



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: October 17, 2007
AGENDA DATE: October 24, 2007
PROJECT ADDRESS: 3230 State Street (MST20076-00574)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Roxanne Milazzo, Associate Planner

DK

RM

I. PROJECT DESCRIPTION

The 15,000 square foot project site has frontage on both State Street and Calle Alamo. Existing development on site consists of a commercial building. The proposed project involves a new unmanned wireless communication facility. The proposal consists of a panel antenna installation, demolition of an existing storage area, and the construction of a new eight-foot (8') high uncovered block wall equipment enclosure area. The discretionary application required for this project is a Modification to permit the alterations/installations to be located within both twenty-foot (20') front yard setbacks (SBMC §28.45.008).

Date Application Accepted: September 18, 2007 Date Action Required: December 18, 2007

II. SITE INFORMATION

Applicant: T-Mobile	Property Owner: Thomas Thompson
Parcel Number: 053-332-030	Lot Area: 15,000 sf
General Plan: General Commerce	Zoning: C-2/SD-2
Existing Use: Commercial	Topography: Flat
Adjacent Land Uses:	
North – Single Family Residential	East - Motel
South – State Street	West – Commercial/Restaurant

III. DISCUSSION

This project was reviewed by the Architectural Board of Review (ABR) on two (2) occasions and continued indefinitely to the Staff Hearing Officer with design suggestions and direction to the applicant.

Because the site is located in the SD-2 Zoning Overlay Zone and current development on site exceeds fifteen-feet (15') in height, twenty-foot (20') front yard setbacks are required. Because this property has frontage onto both State Street and Calle Alamo, the twenty-foot (20') setback is required off both street frontages. The proposed wireless communication facility will require antennas and a transformer cupola to be installed on the roof. The applicant is intending to utilize the existing chimney as a part of the installation. The chimney is located within the required twenty-foot setback. The proposed alteration will require a Modification. The installation of necessary equipment for the facility is proposed at the rear of the building behind a new 6'6" privacy wall enclosure. The portion of the enclosure will be designed to provide a space for trash receptacles. Although this area functions as a rear yard for the site, its abutment to Calle Alamo qualifies it as a front yard. Staff's position is that the alterations and installations required to establish the wireless communication facility of this site do not change the character of how the lot is being used or its compatibility with adjacent development, and therefore supports the Modifications being requested.

IV. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project by making the required findings that the Modification is necessary to secure an appropriate improvement of a permitted use on this site and that the purpose and intent of the ordinance is being met by utilizing existing building area and the back portion of the lot as a rear yard.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated September 17, 2007
- C. ABR Minutes

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



September 17, 2007

T-Mobile
4100 Guardian Street, Suite 101
Simi Valley, CA 93063

RE: Proposed Modification Request for 3230 State Street; APN 053-332-030; Zoning C2; Proposed T-Mobile facility

Dear Staff Hearing Officer:

1. There is an existing one story commercial building on the property. There is an existing 'shed' at the rear of the property abutting Camino Alamo. This existing 'shed' encroaches into the front yard rear setback. The proposal is to remove the 'shed' and reduce the encroachment into the rear setback by approximately 10'. The lot is irregularly shaped and the mid point of the reduction is 10'. T-Mobile proposes to remove the existing 'shed' and build a 10' 8" by 36' 4" CMU enclosure flush on the rear of the building to house their ground equipment. The CMU enclosure will be 6' 6" tall; textured and painted to match the existing building surface. Also included in the proposal is a CMU trash enclosure which will measure 6' wide by 10' long by 6'6" tall; the trash enclosure will also be textured and painted to match the existing building surface.
2. The modification being requested is to allow a CMU trash enclosure and T-Mobile CMU equipment enclosure to encroach into the front yard rear setback. Due to the irregular shape of the parcel, I have not listed an amount by which the improvement will encroach. The trash enclosure is near the property line. During the ABR review, ABR preferred the location at the rear of the property line as opposed to utilizing a parking space, which would have been out of the front yard rear setback. The proposed T-Mobile CMU equipment area and trash enclosure will drastically improve the visual impact of the current 'shed' on the property. I would like to reiterate that the current unsightly 'shed' sits on the property line and fully encroaches into the front yard rear setback 100%. The proposed improvement to the rear of the property will still encroach into the setback, but will reduce the encroachment and drastically improve the appearance of the property. There will also be a 'skyline' tree planted (at the request of ABR) behind the trash enclosure.
3. The major benefits of this project are two-fold. The proposed T-Mobile facility will dramatically improve the appearance of the property to the general public, the tenants of the building and most importantly, the surrounding neighbors. The additional benefit will be to provide better coverage for T-Mobile users that live in the area, and travelers through the area. Another benefit will be emergency services. Wireless communication technology provides vital communications in "911" and other emergency situations. In fact, more "911" and other emergency calls are now placed on wireless phones than on traditional landline phones. Wireless communications are also used to promote efficient and effective non-emergency personal, business, and governmental communications. These services have become established and accepted as an integral part of the nation's communications infrastructure and promote public health, safety, morals, comfort and general welfare.

