



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: February 6, 2007
AGENDA DATE: February 13, 2007
PROJECT ADDRESS: 2201 Castillo (MST2007-00636)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *DK*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 2.2 acre project site is located on the corner of Castillo & Los Olivos Streets. The proposed project involves a construction building consisting of 7 modular trailers. The discretionary application required for this project is a Modification to permit the building's accessibility ramp and landing to be located within the required 10-foot front yard setback facing Castillo Street (SBMC §28.49.030).

Date Application Accepted: December 11, 2007 Date Action Required: March 11, 2008

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Isaac Romero	Property Owner: Santa Barbara Cottage Hospital
Parcel Number: 025-171-050	Lot Area: 2.2 acres
General Plan: Major Public/Institutional	Zoning: SP-8 Hospital Zone
Existing Use: Parking and Child Care	Topography: Flat
Adjacent Land Uses:	
North – Child Care	East – Medical Offices
South – Multi-Family Residential	West – Single Family Residence

III. LOT AREA COVERAGE

Lot Area: 2.2 acres
 Building: 68,025 sf; 71 %
 Hardscape: 6,915 sf; 7 %
 Landscape: 20,751 sf; 22 %

IV. DISCUSSION

The proposed project consists of seven (7) modular trailers that will be attached to create over 5,000 square feet of construction office space during the ongoing Cottage Hospital seismic reconstruction project. All portions of the trailers to be used as office space have been placed on the lot to observe the required ten-foot (10') front yard setbacks. However, due to site constraints, the required entry ramp and landing, which will face Castillo Street, is being proposed within the required setback. Staff is supporting the request in that the structure is temporary (for the duration of the construction) and will not result in floor area within the required yard.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification is necessary to secure an appropriate improvement on the lot by providing access to the building and meets the purpose and intent of the Ordinance by not providing floor area within the required setback.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated December 11, 2007

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

11 December 2007

Modification Hearing Officer
City of Santa Barbara Planning & Development
630 Garden Street, Santa Barbara, CA 93101

RE: Temporary construction trailer at 2201 Castillo Street

On behalf of McCarthy Construction and Santa Barbara Cottage Hospital we are requesting review and approval of a front yard setback modification to facilitate construction and operation of a temporary construction trailer to support the main hospital campus construction of the Santa Barbara Cottage Hospital seismic reconstruction project.

The project is located at 2201 Castillo Street on the northwest corner of Los Olivos and Castillo Streets. The proposed trailer building consolidates several existing trailers located throughout the project site into one central location. The construction trailer consists of seven (7) modular trailers that attach to one another to create a 60' x 84' building providing 5,040 square feet of floor area. A reception area, individual offices, restrooms and a break room are provided. The required accessible entry is provided off of Castillo Street. A secondary entry with accessible ramp is provided on the north side of the building facing the existing Child Care Center. Temporary electrical service is proposed along with water and sewer connections. The trailers would remain in place until the completion of the main hospital campus construction in 2012.

The building provides the required 10-foot setbacks (per the SP-8 Hospital Zone) on the western property line and along Los Olivos Street. The building will also observe the required 10-foot setback along Castillo Street but the necessary ramp and landing will encroach approximately 7'-9" into the 10-foot front yard setback.

Due to space constraints on the project site and the timing of the trailer delivery, it became necessary for the contractor to place the building on the site while obtaining the applicable approvals. The entry ramp and landing along Castillo Street has not been constructed. Originally the building was placed about 5'-6" from the western property line. At the modification consultation meeting staff strongly advised relocating the building to observe the required setback and indicated that encroachment on the western property line could not be supported due to its proximity to neighboring residences. Since the consultation the contractor has moved the building toward Castillo Street to observe the 10-foot setback on the westerly property line.

The modification to allow the setback encroachment creates no adverse impacts to neighboring uses. Directly across Castillo Street from the encroachment area is the open parking lot for the

Sansum Clinic. The proposed entry ramp and landing does not obstruct the right of way, nor does it facilitate a use that is detrimental to the adjacent properties and land uses. The proposed ramp and landing provides the trailer building with an accessible entry as required by the building code. Construction of the accessible entry would not require the removal of any trees or landscaping. Lastly the trailer building and encroaching ramp and entry are temporary. For these reasons we believe the modification would secure an appropriate improvement on the parcel and represents the best way to provide the necessary floor area for the project contractors while avoiding impacts to the neighbors to the west.

If you have any questions regarding this work please contact me at 805.966.2758 x21.

Sincerely,
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.



Isaac Romero
Associate Planner