



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: November 11, 2009
AGENDA DATE: November 18, 2009
PROJECT ADDRESS: 317 N. Milpas Street (MST2009-00392)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RB*
 Peter Lawson, Associate Planner *P*

I. PROJECT DESCRIPTION

The 5,650 square-foot site is currently developed with a 2,200 square foot single level warehouse and a portion of a shared parking lot with the adjacent lot (319 N. Milpas). The proposed project involves a Modification to reduce the parking for the warehouse from four spaces to two spaces and assign the remaining two spaces to two residential condominium units located at 319 N. Milpas Street.

Date Application Accepted: August 31, 2009

Date Action Required: November 30, 2009

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to a condition of approval.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Brian Nelson	Property Owner:	Milpas Street Partners
Parcel Number:	031-363-034	Lot Area:	5,560 square feet
General Plan:	Manufacturing	Zoning:	M-1
Existing Use:	Warehouse/Manufacturing	Topography:	0-2%

Adjacent Land Uses:

North - Commercial (1-story)	East - Commercial (1-story)
South - Commercial (1-story)	West - Commercial (2-story)

IV. DISCUSSION

The project site is an interior lot that is accessed from Milpas Street across an adjacent lot that fronts Milpas Street, addressed as 319 N. Milpas Street (APN 031-363-034). The subject lot is developed with a 2,000 square foot warehouse, currently used for manufacturing, and shares a 16-space common parking lot with the adjacent lot, which is codified with a recorded parking agreement. The 319 N. Milpas Street parcel was redeveloped in 1995 with a 5,323 square foot mixed use building comprising of a ground floor medical office and two residential apartments on the second floor.

The Modification being proposed will address a staff oversight that occurred as part of a condominium conversion permit request for the two residential units and a commercial unit at 319 N. Milpas Street, which was an omission of a Modification request to allow a continuation of one parking space for each residential unit. On January 17, 2009, the Planning Commission approved the condominium conversion of this building, along with a recommendation to City Council for rezoning a portion of this lot from Manufacturing (M-1) to Commercial (C-2). There was no physical development associated with this project. Since the project included a rezone request the Planning Commission heard the project; otherwise the Staff Hearing Officer would have been the decision maker since the project involved four or fewer condominiums.

When the development at 319 N. Milpas Street was originally approved in 1995, one parking space per residential unit was provided, consistent with Santa Barbara Municipal Code (SBMC) Section 28.90.100 H.1.a. (Parking Requirements - Mixed Use Developments). This section of the Municipal Code allows for reduced parking if the residential square footage of the development is less than the commercial square footage. However, when apartments are converted to condominiums, SBMC Section 28.88.040.J (Physical Standards for Condominium Conversions - Parking), requires two parking spaces per unit if the units include two bedrooms or more. Thus a Modification request was necessary as part of the January 17, 2009 condominium conversion action.

After determining that a Modification for a reduction of two spaces within the shared parking lot was necessary to comply with Ordinance requirements, staff reviewed the parking demand of all three uses between the two lots. Because both 319 N. Milpas and 317 N. Milpas share access and parking through recorded agreements, there is an opportunity to take advantage of the economy of scale of a shared parking lot and potentially reduce parking for the least intensive use. The overall parking demand for the shared parking lot is low since there are two employees at the warehouse building and the majority of the visitors to the commercial use at 319 N. Milpas arrive by bus or on foot. The residential use would likely demand two cars per unit once they become condominiums. Therefore, staff concluded that the manufacturing use on the 317 N. Milpas Street lot would be the most appropriate use for reduced parking.

Transportation Planning Staff reviewed the ITE manual and determined that the parking demand for warehouse or manufacturing is one space per 1,000 square feet, which would require two parking spaces for the existing 2,200 square-foot building, instead of the four spaces required by SBMC Section 28.90.100.J.13 for a manufacturing use. The project site is zoned Light Manufacturing (M-1) and uses from less intensive zone districts than M-1 would be allowed. If the requested Modification is approved and the number of parking spaces

provided for the warehouse building is reduced from four spaces to two, the future use of the building could be constrained. Any use that would demand more parking than a manufacturing or warehouse use would likely require the provision of additional parking or the approval of another Modification to provide less than the required parking.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and will not cause an increase in the demand for parking space or loading space in the immediate area. Adequate parking is provided in the shared parking lot for the three current uses. The Modification will not cause a deficit in parking if the use of the building at 317 N. Milpas Street is changed from its current use of manufacturing, as any future use of the building would have to provide the required parking for that particular use.

Said approval is subject to a condition that four parking spaces within the shared lot are designated and assigned for the two condominium units at 319 N. Milpas Street. An exhibit shall be included with the Recorded Parking Agreement for 317 N. Milpas Street and 319 N. Milpas Street depicting the designated parking spaces.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated November 5, 2009, with Parking Count Survey

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November 5, 2009

City of Santa Barbara

630 Garden Street

Santa Barbara, CA 93101

RE: 317 North Milpas Street

We are requesting a modification that involves the reduction of parking provided for an existing warehouse building. Currently, four parking spaces are provided for the warehouse, with three of those spaces located in a parking lot shared with an adjacent lot, 319 N. Milpas Street (APN 031-363-035), and one parking space located within the warehouse building. We are requesting to reduce the parking for the warehouse to two spaces and assign the remaining two spaces to two residential condominium units located at 319 N. Milpas Street.

Based upon a parking survey which we have provided the parking lot is only partially used at any given time. Many of the patients for the medical clinic at 319 N. Milpas arrive by public transportation, plus the clinic is open extended hours so the parking load demand is spread out.

Thank you for your time and consideration.

Sincerely,

R. Brian Nelson, Architect

Exhibit B

Parking Count for Milpas MedCenter
All Staff and Patients

	Monday	Teusday	Wednesday	Thursday	Friday	Closed Saturday and Su
8:00		3	2	2	3	4
9:00		5	5	6	4	6
10:00		5	4	5	4	6
11:00		3	3	4	5	4
12:00		4	3	5	4	4
1:00		4	3	2	5	2
2:00		7	5	4	3	5
3:00		3	5	4	4	3
4:00		3	3	5	5	3
5:00		4	5	2	4	3
6:00		4	5	6	6	3
7:00		3	2	4	5	3
8:00		5	6	5	3	3