



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 14, 2016
AGENDA DATE: July 20, 2016
PROJECT ADDRESS: 2912 De La Vina Street (MST2016-00150)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DJK*
 Andrew Perez, Planning Technician II *ACP*

I. PROJECT DESCRIPTION

The 17,857 square-foot site is currently developed with a 1,200 square-foot commercial building and a 452 square-foot front patio. The proposed project involves a 270 square-foot expansion of the front patio and a new trellis to provide shade for the patio seating. The project also includes three new awnings on the north, south, and east elevations, a relocated ADA path of travel, altered driveway envelope and removal of an existing palm tree located in the front setback.

The discretionary application required for this project is a Front Setback Modification to allow the proposed trellis to encroach into the 10-foot front setback required by the Special District 2 (SD-2) Zone (SBMC §28.45.008 and SBMC §28.92.110)

Date Application Accepted: June 22, 2016

Date Action Required: October 22, 2016

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer deny requested the Front Setback Modification, and approve an alternate plan with the trellis being located a minimum of five feet to the front property line

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Sherry & Associates	Property Owner:	SBCG Properties, LLC
Parcel Number:	051-180-029	Lot Area:	17, 857 square feet
General Plan:	Commercial/Medium High Residential (15-27 du/acre)	Zoning:	C-2/SD-2
Existing Use:	Fast-food restaurant	Topography:	4%

Adjacent Land Uses:

North – Offices

East – Alley

South – Commercial

West – Street (De La Vina St.)

B. PROPOSED LOT AREA COVERAGE

Building: 1,495 sf 8% Hardscape: 15,358 sf 86% Landscape: 1,004 sf 6%

IV. DISCUSSION

This project was reviewed by the Architectural Board of Review (ABR) on May 2, 2016 and was continued indefinitely to the Staff Hearing Officer with expressed support of the requested zoning modification.

The proposed project is located in the C-2 and SD-2 zones. The C-2 zone does not require a front setback for non-residential buildings, whereas the SD-2 zone requires a 10-foot front setback for buildings and structures that are 15' or less in height. The SD-2 zone was established to impose certain traffic related restrictions greater than many of the base zones in the Upper State Street Area. It should also be noted that this property has satisfied the 10 foot street Hollister Street setback.

A portion of the existing 452 square foot outdoor seating area is located in the front setback. The proposed project involves a lateral expansion of the front patio, and construction of a detached trellis that will encroach into the front setback. The trellis is proposed to be approximately 10' in height, therefore it is subject to the 10 foot front setback. The posts for the trellis will be located 2'8" from the front property line, whereas the cross members of the trellis will be all the way up to the property line. The trellis posts will be incorporated into an existing 26" tall, slump stone wall. The existing wall is proposed to be extended by approximately nine feet (9') on each side of the existing wall, at the same height, to accommodate the proposed expansion of the patio. The wall will continue to be utilized as the front boundary of the patio as well as support for the trellis.

Staff is not supportive of the request of the Front Setback Modification as proposed because the trellis will have an adverse effect on the visual openness of the streetscape if the eaves of the trellis extend to the property line. Although the proposal is consistent with the intent of the SD-2 zone, as the project does not increase existing square footage of the building, a more conforming options exists by moving the trellis away from the street, and attaching the trellis to the building. Staff would be supportive of a redesign that proposes the eaves of the trellis to be located 5 feet from the front property line, and has included approval findings for this change

Transportation Review

The alterations to the driveway envelope has been reviewed by the Transportation Supervisor and found the proposed project acceptable.

V. FINDINGS

DENIAL FINDINGS

The Staff Hearing Officer finds that the Modification is not consistent with the purposes and intent of the Zoning Ordinance, and is not necessary to secure an appropriate improvement on the lot, as the proposal will adversely affect the visual openness of the streetscape.

APPROVAL FINDINGS

The Staff Hearing Officer finds the Modification is consistent with the purposes and intent of the Zoning Ordinance, and is necessary to secure an appropriate improvement on the lot. A trellis that encroaches 5 feet into the front setback is appropriate because it is consistent with the intent of the SD-2 zone and will not adversely impact visual openness of the streetscape.

