



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: August 1, 2013
AGENDA DATE: August 7, 2013
PROJECT ADDRESS: 3122 State Street (MST2013-00247)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Suzanne Riegle, Assistant Planner *SR*

I. PROJECT DESCRIPTION

The 7,470 square foot parcel is currently developed with a 3,090 square foot non-residential building with two storefronts. The proposed project involves minor tenant improvements to the site and building, including permitting the two new awnings at the front of the building along State Street. The discretionary land use application required for this project is a Modification to allow the awnings to encroach into the required ten-foot front setback (SBMC §28.45.008 and 28.92.110).

Date Application Accepted: 11/15/12

Date Action Required: 2/13/13

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Laurie Vivatson

Property Owner: Jensen Living Trust

Parcel Number: 053-332-018

Lot Area: 7,470 square feet

General Plan: Commercial

Zoning: C-2/SD-2

Existing Use: Non-Residential

Topography: 2% slope

Adjacent Land Uses:

North – Residential

East, South, and West – Non-Residential

IV. DISCUSSION

The project is located in the C-2 and SD-2 Zones. The C-2 zone does not require setbacks for non-residential buildings. The SD-2 overlay zone was established to control density and

related traffic in the Upper State Street Area and requires that any proposed new buildings have a 10-foot or 20-foot front setback, depending on the height of the building. In this instance the one-story building and awnings are required to observe a ten-foot front setback. Currently, there is a large variation in setbacks along the upper State Street corridor. Building setback areas from the street should enhance the pedestrian experience and aesthetics of the built environment.

The subject property is located on the north side of State Street, between Las Positas Road and Calle Palo Colorado. The south elevation of the existing building encroaches four feet into the required ten-foot front setback. The applicant is proposing to permit two door and window awnings, which encroach an additional four feet into the setback and would be located two feet from the front lot line. An aerial photograph (Exhibit D) demonstrates that the pattern of existing development along the north side of State Street in this block provides minimal setbacks. The awnings are located on the south side of the building and provide shielding from direct sun on the windows and also enhance the streetscape and provide an identity to the business entrance, consistent with the goals of the Upper State Street Study. In addition, the proposed awnings are consistent with the legislative intent of the SD-2 Zone as the improvement does not increase the existing square footage, increase density of the development, or increase traffic.

This project was reviewed by the Architectural Board of Review on June 24, 2013 and was forwarded to the Staff Hearing Officer with the comments to provide a clear detail of installation above the sidewalk.

V. FINDINGS

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 awnings are appropriate because the awnings enhance the overall existing streetscape, provide an enhanced entry for the property, do not impede pedestrian access along State Street, and are consistent with the goals and policies of the Upper State Street Study.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated
- C. ABR Minutes
- D. Aerial Photograph

Contact/Case Planner: Suzanne Riegle, Assistant Planner
(SRiegle@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x 2687

State Street Jewelry & Loan
Alan Mirzaian
3122 State St.
Santa Barbara, CA 93105
(805)455-7099

RECEIVED
JUL 23 2013

CITY OF SANTA BARBARA
PLANNING DIVISION

April 26, 2013

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102-1990

**Re: Modification Request for 3122 State St. Santa Barbara CA, 93105;
A.P.N. 053-332-018; Zone C-2/ S D-2**

Dear Staff Hearing Officer:

Currently the commercial occupancy is used as a jewelry store which consists of vintage jewelry, providing collateral loans, and the buying and selling of second-hand merchandise such as estate jewelry, bicycles, and musical instruments. The storefront has large windows that are south-facing which has extreme sun exposure for much of the day, which further damages inventory, furniture, and creates radiant heat throughout the store.

State Street Jewelry and Loan is requesting the following modification: To install storefront awnings over the the two windows in order to reduce heat and the damaging effects of the afternoon sun exposure especially during the hotter months of the year. The reason for the modification request is that the standing property is zoned C-2 with the SD-2 overlay that requires a minimum front setback of 10'-0." The awnings will extend into the setback by 4'-3" which resides within the Property Line and does not extend into the sidewalk. Furthermore the clearance from the bottom of the awnings to the ground level is 8'-4", which will not have any impact on pedestrian traffic.

The benefits of the proposed modifications are as follows: A more attractive storefront to the business and improved aesthetics to the property, reduced energy consumption as opposed to installing central air-conditioning which proves better for the local environment by using less energy; shade will be provided to the storefront thus keeping the store cool and protected against direct sun exposure to inventory and reducing any glare.

Sincerely,
Alan Mirzaian



EXHIBIT B



DESIGN REVIEW ACTIVITIES SUMMARY

3122 STATE ST (MST2013-00247)

C-AWNING

Proposal to install two new canvas awnings above the front windows of the existing commercial building. The existing building encroaches into the SD-2 front setback and the awnings would further encroach. Staff Hearing Officer review of a zoning modification for the awning encroachment is requested.

Status: Pending

DISP

Date 3

ABR-Consent (New)

CONT

06/24/13

(Comments only; project requires environmental assessment and Staff Hearing Officer review of a zoning modification.)

A letter from Paula Westbury was acknowledged.

Continued indefinitely to Staff Hearing Officer to return to Consent Review:

- 1) Provide clear details above the sidewalk.
- 2) If the wood signage is removed, new signage must display the business name.

EXHIBIT C