



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 13, 2011
AGENDA DATE: April 20, 2011
PROJECT ADDRESS: 121 State Street (MST2010-00390)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DJK*

I. PROJECT DESCRIPTION

The proposed project involves interior and exterior renovations of an existing hotel on a 9,962 square foot lot. Improvements include new storefront windows, doors, awnings and lighting. The existing parking lot will be improved with new landscaping planters and will be restriped to provide nine uncovered parking spaces. New trash and mechanical wall enclosures with trellis structures are also proposed. Interior alterations would reduce the number of hotel rooms from 53 to 41 under a separate permit. The discretionary application required for this project is a Modification to allow alterations within the required 20 foot front setback on State Street (SBMC §28.22.060.A.). No new floor area is proposed within the front setback.

Date Application Accepted: April 8, 2011

Date Action Required: July 8, 2011

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project as submitted.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	AB Architects	Property Owner:	Santa Barbara Beach House, LP
Parcel Number:	033-075-001	Lot Area:	9,962 s.f.
General Plan:	Hotel & Related Commerce II	Zoning:	HRC-2/SD-3, Hotel and Related Commerce 2/Coastal Zone
Existing Use:	Hotel	Topography:	Flat
Adjacent Land Uses:			
	North – Vacant, Signalman’s Bldg		East - Vacant (La Entrada Lot C)
	South – Commercial		West – Commercial

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/Allowance	Existing	Proposed
Setbacks			
- Front	20'	0'	No Change*
- Interior	0'	0'	No Change
- Rear	0'	0'	No Change
Building Height	45'	28'	No Change
Parking	1/room = 41 spaces	9 spaces	No Change

*Modification Requested

V. DISCUSSION

This project was granted Final Approval by the Historic Landmarks Commission (HLC) on February 16, 2011. Due to an oversight by staff, a required Modification to allow the replacement of existing windows with new doors on the front façade (within the required front setback) was not processed prior to the project's Final Approval. The purpose of this hearing is to request the required Modification.

The building is legally nonconforming, in that the HRC-2 Zone requires a 20 foot front setback for two story buildings, and the building, which was constructed before the front setback requirement was adopted, exists with no front setback. The Zoning Ordinance section pertaining to nonconforming buildings allows the replacement of existing windows and doors within existing openings by right. However, enlarged windows or new doors or the replacement of windows with doors requires a Modification. The existing hotel's front façade has two doors and two banks of windows. The proposed project involves the replacement of the two banks of windows with new doors; therefore, a Modification of the front setback is required.

The proposed project would simply change seven windows to doors, without changing the width of the window area. The openings would be enlarged by removing the solid walls (about 18" tall) from beneath the existing windows. This type of window to door change is routine and expected in commercial storefronts, and will not cause any detrimental effects.

VI. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance, and is necessary to secure an appropriate improvement on the lot. The proposed replacement of windows with doors is appropriate because these types of improvements are normal and expected on commercial storefronts, they will improve the aesthetics of the building, and cause no detrimental effects.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated April 12, 2011

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C. HLC Minutes, February 16, 2011

Contact/Case Planner: Danny Kato, Senior Planner
(dkato@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470



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LETTER

CITY OF SANTA BARBARA
PLANNING DIVISION

FINAL

April 12, 2011

City of Santa Barbara
630 Garden St.
Santa Barbara, CA 93101

Subject: 121 State St.
Modification Request for Parcels
033-075-001, -002

Via: Hand Delivered

1. We are seeking approval of modifications for the above referenced property. The project is made up of two (2) parcels individually owned. An existing structure of 7,900 SF is situated on the North parcel (033-075-001) and is the site of the old Beach House Hotel. The other parcel (033-075-002), located South of 033-075-002, is an existing parking lot for the building. We are proposing improved alterations to the East facade of the building in order to get it ready for the new opening. Because the HRC-2 Zone has setbacks and our existing building encroaches, we need a mod to complete our work.

2. We are requesting one (1) modification for this project. It is listed and described below

Mod #1 - Along State St, we are proposing a new storefront window and door system on the first floor of the existing building.

3. We feel that this mod provides a reasonable improvement to this site for the long-term valuation of the existing building and its use.

Mod #1 - We are proposing to remove the existing storefront and door system along State St and replace it with a traditional wood storefront system and entry doors.

4. HLC reviewed this project on several occasions, and were extremely supportive of the project and specifically these improvements to the front facade of the building. The commission was happy to see this dilapidated building being restored and revitalized. We are happy as well.

These modifications are necessary to help restore this building and revitalize the area and provide much needed work of an existing commercial building and site. The benefit is to provide a new boutique hotel for Santa Barbara that visitors, travelers, and residents alike can enjoy for years to come.

Best Regards,

Anthon Ellis
Project Manager

AE:ae

FINAL REVIEW**2. 121 STATE ST**

HRC-2/SD-3 Zone

(1:59) Assessor's Parcel Number: 033-075-001
 Application Number: MST2010-00390
 Owner: Santa Barbara Beach Hotel, LP
 Applicant: AB Design Studio
 Landscape Architect: Chris Gilliland

(Proposal for exterior alterations to an existing hotel to include new storefront windows, doors, awnings, and lighting. The existing parking lot will be improved with new landscaping planters and will be restriped to provide nine uncovered parking spaces. New trash and mechanical wall enclosures with trellis structure are also proposed. Interior alterations will reduce the number of hotel rooms from 53 to 41 and will be under a separate permit.)

(Final Approval of the project is requested.)

Present: Clay Aurell and Anthon Ellis, Architects
 Chris Gilliland, Landscape Architect

Public comment opened at 2:11 p.m.

Kellam de Forest, local resident, expressed concern over the green wall concept.

Public comment closed at 2:13 p.m.

Motion: Final Approval and continued two weeks to the Consent Calendar with the following comments and conditions:

1. A canopy tree shall be required in the parking lot. Species to be approved at Consent.
2. Reduce the box size of the Eucalyptus (*Corymbia citriodora*).
3. Green wall plant palette shall be simplified and reduced in number. Look for vibrancy of color.
4. The green wall approval is with the condition that it shall be maintained in a constant, living, green condition.
5. Light fixtures proposed shall be changed to a smaller, simpler, more appropriate light fixture for El Pueblo Viejo Landmark District.

Action: Suding/Orias, 7/1/0. (Boucher opposed because she does not consider the metal awnings to be appropriate. Shallenberger absent.) Motion carried.