Paving/Driveway	N/A	2,328 sq. ft.	20.9%	
-Landscaping	N/A	5,368 sq ft	48.2%	

The proposed project would meet the requirements of the R-4, Hotel/Motel/Multiple Residential Zone; there are no modification requests.

**VI. ISSUES**

**A. DESIGN REVIEW**

This project was reviewed by the Architectural Board of Review (ABR) on one (1) occasion (meeting minutes are attached as Exhibit D). The ABR made overall positive aesthetic comments with direction to plant an additional tree and provide for trash/recycling bins outside the required yard setbacks. The applicant has implemented the direction given by the ABR.

**B. COMPLIANCE WITH THE GENERAL PLAN**

*Land Use Element:* The Land Use Element of the General Plan describes the project site as being located in the Lower Westside neighborhood of the City, which is bounded on the north by Carrillo Street, on the south by Montecito Street, on the east by Highway 101 and on the west by Loma Alta Drive and the base of the Mesa Hills. The Lower Westside neighborhood is the City’s most densely settled residential area and consists of a mix of single-family homes and apartments. The General Plan designation for this area is twelve units to the acre; however, the project site is legal at 15.66 dwelling units per acre as allowed under the General Plan Land Use Element. The Land Use Element recognizes that, in multiple family residential zones where variable density standards apply, development may be allowed that exceeds the limits of the 12 units per acre General Plan designation without causing an inappropriate increase in the intensity of development.

**C. ENVIRONMENTAL REVIEW**

Staff has determined that the project is exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15315 for minor land divisions and Section 15303 for conversion of small structures

**VII. FINDINGS**

The Planning Commission finds the following:

**A. THE TENTATIVE MAP (SBMC §27.07.100)**

The Tentative Subdivision Map is consistent with the General Plan and the Zoning Ordinance of the City of Santa Barbara. The site is physically suitable for the proposed development, the project is consistent with the variable density provisions of the Municipal Code and the General Plan, and the proposed use is consistent with the vision for this neighborhood of the General Plan. The design of the project will not cause substantial environmental damage, and associated improvements will not cause serious public health problems.

**B. CONDOMINIUM CONVERSION (SBMC§28.88.120)**

1. All provisions of the Condominium Conversion Ordinance are met and the project will not be detrimental to the health, safety, and general welfare of the community.
2. The proposed conversion is consistent with the density requirement of the Land Use Element of the General Plan.
3. The proposed conversion will conform to the Santa Barbara Municipal Code in effect at the time the application was deemed complete, except as otherwise provided in the Condominium Conversion Ordinance.
4. The overall design (including project amenities) and physical condition of the conversion will result in a project, which is aesthetically attractive, safe, and of quality construction.
5. The units have not been "affordable rental units" therefore; affordability restrictions do not apply to the project.
6. The project is exempt from the provisions of Section 28.88.130 because the project consists of fewer than five units.
7. The Applicant has not engaged in coercive retaliatory action regarding the tenants after the submittal of the first application for City review through the date of approval.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated June 10, 2005
- D. ABR Minutes, January 31, 2005