



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 005-20

410 STATE, 27 E. GUTIERREZ, AND 409 ANACAPA STREETS EXCEPTION TO HEIGHT LIMITATION JULY 16, 2020

APPLICATION OF BRIAN CEARNAL, THE CEARNAL COLLECTIVE, AGENT FOR SERIES A, SERIES B AND SERIES C OF OLD TOWN PROPERTIES, LLC, OWNERS OF 410 STATE, 27 E. GUTIERREZ, AND 409 ANACAPA STREETS, APNS: 037-212-022, -030, AND -35; ZONE: M-C MANUFACTURING COMMERCIAL; LAND USE DESIGNATION: COMMERCIAL/HIGH DENSITY RESIDENTIAL (28-36 UNITS/ACRE)/ PRIORITY HOUSING OVERLAY (37-63 UNITS/ACRE); PLN2020-00220

The project consists of a proposal to merge three parcels located at 410 State Street (vacant commercial building), 27 E. Gutierrez Street (75-space parking lot) and 409 Anacapa Street (commercial building occupied by Reid's Appliances), to create a 59,010-square-foot lot. The proposed development involves construction of a four-story building containing 84 residential rental units (36 studios, 24 one-bedrooms, 12 junior one-bedrooms, and 12 two-bedrooms) averaging 627 square feet per unit, on the existing parking lot located at 27 E. Gutierrez Street, and maintenance of the existing commercial buildings at 410 State and 409 Anacapa Streets. The new building would be approximately 65,885 square feet with a ground floor parking garage, residential lobby, trash enclosure, transformer, and bicycle parking. The proposal includes 83 parking spaces in a combination of surface parking spaces and parking lifts. The Planning Commission is required to consider findings to allow the project to exceed 45 feet in height per Santa Barbara Municipal Code (SBMC) §30.140.100.B, and conceptually review the project in accordance with SBMC §30.150.060.

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

WHEREAS, four people appeared to speak and the following exhibits were presented for the record:

1. Staff Report with Attachments, July 9, 2020
2. Site Plans
3. Correspondence received:
 - a. Fred Sweeney, Santa Barbara CA
 - b. Gene and Gail Zannon, Santa Barbara CA
 - c. John Campanella, Santa Barbara CA
 - d. Patricia Saley, Santa Barbara CA
 - e. Richard Closson, Santa Barbara CA
 - f. Robin Donaldson, Santa Barbara CA

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

- I. Approved the subject application, making the following findings and determinations:

EXCEPTION TO HEIGHT LIMITATION (SBMC §30.140.100.B.1)

The Planning Commission makes the required findings of Demonstrated Need, Architecture and Design, Livability, and Sensitivity to Context as described below to allow the project to exceed a height of 45 feet for the proposed mixed-use development with a building height of approximately 52 feet.

1. **Demonstrated Need.** The applicant has adequately demonstrated a need for the project to exceed 45 feet in height that is related to the project's benefit to the community, or due to site constraints, or in order to achieve desired architectural qualities.

The proposed project would add 84 new rental units to the City's housing stock and 8 of those units would be offered at the moderate-income level under the City's inclusionary housing requirements (SBMC §30.150.110). The project would preserve the existing buildings on site as well as provide for the required parking for the commercial uses. The project is in line with General Plan goals to increase housing near services and with direction from City Council and Planning Commission on recommend amendments to the AUD Incentive Program.

The proposed unit sizes are relatively small (627 sq. ft. average) and the additional height allows for extra ceiling height and additional light into the units so that they feel more spacious.

2. **Architecture and Design.** The project will be exemplary in its design.

The Historic Landmarks Commission (HLC) has reviewed the project on two occasions and found the project to be acceptable and stated their support for the mass and scale of the building. At the conceptual level, the majority of the HLC was supportive of the project's architecture. The proposed Spanish Colonial Revival style is consistent with the adjacent El Pueblo Viejo Landmark District, with the City's Hispanic tradition, and with applicable design guidelines. The architectural firm for the project has a history of creating exemplary buildings in the City (examples: Canary Hotel, District Attorney's Office, Braille Institute, Alma Del Pueblo, 1255 Coast Village Road, Santa Barbara Bank & Trust). Required formal approval of the project by the HLC will ensure that the project will be exemplary in its design.

3. **Livability.** If the project includes residential units, the project will provide amenities to its residents which ensure the livability of the project with particular attention to good interior design features such as the amount of light and air, or ceiling plate heights.

The project will be walkable to the State Street core of Santa Barbara and is also located near public transit, retail, entertainment and the beach. Plate heights are proposed at 9'-4" for the second and third floors and 10'-4" at the fourth floor to allow for more livability within the units and increased light. Additionally, there will be a roof deck that will provide open space for the units.

4. **Sensitivity to Context.** The project design will complement the setting and the character of the neighboring properties with sensitivity to any adjacent federal, state, and City Landmarks or any nearby designated Historic Resources, including City-designated Structures of Merit.

The applicant has provided exhibits to show the expected visibility of the building from State, Gutierrez and Anacapa Streets. The City's Urban Historian concluded that the project is adjacent to a designated Structure of Merit historic building at 400 State Street designed in the Mission style, and that the project will not overwhelm or compete with the historic resource.

This motion was passed and adopted on the 16th day of July, 2020 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 4 NOES: 2 (Lodge and Higgins) ABSTAIN: 0 ABSENT: 1 (Reed)

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.

DRAFT