



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: November 29, 2006
AGENDA DATE: December 6, 2006
PROJECT ADDRESS: 404 Garden Street (MST2006-00240)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Roxanne Milazzo, Associate Planner

I. PROJECT DESCRIPTION

The 2,546 square foot lot is currently vacant. The proposed project involves a 984 square foot commercial building with three (3) parking spaces. The discretionary application required for this project is a Modification to provide three (3) instead of the required four (4) parking spaces (SBMC §28.90.100).

Date Application Accepted: November 15, 2006 Date Action Required: February 15, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

| | | | |
|----------------|-------------|-----------------|-------------------|
| Applicant: | Pete Ehlen | Property Owner: | Run 17, LLC |
| Parcel Number: | 031-281-016 | Lot Area: | 2,546 Square Feet |
| General Plan: | Industrial | Zoning: | M-1 |
| Existing Use: | Vacant | Topography: | Flat |

Adjacent Land Uses:

| | |
|---------------------------------|-------------------|
| North – Single Family Residence | East – Commercial |
| South - Commercial | West - Commercial |

Lot Coverage

| | |
|------------------|---------------|
| -Building | 1,173 sf; 48% |
| -Paving/Driveway | 1,044 sf; 42% |
| -Landscaping | 239 sf; 10% |

III. DISCUSSION

This project was reviewed by the Architecture Board of Review (ABR) on October 16, 2006. The Board finds the mass, bulk, and scale of the project, and the industrial character to be well founded in the neighborhood, and an appropriate solution to the small lot, and the parking

modification to be technical in nature. The project was continued indefinitely to the Staff Hearing Officer (SHO) and once approved, authorized to return to consent for final approval.

Typically Modification requests for development on vacant land are not supportable. However, this project with its lot area of 2,546 square feet has recognized development constraints which qualify it for consideration. Also considered were the required findings for parking related Modifications that require the demand for the development be met by the number of parking spaces being provided. Transportation Planning Staff has reviewed the proposed request and indicated that the proposed parking will meet the demand for a project not exceeding 1,000 square feet. Although the two (2) vehicle lifts being proposed within the parking garage will provide additional parking for the site, they were not considered in Transportation Staff's evaluation parking being provided.

IV. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification is consistent with the purpose and intent of the zoning ordinance and will not cause an increase in the demand for parking space in the immediate area.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated October 18, 2006
- C. ABR Minutes

Contact/Case Planner: Roxanne Milazzo, Associate Planner
(rmilazzo@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805)564-5470



18 October 2006

Roxanne Milazzo
Assistant Planner
Planning Division, Community Development Department
City of Santa Barbara

Project: 404 Garden Street
Project #: 05.11

Roxanne:

Please find enclosed our modification submittal package for the subject project. The package consists of the following:

- Applicant Letter
- (4) sets plans dated 18 October 2006
- Photographs
- E-mail from Transportation Division

Existing Conditions:

The existing 2,546 square foot parcel is presently vacant. It is bordered on the south and east sides by commercial buildings and residential to the north. The zoning is M1 Industrial and the General Plan Designation is Eastside: Lower East. The parcel has a slope of 1% and is in the "A" flood zone.

Proposed Project:

The proposed project consists of a new two-story 984 square foot commercial building with 3 parking spaces. There will be approximately 315 cubic yards of grading. This amount of grading results from the over-excavation and re-compaction required due to the nature of the soil. Two vehicle lifts are included in the parking garage. The vehicle lifts have been reviewed by the Transportation Division and are acceptable. They are not used for required parking.

Modification Requested:

A modification is being requested is to reduce one required parking space based on demand.

The project had its pre-application consultation 4.11.06. The modification was determined to be easily supportable since parking demand will be met on site. An archaeology report, documentation from the Transportation Division and ABR review would be required prior to the modification submittal.

The Phase I Archaeological Resources Report was reviewed and approved by the Historic Landmarks Commission 6.28.06. Conditions of that review are included on the Title Sheet.

The project was reviewed 16 October 2006 at ABR and received positive support for the requested modification.

Justification for the Modification and Benefits of the Project:

Parking requirements based on demand are an alternate form of determining the number of spaces required. The Transportation Division has reviewed the project and determined that three parking spaces can support a project that does not exceed 1,000 square feet. Please see copy of e-mail from Stacey Wilson attached.

Benefits of the project include allowing additional square footage for the enjoyment of the property owner. It also allows an appropriate development of the site. Due to the small size of the parcel any additional square footage is highly desirable. The modification allows an additional 123 square feet of floor area. This has been reviewed by ABR and found acceptable.

Thank you for your attention to this matter. If you have any questions or need any clarification please feel free to call.

Respectfully,

EAST BEACH VENTURES,
a California corporation

By 
Peter J. Ehlen, Architect
President

Cc:

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 404 GARDEN ST**

M-1 Zone

Assessor's Parcel Number: 031-281-016
Application Number: MST2006-00240
Owner: Run 17, LLC
Applicant: Run 17
Architect: Pete Ehlen

(Proposal to construct a 984 square foot two-story commercial building on a vacant 2,546 square foot lot. The project includes total grading of 315 cubic yards. A modification is requested to provide three, rather than the required four parking spaces. The proposal includes two vehicle storage lifts inside the garage.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)

(8:00)

Present: Pete Ehlen, Architect and Owner.

Public comment opened at 8:10 p.m., and as no one wished to speak, public comment closed at 8:10 p.m.

Motion: **Continued indefinitely to the Staff Hearing Officer with the following comments:**
1) The Board finds the mass, bulk, and scale of the project, and the industrial character to be well founded in the neighborhood, and an appropriate solution to the small lot. 2) The Board appreciates the materials, the solar and green aspects, and the water retention on site. 3) Consider integrating the solar panels better into the roof. 4) The Board is in support of providing landscaping adjacent to the front of the building and along the back wall and corner in lieu of along the north property line wall. Provide a landscape plan. 5) The Board finds that the parking modification is technical in nature and the extra height required to accommodate the parking lift is appropriate in the zone. 6) The Board understands the corrugated steel will be a natural weathered finish. 7) Study the materiality of the windows. 8) The project can return on Consent Calendar.

Action: Manson-Hing/Sherry, 6/0/0. (LeCron, Blakeley absent.) Motion carried.

