

# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** June 30, 2016  
**AGENDA DATE:** July 6, 2016  
**PROJECT ADDRESS:** 2720 De La Vina (MST2016-00114)  
**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 12,000 square foot parcel is developed with an existing 3,857 square foot non-residential building. The proposed project involves a change of use from retail to restaurant/wholesale, an interior remodel, minor façade alterations, new rooftop equipment, and site alterations including restriping the parking lot, new bicycle parking, new outdoor dining, and new landscaping.

The discretionary applications required for this project are:

1. Front Setback Modification to allow door and window alterations to the existing non-residential building located within the required 20-foot front (west) setback (SBMC §28.45.008, SBMC §28.87.030 and SBMC §28.92.110).
2. Interior Setback Modification to allow storage of trash/recycling bins to encroach within the required 10-foot interior (east) setback, adjacent to a residential zone (SBMC §28.66.060, and SBMC §28.92.110).

Date Application Accepted: June 7, 2016

Date Action Required: September 5, 2016

### II. RECOMMENDATION

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

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Lisa Stidd Silver	Property Owner:	William Meller Family LLC
Parcel Number:	051-220-021	Lot Area:	12,000 square feet
General Plan:	Commercial/Medium High Density Residential (Max 15-27 du/acre)	Zoning:	C-2/SD-2



V. **FINDINGS**

The Staff Hearing Officer finds that the Front Setback Modification to allow minor door and window façade alterations is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The existing building is nonconforming to the SD-2 setback, and the minor alterations are not likely to pose any negative impacts to the surrounding neighbors or the public street frontage.

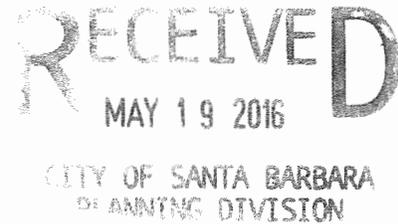
The Staff Hearing Officer finds that the Interior Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed location of the trash/recycling bins is appropriate because it will be screened from public view and it will not adversely impact the residential neighbors (east) because it is adjacent to the carport structure and it is adjacent to the parking area for the commercial neighbor (north).

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated May 19, 2016
- 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

Lisa Stidd Silver/Three  
503-347-1963  
Owner's agent to  
Aaron Olson and Kim Anderson  
2720 De La Vina  
Santa Barbara, CA 93105



May 19, 2016

Staff Hearing Officer  
City of Santa Barbara  
PO Box 1990  
Santa Barbara, CA 93102-1990

Re: Modification Request for 2720 De La Vina; APN 051-220-021; Land Use Zone – C-2/SD-2

Dear Staff Hearing Officer:

There is an existing Commercial Building (3,857 SF) . We are proposing enlarging the front entry door area and adding a double set of entry doors off of De La Vina, as well as a secondary entrance via double doors w/ sidelight window in existing opening off of the parking lot area. Both of these improvements encroach into the SD-2 20' front setback (as building height exceeds 15'). We are also proposing that the trash/recycling and food scrap bins be located in the exterior rear area of development with the SD-2 rear setback. There is currently a wall on the property line separating our property from Condominiums/Townhouse. Their trash enclosure area is on the opposite side of this wall.

We have already received ABR approval for this current design for both main and secondary entry doors as well as location of trash/recycling on April 11, 2016 and are currently in process and have received our first round of plan check comments from Building and Safety.

The modification being requested is for the main entry doors off of De La Vina as well as the secondary entrance off of parking lot be approved within the SD-2 20' front setback. The improvements will greatly enhance the new use for Handlebar as well as the patron's experience. We are also requesting that the trash/recycling bins be allowed within the SD-2 10' rear setback. All of which already have support and approval through ABR.

**EXHIBIT B**



The major benefit of receiving this modification is for the ease of the patrons and also for ease of those with accessibility concerns from the parking lot. The current single door entrance off of De La Vina is quite small and not in scale with the building. We believe that we have been very sensitive in our approach to the design and these improvements and that it will be an asset to the neighborhood.

