Paul Bradford Appeal of Patterson Avenue Holdings New Office Building

80 N. Patterson Avenue

Case Nos. 18APL-00000-00022
& 16DVP-00000-00013

Santa Barbara County Board of Supervisors
April 2, 2019

County of Santa Barbara
Planning and Development
Sean Stewart, Case Planner

Aerial Location Map

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Site Plan

Background

- Project approved by P&D Director and SBAR on February 26, 2018
- Both approvals appealed to the County Planning Commission on basis of:
  - Height, compatibility, and visual resource protection
- Project Revisions: Building height reduced and mezzanine level removed
- On December 5, 2018, PC voted to deny the appeals and grant *de novo* approval

Previous vs. Current

Previous Project:

- Square Footage: 7,134
- Grading: 4,088 cubic yards of export (5' bunker of bldg)
- Height:
  - 24'max plate height
  - 27' from existing grade
  - 32' total building height

Current Project:

- Square Footage: 6,723
- Grading: 364 cubic yards of export
- Height:
  - 15' max plate height
  - 22'-6" from existing grade
  - 22'-6" total building height

Appeal Issues: Landscaping (#1&2)

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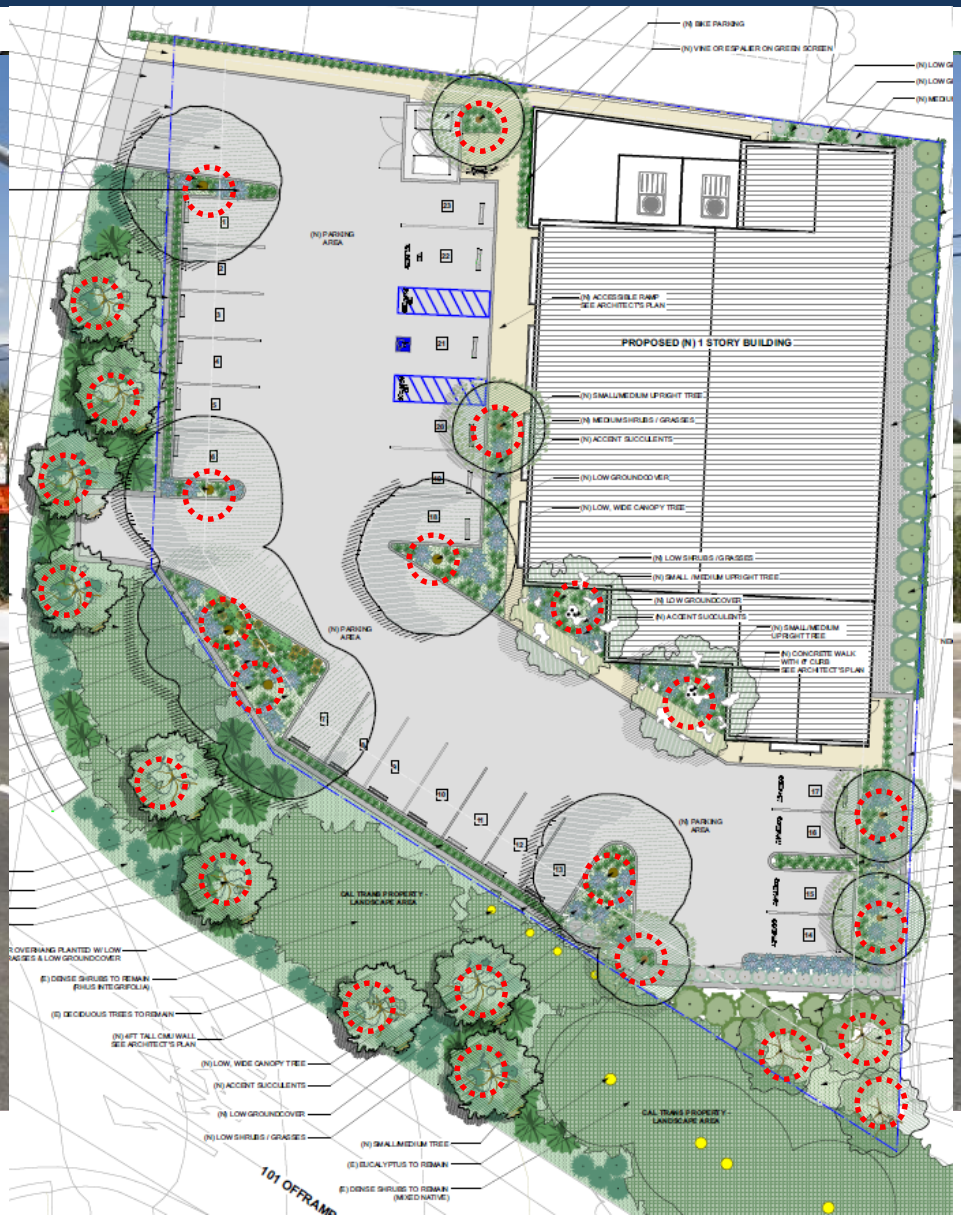
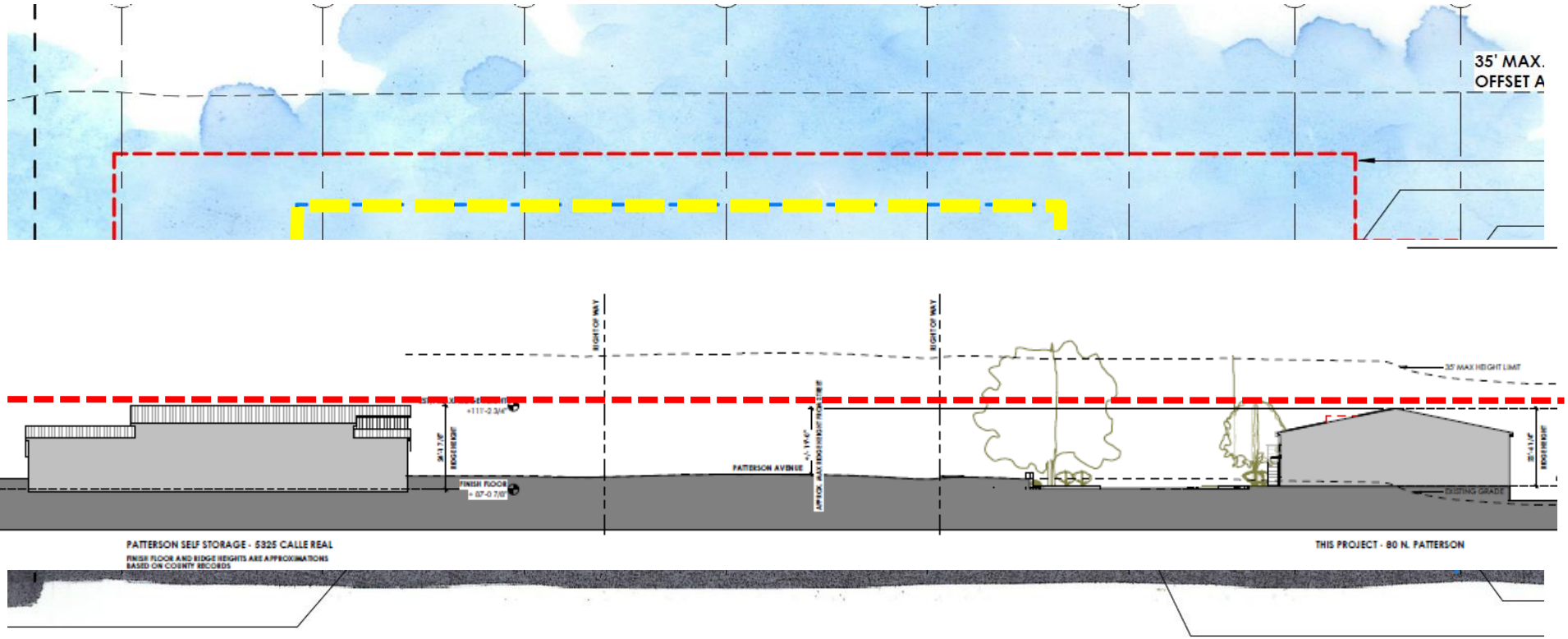


Appeal Issue #4: Building Height



Appeal Issue #5: Intensity of Use

- Condition #1Project Description: "Office"
- Formal application required to modify approved use
- Either an Amendment or Revision application
- Both application types are discretionary actions that would require staff review, formal notice, and would be an appealable action

Appeal Issue #6: Traffic Study

Recommended Actions

1. Deny the appeal;

2. Make the required findings for approval of the Development Plan Case No. 16DVP-00000-00014 and preliminary design review approval of the project, Case No. 16BAR-00000-00154;

3. Determine that the project is exempt from CEQA pursuant to Guidelines § 15303; and

4. Grant *de novo* approval of the project, Case Nos. 16DVP-00000-00013 and 16BAR-00000-00154.

Questions?