



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 012-19

302 AND 308 WEST MONTECITO STREET

APPLICATION FOR DEVELOPMENT PLAN AND DEVELOPMENT PLAN FOR A TRANSFER OF EXISTING DEVELOPMENT RIGHTS

AUGUST 15, 2019

APPLICATION OF TRISH ALLEN, SEPPS, AGENT FOR EDWARD ST. GEORGE, 302 AND 308 W. MONTECITO STREET, APN 037-232-011 & -002, C-G (COMMERCIAL GENERAL) ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (15-27 DU/AC) (PLN2016-00426)

WHEREAS, the proposed project consists of the demolition of an existing four-unit apartment building with 517.5 square feet of commercial space, merger of two lots (APNs 037-232-011 & 037-232-002) for a combined lot area of 18,927 square feet, and construction of a new three-story, 30,830 square foot (net) building containing 32 hotel guestrooms, a 1,674 square foot coffee shop, and a parking garage with 11 surface parking spaces and a parking lift system to accommodate 33 parking spaces. The first level of the building would include the hotel lobby and office, coffee shop with outdoor patio, and parking garage. The second level would include 15 hotel rooms and a 720 square foot hotel lounge. The third level would include 17 hotel rooms and a partially covered patio lounge. A 1,966 square foot deck would be provided on the roof (hereinafter the "Proposed Project.")

WHEREAS, the discretionary applications required for the Proposed Project are:

1. A Development Plan to allow the construction of 20,582.5 square feet of net new nonresidential floor area (SBMC Chapter 30.230); and
2. A Development Plan for a Transfer of Existing Development Rights ("TEDR") to transfer 25 hotel rooms from 3714-3744 State Street (APN 053-300-038) to the project site (SBMC Chapter 30.270).

WHEREAS, in order to approve the application for the Development Plan, the Planning Commission must find that the Proposed Project complies with all applicable provisions of the Zoning Ordinance; is consistent with the principles of sound community planning; will not have a significant adverse impact upon the community's aesthetics or character in that the size, bulk and scale of the development will be compatible with the neighborhood; and is consistent with the City's Traffic Management strategy.

WHEREAS, in order to approve the application for the Development Plan for the TEDR, the Planning Commission must find that the proposed development for both the sending and receiving site is consistent with the goals and objectives of the General Plan and Zoning Ordinance; will not be detrimental to the site, neighborhood or surrounding areas; each proposed nonresidential development will comply with all applicable provisions of the Zoning Ordinance; development on a sending site is appropriate in size, scale, use, and configuration for the neighborhood and is beneficial to the community; and the proposed project is consistent with the policies of the City's Traffic Management Strategy.

WHEREAS, the Planning Commission 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 twenty-one people appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, August 8, 2019
2. Site Plans
3. Correspondence received:
 - a. Jeremiah Wright, Santa Barbara CA
 - b. Victoria Valente, Santa Barbara CA
 - c. Douglas Frank, Santa Barbara, CA
 - d. Lawrence and Bonnie Donovan, Santa Barbara CA
 - e. Leslie Colasse, Santa Barbara CA
 - f. Steve Dowty, The Pearl Chase Society, Santa Barbara CA
 - g. Ann Hefferman, Santa Barbara CA
 - h. Linda Williams, Santa Barbara CA
 - i. Marell Brooks, Citizens Planning Association, Santa Barbara CA
 - j. Maureen Masson, Santa Barbara CA
 - k. Anna Marie Gott
 - l. Allied Neighborhoods Association, Santa Barbara CA
 - m. Paulina Conn, Santa Barbara CA
 - n. Pamela Boehr, Santa Barbara CA
 - o. Hillary Hauser, Heal the Ocean, Santa Barbara CA

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission **denies** the Proposed Project on the basis that the findings for a Development Plan and Development Plan for a Transfer of Existing Development Rights cannot be made for the following reasons:

1. The Proposed Project is not consistent with the principles of sound community planning because (i) there is a greater need for housing than hotel rooms given that hotel occupancy rates have gone down 2% over the past two years and 5% since 2015, and that there are 18% more hotel rooms proposed and/ or permitted than currently exist in the City; (ii) the project eliminates four existing rental housing units; (iii) the project impacts the livability of three existing units to the north due to potential noise from the parking lift, mechanical room, and laundry room, the shading from the proposed three-story building close to the property line, and the potential noise and activity on the roof deck; and (iv) the large size of the rooms and the configuration of the rooms creates the potential for an unpermitted intensification and change of use, such as student dormitory housing, that would have an adverse effect on the neighborhood.

2. The Proposed Project will have a significant adverse impact on the community's aesthetics and character because (i) the modern style of architecture of the building is not appropriate for or compatible with the neighborhood which is generally comprised of Spanish style architecture or wooden bungalows; and (ii) the large size and three-story height of the building is inconsistent with the other buildings in the neighborhood.
3. The Proposed Project is inconsistent with the General Plan because it does not meet Land Use Element Policy LG12, which seeks to strengthen and enhance design and development review standards to enhance community character, promote affordable housing, and further community sustainability principles, for the following reasons: (i) The Proposed Project would increase the number of hotel rooms in the city through the demolition of existing residential rental units, which is contrary to the City's goal to promote affordable housing, per the City's Housing Element; and (ii) as stated in paragraph 2 of these findings, the design is incompatible with the character of the surrounding neighborhood.
4. The Proposed Project is inconsistent with the General Plan because it does not meet Land Use Element implementation action LG12.2, which specifies that building size, bulk, and scale should be compatible in scale with the surrounding built environment. As set forth in paragraph 2 of these findings, the Proposed Project is incompatible with the surrounding neighborhood due to its design and mass in comparison to existing other structures within the neighborhood.

This motion was passed and adopted on the 15th day of August, 2019 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 5 NOES: 1 (Thompson) ABSTAIN: 0 ABSENT: 1 (Higgins)

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.

Heidi Reidel, 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.