



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** July 2, 2015  
**AGENDA DATE:** July 8, 2015  
**PROJECT ADDRESS:** 1187 Coast Village Road (MST2015-00118)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner *DJK*  
 Michelle Bedard, Assistant Planner *MB*

### I. PROJECT DESCRIPTION

The 1.1 acre parcel, located in the Non-Appealable Jurisdiction of the Coastal Zone, is currently developed with a 17,868 square foot two-story commercial building and an existing 61 space parking lot. The proposed project consists of site work including adding a total of 709 square feet of new decks and outdoor dining areas, remodeling the outdoor stairs, decks, and patios, removal of an existing landscaping area for the expansion of the lower level outdoor patio/dining area, and a revised site landscape plan. Other site improvements include alterations to the existing driveway (at the northeast portion of the parcel) to reduce the slope, requiring 80 cubic yards of imported fill and replacement of approximately 94 linear feet of an existing retaining wall.

The discretionary applications required for this project is a Front Setback Modification to allow new construction within the required 10-foot front setback (SBMC § 28.63.060 and SBMC § 28.92.110).

Date Application Accepted: June 4, 2015

Date Action Required: September 2, 2015

### II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project.

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Heidi Jones	Property Owner:	H&R Investments
Parcel Number:	009-291-008	Lot Area:	48,233
General Plan:	Commercial/Medium High Residential (15/27 du/acre)	Zoning:	C-1/SD-3
Existing Use:	Commercial	Topography:	10%

Adjacent Land Uses:

North - Commercial  
South - Hwy 101

East - Commercial  
West - Commercial

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Office	5,295 sq. ft.	5,295 sq. ft.
Retail	10,062 sq. ft.	8,262 sq. ft.
Restaurant	2,511 sq. ft.	4,311 sq. ft.
Total	17,868 sq. ft.	17,868 sq. ft.

**C. PROPOSED LOT AREA COVERAGE**

Building: 9,923 sf 21% Hardscape: 34,956 sf 72% Landscape: 3,354 sf 7%

**IV. DISCUSSION**

The project was conceptually reviewed by the Architectural Board of Review (ABR) on May 11, 2015, and received positive comments and was continued one week to Consent. When the plans were resubmitted for Consent review it was determined that the project as proposed would require a modification. The project is rescheduled for a concept review at the ABR on Monday, July 6, 2015.

The proposed project involves construction of two new decks totaling 709 square feet fronting Coast Village Road. Properties located in the C-1 Limited Commercial Zone require a minimum front setback of 10 feet along both the Coast Village Road and Coast Village Circle street frontages. The proposed decks are located within 10 feet of the front property line along Coast Village Road. The subject site has an average 10% slope and moves downhill from Coast Village Road to Coast Village Circle. Due to the change in grade, portions of the deck will be greater than 10 inches as measured from existing grade and will require a modification. Staff is supportive of the encroachment because it is a site improvement that does not add building mass and will retain the visual appearance of the setback. Additionally it allows for an appropriate improvement on the lot similar to improvements that other properties along Coast Village Road enjoy.

Transportation Review

Transportation Staff reviewed the project and requested that the deck and railing be set back a minimum of one foot from the edge of the sidewalk in order to comply with the Pedestrian Master Plan (PMP). The applicant has revised the project to comply. Providing the one foot setback will allow an opportunity for the project to provide an additional area for site landscaping.

Coastal Review

The project is located in the Non-Appealable Jurisdiction of the Coastal Zone and requires Coastal review. The project as proposed will qualify for a Coastal Exemption.

**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 deck is appropriate because it is a site improvement that does not add building mass, and will retain the visual appearance of the setback while maintaining the character of the neighborhood and addressing the slope topography of the existing site.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated June 4, 2015
- C. ABR Minutes

Contact/Case Planner: Michelle Bedard, Assistant Planner  
(MBedard@SantaBarbaraCA.gov)  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470 x4551





4 June 2015

Staff Hearing Officer  
City of Santa Barbara  
630 Garden Street  
Santa Barbara, CA 93101

**RE: Modification Request for 1187 Coast Village Road; APN 009-291-008;  
C-1/SD-3 (Limited Commercial/Coastal Zone, MST2015-**

Dear Staff Hearing Officer,

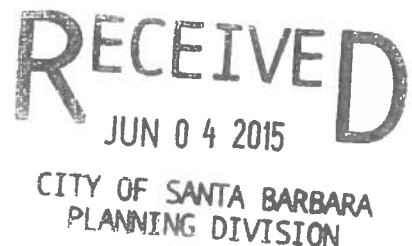
The subject property is developed with a two-story 18,869 SF shopping center containing a mix of office, retail and restaurant uses. The building faces public parking spaces off of Coast Village Road. Existing access from the sidewalk to the retail and restaurant entrances is provided via a ramp to the existing walkway that runs along the building frontage. The access ramp slopes up from the sidewalk to the retail walkway. The building was constructed on this sloped lot such that the retail and restaurant spaces are on the second level of the building, with office spaces below, at the grade elevation of the parking lot accessed from Coast Village Circle. The proposed project consists of interior and exterior tenant improvements, stair reconfiguration, new landscaping and new outdoor dining decks. As a result of the site topography, the outdoor dining decks, will be above the grade below and in some areas will exceed the 10 inches above the grade below similar to the existing access ramp. The proposed dining decks are located in the required 10 foot front yard setback.

