



**City of Solvang
Notice of Exemption**

TO:

- Clerk-Recorder
County of Santa Barbara
1100 Anacapa Street
Santa Barbara, CA 93101
- Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814
- Project File

FROM: City of Solvang, 411 Second Street, Solvang, CA 93463

PROJECT TITLE: Conversion of Second-Floor Office Space to Residential Units

PROJECT ADDRESS: 1697 Copenhagen Drive **ASSESSOR'S PARCEL NO.:** 139-182-021

PROJECT LOCATION: City of Solvang **COUNTY OF:** Santa Barbara

PROJECT DESCRIPTION:

The applicant proposes a Conditional Use Permit (CUP) and Development Permit to allow mixed-use development and modification of the City's parking requirements associated with the proposed conversion of existing second-floor office space to residential units, located at 1697 Copenhagen Drive (APN 139-182-082). The CUP would allow the establishment of residential dwelling units above existing ground-floor commercial uses and permit the required parking to be satisfied through payment of the City's in-lieu parking fee, as on-site parking cannot be accommodated due to physical constraints of the site. The proposed project includes;

- Conversion of approximately 2,600 square feet of existing second floor office space to three residential dwelling units (two studio apartments and one ADU);
- Establishment of a mixed-use building configuration, consisting of ground floor commercial uses and second floor residential dwelling units within the Village Mixed Use (VMU) zoning district;
- Minor exterior modifications including replacement of select windows with doors, installation of new doors and sidelights, and a new entry at the existing stairwell alcove to serve the residential units;
- No expansion of the building footprint or increase in building height;
- Request to satisfy the required two parking spaces through payment of an in lieu parking fee due to the inability to provide parking on site.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: On Design, LLC

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of Solvang

EXEMPT STATUS: (check one)

- Ministerial Project (Section 2180(b)(1); 15268)
- Categorical Exemption (Section 15332 and Section 15303)



City of Solvang
CEQA Exemption – PA 25-19: Cottage Hospital MRI Addition

- Declared Emergency (Section 21080(b)(3); 15269(a))
- Emergency Project (Section 21080(b)(4); 15269(b)(c))
- Statutory Exemption (Code / Section _____)
- The project clearly will not have a significant effect on the environment (15061(b)(3))

REASONS WHY PROJECT IS EXEMPT: CEQA provides several “categorical exemptions” which are applicable to categories of projects and activities that the Lead Agency (the City of Solvang) has determined generally do not pose a risk of significant impacts on the environment.

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Infill Development Projects) and Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. The project involves the conversion of existing second-floor office space to residential use within an existing building and includes only minor exterior modifications. The project does not result in an expansion of the building footprint. The project qualifies for the Class 32 exemption because it is consistent with the applicable General Plan designation and zoning regulations, as conditioned; occurs on a site less than five acres in size within an urbanized area; would not result in significant impacts related to traffic, noise, air quality, or water quality; and is adequately served by existing utilities and public services. The project also qualifies for the Class 3 exemption as it consists of the conversion of existing interior space and minor exterior alterations to an existing structure. None of the exceptions to the use of categorical exemptions identified in CEQA Guidelines Section 15300.2 apply. The project is not located in a sensitive environment, would not result in cumulative impacts, and does not involve unusual circumstances that would result in a significant environmental effect. Based on the above, the proposed project is exempt from further environmental review under CEQA.

The City further considered whether the project is subject to any of the exceptions to the use of a categorical exemption found at CEQA Guidelines section 15300.2. This section prohibits the use of a categorical exemption under the following circumstances:

- a) *Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*
- b) *Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*
- c) *Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*



City of Solvang
CEQA Exemption – PA 25-19: Cottage Hospital MRI Addition

- d) *Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.*
- e) *Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*
- f) *Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The proposed mixed-use conversion project would not result in cumulative impacts or significant environmental effects due to unusual circumstances, would not impact a designated scenic highway, and is not located on a hazardous waste site or within an area containing known historical resources..

LEAD AGENCY CONTACT PERSON: Lisa Scherman

PHONE: (805) 688-5575

DEPARTMENT: Community Development Department

ADDRESS: 411 Second Street
Solvang, CA 93463

SIGNATURE: _____

Date: _____

Title: Assistant Planner

Signed by Lead Agency



Project Location