Sincerely,

Lisa Stidd-Silver  
Three... a Stidd-Silver Design Studio



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT MINUTES

Monday, April 4, 2016

David Gebhard Public Meeting Room: 630 Garden Street:

1:00 P.M.

**BOARD MEMBERS:**

KIRK GRADIN, *Chair*  
SCOTT HOPKINS, *Vice Chair*  
THIEP CUNG  
COURTNEY JANE MILLER  
KEVIN MOORE  
AMY FITZGERALD TRIPP  
WM. HOWARD WITTAUSCH

**CITY COUNCIL LIAISON:** FRANK HOTCHKISS  
**PLANNING COMMISSION LIAISON:** JOHN CAMPANELLA  
**PLANNING COMMISSION LIAISON (Alternate):** SHEILA LODGE

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
SUSAN GANTZ, Planning Technician  
KATHLEEN GOO, Commission Secretary

**Website:** [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)

Representatives present: Scott Hopkins and Courtney Jane Miller.

Staff present: Susan Gantz.

#### **ABR - NEW ITEM**

**A. 2720 DE LA VINA ST** **C-2/SD-2 Zone**  
Assessor's Parcel Number: 051-220-021  
Application Number: MST2016-00114  
Owner: William Meller Family, LLC  
Business Name: Handlebar  
Architect: Three A Design Studio

(Proposal for alterations to an existing 3,857 square foot commercial building. The proposal includes door and window changes, new outdoor seating area, parking lot restripe, new building colors, new rooftop equipment, and new landscape plan. No new floor area is proposed.)

Present: Kim Anderson and Aaron Olson, Architects.

**Motion: Continued one week with comments:**

- 1) Provide a roof plan and details for the roof screening.
- 2) Reduce screen at rooftop to the minimum height possible. Use material screening to be more compatible with the building paint to match in color.
- 3) Restudy the grey color. The proposed dark grey color is not acceptable.
- 4) Verify with Marborg Industries and City Environmental Services staff on the trash location, size, and access with a detectible path. Provide details.
- 5) The landscape plan is acceptable as proposed.

Action: Hopkins/Miller, 1/0/0. Motion carried.

**ABR - CONTINUED ITEM****B. 2720 DE LA VINA ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-220-021  
Application Number: MST2016-00114  
Owner: William Meller Family, LLC  
Architect: Three A Design Studio  
Business Name: Handlebar

(Proposal for alterations to an existing 3,857 square foot commercial building. The proposal includes door and window changes, new outdoor seating area, parking lot restripe, new building colors, new rooftop equipment, and new landscape plan. No new floor area is proposed.)

**(Second Review.)**

Present: Lisa Stidd-Silver, Architect.

**Motion: Project Design Approval and Final Approval as submitted.**

Action: Gradin/\_\_\_\_\_, 1/0/0. Motion carried.

**ABR - REVIEW AFTER FINAL****B. 2720 DE LA VINA ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-220-021  
Application Number: MST2016-00114  
Owner: William Meller Family LLC  
Business Name: Handlebar  
Architect: Three... A Design Studio

(This is a revised project description. Proposal for alterations to an existing 3,857 square foot commercial building. The proposal includes door and window changes, new outdoor seating area, parking lot restripe, new building colors, new rooftop equipment, and new landscape plan. No new floor area is proposed. Staff Hearing Officer review is requested to allow alterations to the building in the required front and rear setbacks.)

**(Comments only; requires Staff Hearing Officer review.)**

**(Second Review.)**

Present: Lisa Stidd-Silver, Architect.

A letter of support was received from John Devore and was acknowledged.

Catherine Nelson addressed the board and viewed the project plans.

**Motion: Continued indefinitely to the Staff Hearing Officer with the Board's support for the zoning modifications if the parking is shifted to the north in order to eliminate encroachment into the accessible clear zone.**

Action: Wittausch/Miller, 2/0/0. Motion carried.

**\*\* CONSENT REVIEW ADJOURNED AT 1:40 P.M. \*\***