

Council Findings for Approval – 415 Alan Road**I. FINDINGS**

The Santa Barbara City Council finds the following:

A. MODIFICATION LOT AREA (SBMC § 28.92.110.2)

The request for a slope density, lot area Modification for proposed Parcel A is consistent with the intent and purpose of Title 28, Zoning Ordinance and is necessary to secure an appropriate improvement on a lot, and promote uniformity of improvement. The purpose of slope density is to provide more options to locate development on a lot to minimize grading and visual impacts. Proposed Parcel A would include the existing residence, garage and accessory structure. The visual landscape of the lot would remain unchanged and there would be no impacts from grading, since no additional development is proposed. Additionally, the development is approximately 75% of the recommended Floor Area Ratio, which is less aggressive than the surrounding large lot development. The proposed 1.03-acre lot is similar in size to the parcels located immediately to the west, south and north and two to three times the size of parcels located to the east.

B. THE TENTATIVE MAP (SBMC §27.07.100)**Proposed Parcel A**

If approved as proposed, Parcel A of the Tentative Subdivision Map would be consistent with the current General Plan and Local Coastal Plan of the city of Santa Barbara because it would meet the density requirement of one unit per acre. The project would also be consistent with underlying lot size requirement of the A-1 Zone District.

The site is current developed with a single-family residence and is physically suited for the site. It is served by adequate City services, has adequate access and complies with all applicable regulations. No additional development is proposed at this time. Because the new parcel does not propose any new development, the project will not cause substantial environmental damage, such as impacts to the nearest marine environment, and associated improvements will not cause serious public health problems. The existing driveway from Alan Road provides adequate access to the site and does not interfere with any easements.

Proposed Parcel B

If approved as proposed, Parcel B of the Tentative Subdivision Map would be consistent with the General Plan and the Zoning Ordinance of the City of Santa Barbara. The proposed amendments would change the General Plan land use designation from one unit per acre to three units per acre.

The proposed parcel is physically suitable for the proposed development the project and is consistent with the provisions of the Municipal Code and the General Plan because there would be available level area to develop a residence without requesting Modifications. The proposed use is consistent with the vision for this neighborhood of the General Plan because the size of the lot is within range of the adjacent lots within the Braemar Park Tract, which begins on the northern property line. This tract is comprised of single and two-story

development ranging in size of 1,500 to 3,000 square feet. While most of the Campanil Neighborhood is more semi-rural, the Braemar Tract includes more urban public improvements such as sidewalks, streetlights and public sewer, which extent the length of the project site frontage.

Future development of the lot will not cause substantial environmental damage because it will avoid steep slopes and still be consistent with all applicable provisions of the Ordinance. Future improvements of the lot will not cause serious public health problems because all public services are available to serve the parcel. To ensure that there will be minimal impacts, Proposed Parcel B includes a development restriction of a 2,000 square foot single story residence with a 500 square foot garage and a requirement that this development shall be located in an area between the forty-foot contour line and the public street (Exhibit A). There is adequate access to the site directly from Alan Road and there are existing pedestrian improvements along the front of the proposed parcel.

A. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.060)

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the Local Coastal Plan as amended.

1. The project is consistent with the policies of the California Coastal Act. The project will not impact coastal access, since it is located on the north side of Cliff Drive and there are no recreational facilities on site. The project will not impact the marine environment due the distance from the Coastline and Arroyo Burro Creek. Future development of the site will comply with applicable storm water management practices. While no development is proposed at this time, the project site is located within a developed neighborhood with public sidewalks, lighting and all public services available adjacent to the lot. There would be no visual impacts of the coastal area. The subdivision includes one lot that is developed with a single-family residence and the other lot would be a vacant sloping lot immediately adjacent to a public street. The project is not located within a hazards zone and future development would comply with all applicable energy codes.

The project is consistent with the Chapter 3 (commencing with Section 30200) Policies of the Coastal Act regarding public access and public recreation. The project will not significantly impact existing recreation opportunities as there are no such activities currently occurring onsite. The project would not result in a negative impact to recreational activities at nearby Douglas Family Preserve or Henry's Beach, and, due to its location on the northeast side of Cliff Drive, the project does not have the potential to affect public access to the coast.

2. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code. The subdivision would result in one lot developed

with an existing residence with a garage and the other would be vacant. The applicant has demonstrated that adequate off street parking would be available for the vacant lot. The additional vacant lot would not result in impacts to recreational facilities. Public sidewalks are located along the front of the vacant parcel and passive outdoor recreational opportunities are near the site. While no development is proposed, the vacant parcel will be restricted to 2,500 square feet of total development, which is consistent with the character of the neighborhood. Additionally, given the location of the project site, views to and from the coastline would not be impacted. Finally, any future development would be required to underground the utilities.