



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: January 16, 2014
AGENDA DATE: January 22, 2014
PROJECT ADDRESS: 1919 Cliff Drive (MST2013-00112)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Suzanne Riegler, Associate Planner *SR*

I. PROJECT DESCRIPTION

The 10,169 square foot lot is located in the non-appealable jurisdiction of the Coastal Zone, and is developed with a 1,144 square foot restaurant building with 864 square feet covered and screened exterior patios. The project includes alterations to the existing building to enclose the existing covered patio areas, resulting in the creation of new floor area, which is proposed to be a dry storage room. The 2,008 square foot restaurant is proposed to have 36 seats. The discretionary application required for this project is an Interior Setback Modification to allow additions and alterations to the existing building within the required 11'-3" interior setback (SBMC § 28.54.060 and SBMC § 28.92.110)

Date Application Accepted: 12/2/2013

Date Action Required: 3/3/2014

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Ghazwan Akraa	Property Owner:	Ilham Akraa
Parcel Number:	045-015-013	Lot Area:	10,169 sq. ft.
General Plan:	Commercial/Medium-High Residential (15-27 Du/Acre)	Zoning:	C-P/R-2/SD-3
Existing Use:	Formerly Fast Food Restaurant	Topography:	4% est. avg. slope
Adjacent Land Uses:	North, East & West- Commercial (1- and 2- story) South - Residential (2-story)		

B. PROJECT STATISTICS

	Existing	Proposed
Floor Area	1,144 sq. ft.	+ 864 = 2,008 sq. ft.
Parking	12 Spaces	No change

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/Allowance	Existing	Proposed
Setbacks			
- Front	10'	5'	No change
- Rear	11'-3"(1/2 Bldg. Ht.)	5'	No change
Building Height	30'	22' 6"	No change
Parking	1 space per 3 seats or 1/200 sq. ft	12 spaces	No change

V. DISCUSSION

The proposed project involves alterations to the existing covered patio area on the west side of the building, resulting in new floor area. This project was reviewed by the Architectural Board of Review, and received final approval on April 15, 2013. In building permit plan check it was discovered that the existing structure is non-conforming to the required 11'-3" rear setback, so the conversion from covered patio to dry storage room did not comply with the setback provisions. The west patio area encroaches approximately eight-inches into the rear setback. An Interior Setback Modification is requested to allow the proposed creation of new floor area and alterations within the required setback. The proposed dry storage room will not increase the buildings footprint, but will result in changes, including elimination of screened windows-type openings and the addition of a new door within the setback. Staff supports the requested Rear Setback Modification as the changes will result in fewer openings within the required setback and will not increase the buildings footprint. The alterations are not anticipated to adversely impact the adjacent properties.

VI. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Rear Setback 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 addition and alterations are appropriate because the changes will not increase the buildings footprint and will result in fewer openings within the required setback. The alterations are not anticipated to adversely impact the adjacent properties.

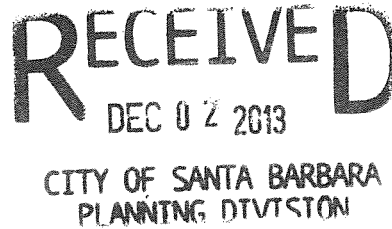
Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated 12/1/2013
- C. ABR Minutes

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Contact/Case Planner: Suzanne Riegle, Associate Planner
(SRiegle@SantaBarbaraCA.gov)
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Phone: (805) 564-5470 x **2687**

Mesa Verde Cafe
Ghazwan Akraa
38 Santa Ynez St.
Santa Barbara, CA 93103
(626) 825-0625



12/1/13

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

Re: Modification Request for 1919 Cliff Drive. APN 045-015-013; C-P/R-2/SD-3

1. Existing situation and proposed project:

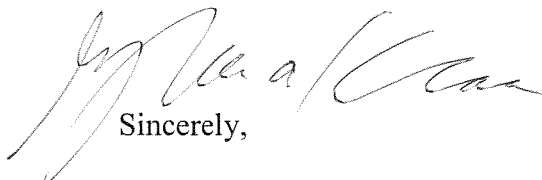
Existing building of 1,239 gross sq.ft built in 1969 and existing covered patio of 910 sq.ft built in 1993 on a 10,169 sq.ft lot. A building permit BLD2013-01148 was issued for tenant improvement to the existing building and enclosing the covered patio by adding new wood windows, repainting the building, landscaping alteration, new bicycle racks and restriping the parking lot.

2. Modification requested:

The required setback in the C-P zone on lot lines adjacent to residential zone "the rear property line in our case" is 10' or 1/2 The building height whichever is greater. The rear setback required is 11'-3" and the existing covered patio wall that we are proposing to enclose is at 10'-7". We are requesting a modification to infill the two openings 8'-0" x 4'-0" in that wall and infill one opening 5'-4" x 4'-0" on the west side wall to provide dry storage space of 100 sq. ft, new 3'-0" delivery door and extend the concrete landing as shown on the plans.

3. The benefits of the project:

The existing covered patio used to be a dining area and by enclosing the rear wall we will eliminate noise and light pollution to the residential neighbors in the rear and provide privacy to our customers and the neighbors. The delivery door will be used once or twice a day during morning hours only.


Sincerely,



DESIGN REVIEW ACTIVITIES SUMMARY

1919 CLIFF DR (MST2013-00112)

C-MINOR ADDITION

Proposal for a tenant improvement for a new restaurant. The project includes two minor additions consisting of enclosure of 856 square feet of existing covered patio areas, new tile at front patio, repainting the building, landscaping alterations, new bicycle racks, and restriping the parking lot.

Status: Building Permit Issued

DISP

Date 3

ABR-Consent (New)

CONT

04/02/13

(Action may be taken if sufficient information is provided.)

Continued one week with comments:

- 1) Study providing windows at the patio openings on the east and west elevations.
- 2) Provide Tier 3 Storm Water Management Program (SWMP) compliance; explore repair versus complete repaving SWMP triggers with City staff.
- 3) Study possible third color for trim around the windows and doors, potentially 3 colors total.
- 4) Provide a landscape plan showing compliance with City water-wise requirements; including the tree parkway strip and all planter areas; eliminate grass in parkway strip and adjacent planters.

ABR-Consent (Continued)

APVD

04/08/13

(Action may be taken if sufficient information is provided.)

An email of concern from Paula Westbury was acknowledged.

Project Design Approval and continued one week for Final with conditions:

- 1) Divided windows are preferred.
- 2) Provide a cut sheet of lighting fixture to be mounted on existing pole at the northwest corner of the property.
- 3) Provide window details, trim details, and window specifications.
- 4) Provide a final landscape plan documenting existing and new landscaping.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, April 15, 2013.

ABR-Consent (Final Review)

APVD

04/15/13

Final Approval with conditions:

- 1) Window trim is to be flat stock with square corners.
- 2) Install diamondia ground cover in the planters at the front of the building.
- 3) The planter along the front of the site behind the diamondia area shall be planted at a maximum height of 3 feet.
- 4) Return landscaping details to staff.
- 5) The proposed Jester Green color on the color board is to be toned down to be more in keeping with the green color as shown on the plans.

ABR-After Final (Staff Apvl)

APVD

09/30/13

Admin approval of additional roof mechanical screen, relocate existing fence or build wood fence at trash enclosure, and green color change to Valspar 5008-6B "Spring Leaves". Consulted with Kirk Gradin.

EXHIBIT C