



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** November 7, 2005  
**AGENDA DATE:** November 10, 2005  
**PROJECT ADDRESS:** 324-326 N. Alisos Street (MST2005-00081)

**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 detached residential units to four residential condominiums. The unit sizes range from 664 to 1051 square feet; there are two, two-car carports and five uncovered parking spaces on the 17,100 square foot lot. The property is served by a common driveway. The existing units include one, three-bedroom unit and three, two-bedroom units. The project includes the construction of the required storage space for each unit.

In 1990, the Planning Commission approved a condominium conversion for four (4) residential condominiums for the subject property. However, the approved tentative subdivision map expired without a parcel map being approved and recorded.

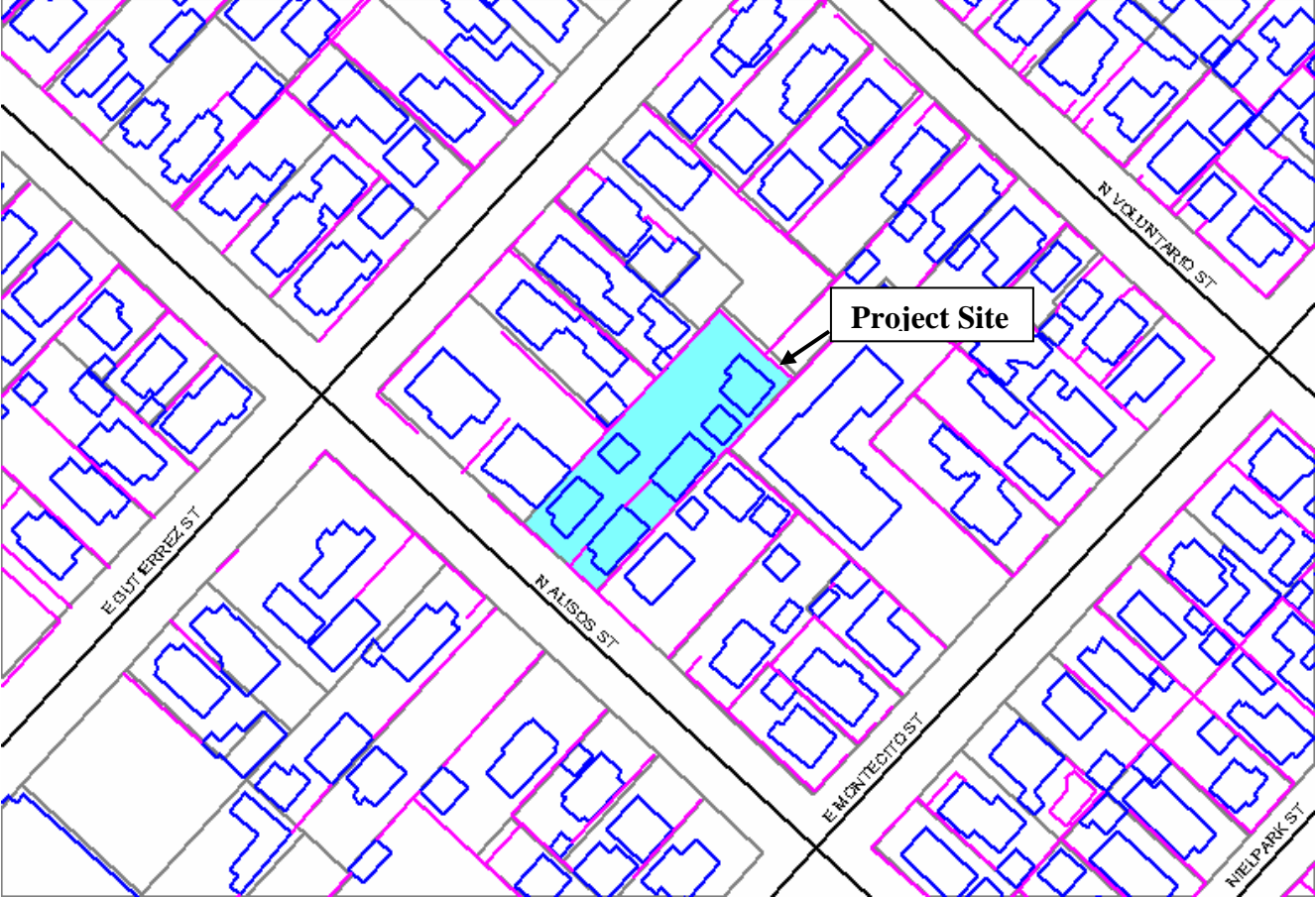
### **II. REQUIRED APPLICATIONS**

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 324-326 N. Alisos Street**

**APPLICATION DEEMED COMPLETE:** September 28, 2005  
**DATE ACTION REQUIRED PER MAP ACT:** December 27, 2005

**IV. SITE INFORMATION AND PROJECT STATISTICS**

**SITE INFORMATION**

Applicant: Isaac Romero, SEPPS	Property Owner: Don Elconin
Parcel Number: 031-372-029	Lot Area: 17,100 square feet
General Plan: Residential, 12 units/acre	Zoning: R-2, Two-Family Residential
Existing Use: Multiple Residential	Topography: relatively flat
Adjacent Land Uses: North - Multiple Residential                      East - Multiple Residential South - Multiple Residential                      West - Multiple Residential	

**PROJECT STATISTICS**

	<b>Unit 324</b>	<b>Unit 324A</b>
Living Area	854 sq. ft. (2-bdrm)	1,051 sq. ft. (3-bdrm)
Private Outdoor Area	492 sq. ft.	909 sq. ft.
Parking	1 carport/1 uncovered space	1 carport/1 uncovered space

	<b>Unit 324 1/2</b>	<b>Unit 326</b>
Living Area	899 sq. ft. (2-bdrm)	664 sq. ft. (2-bdrm)
Private Outdoor Area	1,223 sq. ft.	947 sq. ft.
Garage	1 carport/1 uncovered space	1 carport/1 uncovered space

**V. ZONING ORDINANCE CONSISTENCY**

<b>Standard</b>	<b>Requirement/ Allowance</b>	<b>Existing</b>	<b>Proposed</b>
Setbacks -Front -Interior -Rear	15 feet 6 feet buildings, 3 feet parking 6 feet	15 feet 2 ½ - 6 ¾ feet 6 feet	No change proposed
Building Height	30 feet	~24 feet	No change proposed
Parking	2 spaces/unit	2 spaces/unit	2 spaces/unit
Lot Area Required for Each Unit	For lots > 7,000 sq. ft., 3,500 sq. ft area/dwelling	Density conforms	No change proposed