The zoning modification being requested is to allow the dining decks to encroach into the front yard setback by nine-feet. The decks will be setback one-foot from the edge of the right of way and sidewalk. The height of the deck above the sidewalk ranges from 1'-1 3/4" to 1'-6 3/4". The decks will each incorporate a railing to define the seating area in addition to a light well in order to continue to provide light to the area and walkways below. The proposed decks are designed to match the existing design and material of the ramp access and storefront walkway. The overall project results in a significant aesthetic improvement, is pedestrian friendly and creates a more inviting atmosphere.

Thank you for your consideration of our request. Should you have any questions or require additional information, please contact our office at 966-2758.

Sincerely,  
**SUZANNE ELLEDGE**  
**PLANNING & PERMITTING SERVICES, INC.**

Heidi Jones, AICP  
Associate Planner



**EXHIBIT B**



**ABR - REVIEW AFTER FINAL****D. 2911 DE LA VINA ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-202-008  
 Application Number: MST2013-00107  
 Owner: 2911 De La Vina, LLC  
 Architect: Henry Lenny  
 Architect: DMHA  
 Business Name: Los Agaves

(This is a revised project. Proposal to reduce the square footage of the building by 60 square feet, recess the storefront of the restaurant to be in line with the front door recess, and exterior alterations including replacement of the front windows with bi-fold doors, a new front door, replacing the existing front concrete patio for a new outdoor dining area with perimeter bollards and chains, a new wood fence, a new trash enclosure, remove "as-built" rear shed roof and construct a smaller rear shed roof at the rear of the building and for alterations to the existing parking lot. Staff Hearing Officer approval was granted for a zoning modification.)

**(Review After Final of the following changes to the approved project: add two additional "Barcelona" wall sconces, retain and resize the existing second door, add wall-mounted heaters, change the style of the stone material, add two floor-mounted heaters, and change the patio floor material from scored concrete to flagstone. Requires compliance with Staff Hearing Officer Resolution No. 021-14.)**

Present: Henry Lenny and Edward DeVicente, Architects/DMHA.

**Final Approval of Review After Final as noted on plan Sheets G001 and A102.**  
 Gradin/Miller, 2/0/0. Motion carried.

**ABR - PROJECT DESIGN AND FINAL REVIEW****E. 1187 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-291-008  
 Application Number: MST2015-00118  
 Owner: H & R Investments  
 Agent: SEPPS  
 Designer: Marie Evan Schumacher  
 Business Name: Coast Village Plaza

(Proposal for site improvements to an existing 18,869 square foot two-story commercial building on a 47,976 square foot parcel located in the non-appealable jurisdiction of the Coastal Zone. The project will comprise a new landscape plan, new ground floor exit, repair work to existing columns and beams, remodeled outdoor stairs, decks, and patios, and expansion of the exterior dining area. The existing driveway will also be modified to lessen the slope so there will be 80 cubic yards of imported fill, and an existing retaining wall will be replaced. There will be an overall reduction of landscaping by 1,013 square feet. Coastal Review is required.)

**(Project was last reviewed at Full Board on May 11, 2015.)**

Present: Marie Evan Schumacher, Designer; and Adam Graham, Arroyo Seco.

**Continued indefinitely to Full Board for mailed notice hearing and positive comments. This project was found to require Staff Hearing Officer review.**  
 Gradin/Miller, 2/0/0. Motion carried.

**EXHIBIT C**

**CONCEPT REVIEW - NEW ITEM****7. 1187 COAST VILLAGE RD****C-1/SD-3 Zone****(6:15)**

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Application Number: MST2015-00118  
Owner: H & R Investments  
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**(Comments only: project requires compliance with City Landscape Design Standards for Water Conservation. Requires Coastal Review.)**

Actual time: 7:02 p.m.

Present: Marie Evan Schumacher, Designer; and Adam Graham, Landscape Architect.

Public comment opened at 7:21 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued one week to Consent Review with comments:**

- 1) Provide elevation details of the driveway walls and elevations on Coast Village Road, including wall heights in relation to adjacent grade or patio areas.
- 2) Provide accurate north elevation details of the proposed landscaping and wall improvements.
- 3) Provide accurate proposed fountain plan details.
- 4) Provide accurate plant size and quantities on the plans.
- 5) Label all existing trees to be removed with plant species and DCH (diameter at chest height) details.
- 6) Provide accurate replacement tree size and species details for the three skyline pine trees to be removed.
- 7) Provide a more water wise plant palette, as appropriate.

Action: Miller/Hopkins, 6/0/0. Motion carried. (Cung absent).

**\*\* MEETING ADJOURNED AT 7:48 P.M. \*\***