Sincerely,

Amy S. Pena
SureSite Consulting Group, LLC ; Agent for T-Mobile
805. 708. 7337 a.pena@sure-site.com

3230 STATE STREET – ARCHITECTURAL BOARD OF REVIEW MINUTES

10/16/06

Present: Karl Forrester, T-Mobile Representative

Jay Higgins, resident, in support.

Jennifer Sanderfer, neighbor, prefers that antenna storage unit be located to rear of building.

Jim Kahan, resident, concerned about ABR involvement with modifications.

Theresa Macias, non-resident, provided comments concerning health issues were read into the record by Chair Bartlett.

Motion: Continued indefinitely to the Full Board with the following comments:
1) The board finds the proposed 8 foot x 8 foot chimney extension to be out of character with the original architecture. 2) Restudy other solutions for camouflaging the proposed antennas, such as: a. Hidden within a cupola type of structure in keeping with the original architecture, or b. Seek an invisible approach, perhaps enclosed inside the roof form. The antennas should be located outside of the front setback. 3) Locate the equipment storage unit parallel to the rear face of the building, with a narrow enclosure that allows for landscaping abutting the street. 4) The Board understands the block enclosure wall will be plaster finished to match the building. 5) Provide accurate photo-simulations that match the drawings.

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

8/27/07

Present: Karl Forrester, Applicant; Susan K. Thompson, Property Owner.

Motion: Continued indefinitely to the Staff Hearing Officer and for return to Full Board, with the following comments:

1) The Board is concerned with the cupola as designed, and looks for renovation and redesign of the cupola to make it match architecturally more into the style of the existing building with the suggestion of not using a hip-roof.

2) The Board is looking for other architectural devices, such as stepping back of the chimney form as needed to be more architecturally pleasing and more integrated into the design of the original building.

3) The Board is concerned with the height of the tower as shown on the plans, and is looking for solutions to mitigate the overall height of the tower.

4) The Board also looks for design elements of the cupola tower roof utilizing trim and other elements to match the color trim of the existing building.

5) The Board suggests utilizing louvers or other types of elements which may animate the cupola tower when completed.

6) Applicant to show all the cupola tower plans and revise the site plan to show the accurate parking and driveway layout.

7) Applicant to coordinate with the Public Works Department and Transportation Division regarding the handicapped parking and the required number of parking stalls for

the proposed project observing the possible need for more parking stalls than currently exist as a potential modification.

8) The rear equipment closure area is acceptable as redesigned, as it is no longer against the property line in the back allowing for a mature canopy skyline tree to be placed along the property line at the street and other landscaping needs to be shown on the plans.

9) The trash closure location is acceptable as shown, with the applicant to complete the required curb and driveway changes as indicated on plans.

10) The Board looks to staff to report that the stonework veneer for the lower planters and other changes to the building have been approved through the Building Department and/or the Architectural Board of Review.

11) The proposed solution is not integrated with the existing architecture.

12) Applicant to return with updated site photos showing the current conditions, with more improvements made to the parkway landscaping, and with completed detailed structural changes through the new tower design.

Action: Sherry/Zink, 7/0/0. Motion carried. (Manson-Hing absent.)