July 17, 2020

Steve Fort
Senior Planner
Suzanne Elledge Planning & Permitting Services, Inc.
1625 State Street, Suite 1
Santa Barbara, CA  93101

RE: Finding of Substantial Conformity
Case No. 20-0003-SCD
Substantial Conformity Determination for Chabad of Santa Barbara
6045 Stow Canyon Road; APN 077-140-044

Dear Mr. Fort:

I have reviewed and approved your request for a Substantial Conformity Determination (SCD) and Preliminary Design Review approval as outlined below.

The proposed project is a request for a Substantial Conformity Determination to the Development Plan (18-031-DP) approved by the Planning Commission on December 9, 2019. On June 23, 2020, the Design Review Board recommended that I approve the SCD and Preliminary Design Review. Following the DRB’s recommendation, you submitted additional, minor changes to the building’s footprint and adjacent pathways. DRB Chairperson Scott Branch has reviewed the minor changes, determined they do not change the architectural style or design, and further stated that he is still in support of the project.

The following provides the project details with the proposed changes:

2. A new 841 SF storage building.
3. Removal of an existing 1,440 SF barn/storage garage.
4. Consolidation of access to the site into a single driveway (i.e. removal of the existing residential driveway and the removal and relocation of the existing synagogue driveway approximately 35 feet west of its current location).
5. Demolition and replacement of the existing parking lot with an expanded design (to include three uncovered parking spaces for the residence per a modification approved by the Planning Commission).

6. Approval of the existing, 176-SF, open-sided, lean-to storage container.

7. Landscape, hardscape, lighting, trash enclosure, and storm water improvements.

The revisions from the original design, which are the subject of the SCD and Preliminary Design Review, would result in a total building footprint increase of 97 square feet, elimination of the 815-square foot roof-top deck, removal of an existing fruit tree at the northeast corner of the proposed new Synagogue, and revising or eliminating walkways and courtyards immediately surrounding the proposed synagogue. The walkway revisions include the addition of exterior steps within an exterior pathway at the northwest corner of the Synagogue to support the grade transition across the site. The increased building footprint and other hardscape changes would reduce landscaping by 363 square feet (approximately 0.25% of the total property).

No changes to the parking lot design are proposed as part of the SCD. Similarly, no changes proposed as part of the SCD would cause an increase in required parking spaces.

Existing development on the property, and additional background details, are provided in the Mitigated Negative Declaration for the Development Plan (18-031-DP) that was adopted by the Planning Commission on December 9, 2019. Given the analysis provided in the MND, and the nature of the project changes proposed as part of the SCD, no further environmental review under the California Environmental Quality Act (CEQA) is needed.

The proposed project does not conflict with the original project conditions, does not alter project findings, does not result in significant site alterations that create the potential for environmental impact, and is within the guidelines established for substantial conformity determinations. Furthermore, the project changes are consistent with the City’s General Plan/Coastal Land Use Plan and zoning ordinance. As such, I have determined the above project description is in substantial conformity with Development Plan 18-031-DP and grant Preliminary Design Review approval.

The applicant should be advised that this Substantial Conformity Determination is based on staff’s evaluation of current conditions, policies, and environmental issues. To become effective, the proposed changes require Final Review approval from the Design Review Board and a Zoning Clearance in addition to this SCD approval.
Please contact the Project Planner, Chris Noddings, at (805) 961-7566 with any questions regarding this letter.

Sincerely,

Peter Imhof  
Planning and Environmental Review Director

Attachments:  
Project Plans  
Findings

cc:  
Property Owner (via email)  
Case File