



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 036-13
3880 STATE STREET
MODIFICATIONS
JUNE 26, 2013

APPLICATION OF RICHARD SIX, LMA ARCHITECTS FOR SUMIDA FAMILY LTD PARTNERSHIP, 3880 STATE STREET, 057-240-046 & 057-240-035, C-2 COMMERCIAL, SD-2 SPECIAL DISTRICT 2 AND R-O RESTRICTED OFFICE ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH MEDIUM RESIDENTIAL (15-27 DU/ACRE) (MST2012-00422)

The 84,334 square-foot site has street frontages on State Street, La Cumbre Road and Via Lucero, is comprised of two parcels (APNs 057-240-035 and 057-240-046), and is currently developed with three commercial buildings totaling 25,328 square feet, with 99 uncovered parking spaces. The proposed project involves the demolition of two retail nursery buildings totaling 2,152 square feet; and construction of a 13-unit, 12,760 square foot, two-story apartment addition to an existing 5,442 square foot, one-story office building, which includes the conversion of 404 square feet of office floor area to accessory space. The proposal also includes the construction of two carport structures totaling 2,682 square feet and providing 13 covered residential parking spaces, a 242 square foot trash enclosure, and installation of accessibility improvements including ramps, vertical lift and revised parking layout. The residential unit mix is comprised of seven one-bedroom and six two-bedroom units. Public improvements along Via Lucero will include the installation of curb, gutter, sidewalk, and parkway along the property frontage, and a slight realignment of Via Lucero. The project will result in a 17,734 square foot, two-story commercial building located at the State Street frontage, and a 15,684 square foot, two-story mixed-use building located at the Via Lucero frontage. A total of 108 on-site parking spaces comprised of 17 assigned, residential parking spaces and 91 unassigned, commercial parking spaces are proposed.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow the building and open yard to encroach into the SD-2 zones required 20-foot front setback for buildings greater than 15 feet, and ten-foot setback for required open yard. (SBMC § 28.45.008(4) and SBMC § 28.92.110);
2. A Modification of Private Outdoor Living Space (POLS) standards to allow the POLS to be provided in a front yard less than ten feet from the new Right of Way on Via Lucero (SBMC § 28.66.081); and
3. A Parking Modification to provide 108 parking spaces for the project instead of the 123 parking spaces required (SBMC § 28.90.100 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15332 (Infill Exemption).

WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak either in favor or in opposition of the application thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, June 20, 2013.
2. Site Plans
3. Correspondence received in opposition to the project:
 - a. Paula Westbury, Santa Barbara, CA.

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

- I. Approved the subject application making the following findings and determinations:
 - A. The Staff Hearing Officer finds that the Front Setback Modification is consistent with the purposes and intent of the Zoning Ordinance, and is necessary to secure an appropriate improvement on the lot or is necessary to prevent an unreasonable hardship. The proposed apartment building is set back a minimum of ten-feet from the newly created property line, and is appropriate because the building as designed is to be a minimum of twenty-feet from the original property line and existing edge of the paved right-of-way. In addition, the proposed project includes significant improvement to the public right-of-way including new curb, gutter, parkway, and sidewalk.
 - B. The Staff Hearing Officer finds that the Modification of the Private Outdoor Living Space (POLS) requirements is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot and is necessary to prevent an unreasonable hardship. The proposed private outdoor living spaces for Units 1E and 1F will be located as close as 8' - 3" from the resulting front property line. The reduction of the 10' standard by up to 1' - 9" is appropriate because the POLS being is located a minimum of 18'-3" from the edge of the traveled right-of-way and the ten-foot dedication for public improvements resulted in the relocation of the front lot line.
 - C. The Staff Hearing Officer finds that the Parking Modification is consistent with the purposes and intent of the Zoning Ordinance. The proposed parking as described in Section VI of this Staff Report and analyzed in the May 8, 2013 report prepared by Associated Transportation Engineers (ATE) is adequate. As analyzed by ATE, the proposed 91 commercial parking spaces exceed the existing parking demand of 65 parking spaces, and the proposed 17 residential parking spaces exceed the ordinance requirement of 13 spaces; therefore, the proposed parking will adequately meet the parking and loading demands for the project on-site and will not cause and increase in demand for off-site parking and loading.
- II. Said approval is subject to the following conditions:
 - A. The 91 uncovered commercial parking spaces must remain both unassigned; and