10% Open Space	1,128 sq. ft.	1,600 + sq. ft.	No change proposed
Private Outdoor Living Space	One 1,250 sq. ft. area, and if > 3 units on lot, private: 3-bdrm – 160 sq. ft., 2-bdrm - 140 sq. ft.	1,509 sq. ft. open area; additional private area provided	No change proposed
Lot Coverage -Building -Paving/Driveway -Landscaping/patios	N/A N/A N/A	3,590 sq ft 22% 4,705 sq. ft. 26% 8,795sq ft 52%	No change proposed

The proposed project would meet the requirements of the R-4, Hotel/Motel/Multiple Residential Zone and the R-2, Two-Family Residential Zone, both of which are required for condominium conversions located in the R-2 Zone; there are no modification requests.

Units 324, 324A, and 324 ½ are nonconforming to the required interior yard setback of six feet along the southerly property line. Unit 324 is just over 5 feet from the southerly property boundary. The front portion of Unit 324A is approximately 2 ½ feet away from the southerly property boundary and the back portion almost meets the required 6 foot setback. The front portion of Unit 324 ½ meets the interior yard setback, but the back portion encroaches about one foot. The City's Condominium Conversion Ordinance allows for the conversion of legal non-conforming buildings.

## **VI. ISSUES**

### **A. DESIGN REVIEW**

This project was reviewed by the ABR on one occasion (meeting minutes are attached as Exhibit D). The ABR forwarded the project to the Planning Commission with a suggestion to include a ribbon driveway. The applicant has considered the suggestion, but has elected to remove the concrete toward the back of the driveway and replace it with interlocking pavers.

### **B. COMPLIANCE WITH THE GENERAL PLAN**

Land Use Element: The subject site is located in the Eastside neighborhood as defined in the General Plan Land Use Element. The Eastside is bounded on the north by Canon Perdido Street; on the south by Highway 101; on the east by the base of the Riviera; and on the west by the rear of the commercial strip along the east side of Milpas Street. Throughout most of the Eastside, the General Plan calls for a density of twelve dwelling units to the acre. This is an area of modest homes with a scattering of duplex and apartment development. The General Plan designation for this area is twelve units to the acre. The project site density is 10.2 dwelling units per acre, which is consistent with the General Plan density of 12 units per acre.

### **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 July 15, 2005
- D. ABR Minutes