



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 007-11

34 WEST VICTORIA STREET

RECOMMENDATION FOR SUBSTANTIAL CONFORMANCE DETERMINATION AND
ECONOMIC DEVELOPMENT PROJECT DESIGNATION

APRIL 7, 2011

**APPLICATION OF BRIAN CEARNAL, ARCHITECT FOR VICTORIA STREET PARTNERS, LLC,
34 W. VICTORIA STREET, 039-131-016, C-2 COMMERCIAL ZONE, GENERAL PLAN
DESIGNATION: OFFICES AND RESIDENTIAL (MST2009-00266)**

The purpose of this discussion item is to inform the Planning Commission of proposed changes to the approved mixed-use development located at 34 W. Victoria Street. The previously approved project involved the demolition of the existing 20,125 square foot commercial building (formerly occupied by Vons supermarket) and associated parking lot, and the construction of a new mixed-use development containing 23,125 square feet of commercial space and 37 residential condominiums above an underground parking garage containing 78 parking stalls.

The applicant is requesting a Substantial Conformance Determination (SCD) to add approximately 3,437 square feet of floor area to the underground parking garage to allow for additional storage for the commercial uses. The footprint of the underground parking garage has also changed, and minor design changes have occurred as a result of Historic Landmarks Commission review. The proposal does not increase the building's footprint or height. The request would require the City Council to approve an allocation of 3,437 square feet of new nonresidential square footage under the designation of Economic Development (SBMC§28.87.300).

The specific changes requested include:

- Adding 4,296 square feet of commercial storage ("back-of-house") area to the basement to serve the public market and retail uses above;
- Eliminating some commercial floor area on the first floor (-903 s.f.);
- Adding three commercial parking spaces;
- Eliminating the "car share" use and converting those two assigned parking spaces to general commercial use; and
- Changing the layout of the basement to reduce construction costs, including pulling back from the property lines, moving the bike storage, rearranging the residential storage space, eliminating control gates, and enlarging the mechanical area.

The purpose of the discussion is to allow the Planning Commission and the public an opportunity to review the proposed changes to the approved project and provide input to the Community Development Director and City Council with regard to the SCD and Measure E requests, respectively.

The Environmental Analyst has determined that the project can be found exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15332

WHEREAS, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak in favor of the application, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, March 30, 2011.
2. Site Plans
3. Correspondence received in opposition to the project:
 - a. Paula Westbury, Santa Barbara, CA

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

- I. Recommended to the Community Development Director approval of the Substantial Conformance Determination (SCD) request; and
- II. Recommended to City Council approval of the Economic Development Project designation making Finding A defined in the Municipal Code definition for an Economic Development Project.

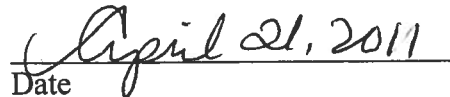
This motion was passed and adopted on the 7th day of April, 2011 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 3 NOES: 2 (Jacobs, Lodge) ABSTAIN: 0 ABSENT: 2 (Larson, Schwartz)

I hereby certify that this Resolution correctly reflects the action taken by the city of Santa Barbara Planning Commission at its meeting of the above date.



Julie Rodriguez, Planning Commission Secretary



Date

PLEASE BE ADVISED:

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) CALENDAR DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.