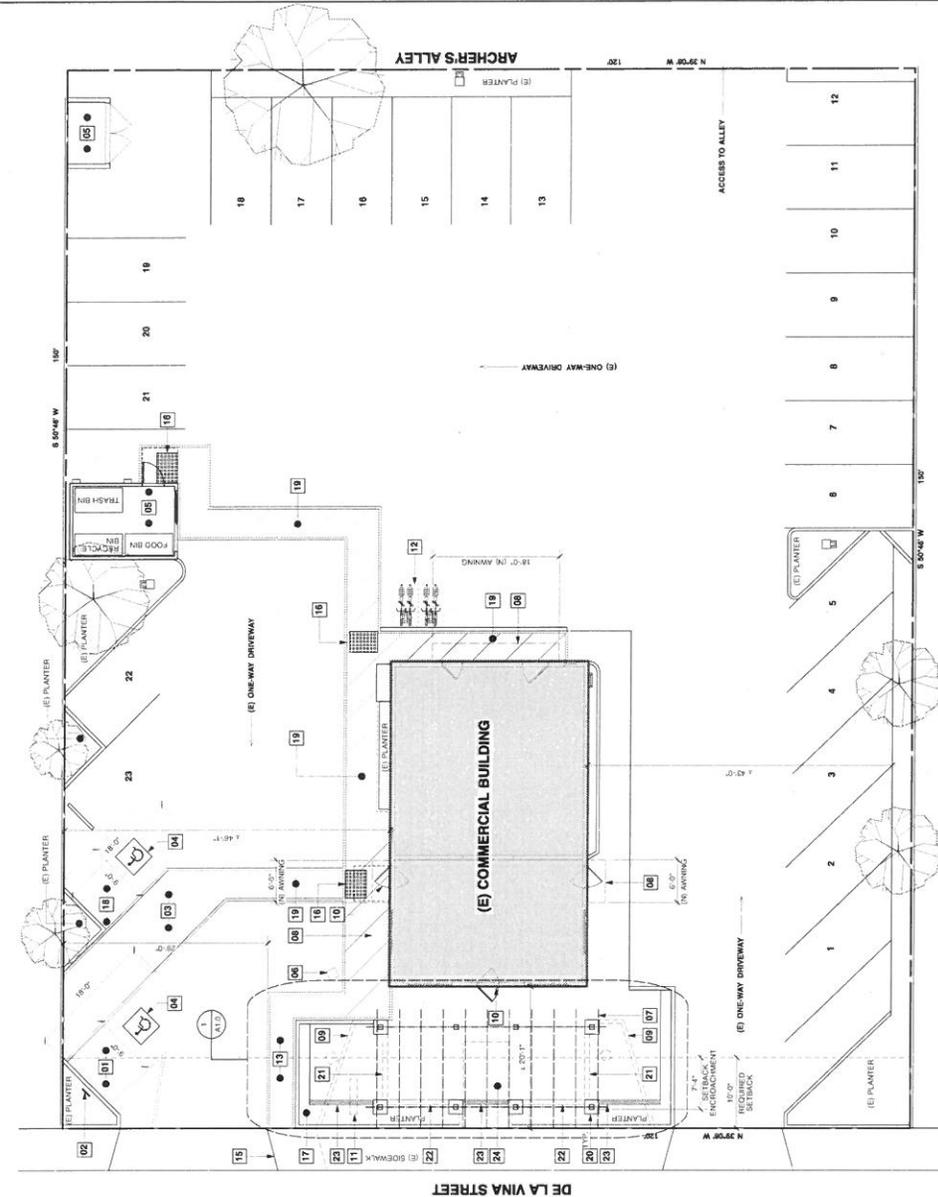
Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated May 31, 2016
- C. SFDB/ABR/HLC Minutes

Contact/Case Planner: Andrew Perez, Planning Technician II
(Acperez@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x4559

SITE PLAN REFERENCE NOTES

- 01 (E) VAN ACCESSIBLE HANDICAPPED PARKING
- 02 (E) VAN ACCESSIBLE HANDICAPPED PARKING SIGN
- 03 (E) DIAGONAL STRIPES & NO PARKING AT HANDICAPPED ACCESS AREAS
- 04 (E) INTERNATIONAL SYMBOL OF ACCESSIBILITY
- 05 (E) TRASH ENCLOSURE
- 06 RELOCATED URN
- 07 (E) TRELLIS
- 08 (E) WALKWAY
- 09 (E) CURB TO BE REMOVED
- 10 (E) ACCESSIBLE ENTRANCE TO REMAIN
- 11 (E) MONUMENT SIGN TO BE REMOVED
- 12 (E) BIKE PARKING
- 13 (E) STRIPES AT ACCESSIBLE PATH OF TRAVEL FROM SIDEWALK
- 14 (E) PALM TREE TO BE REMOVED
- 15 (E) DRIVEWAY ENVELOPE ALTERED
- 16 (E) DETECTABLE WARNINGS TO REMAIN
- 17 (E) LANDSCAPE IN WATER CONTINUE (E) BROWNIANVILLE
- 18 (E) HANDICAPPED PARKING
- 19 (E) ACCESSIBLE PATH OF TRAVEL TO REMAIN
- 20 (E) 20" H BRICK PAVEMENT TO REMAIN
- 21 (E) BRICK WALL TO BE REMOVED
- 22 (E) 20" H BRICK WALL TO REMAIN
- 23 (E) 20" H BRICK WALL TO MATCH EXISTING
- 24 (E) RAMP TO BE REMOVED



SITE PLAN - EXISTING/PROPOSED
SCALE: 1/8" = 1'-0"

DATE	DESCRIPTION

T 2.0

SITE PLAN - EXISTING AS BUILT

SHERRY AND ASSOCIATES, ARCHITECTS
535 SANTA BARBARA STREET
SANTA BARBARA, CA 93101
(805) 963-0986

DATE: May 31, 2016

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

FROM: Dawn Sherry and Lauren Deason
Sherry and Associates, Architects
535 Santa Barbara St.,
Santa Barbara, CA 93101
(805) 963-0986
dawn@dawnsherry.com / lauren@dawnsherry.com

RE: Modification Request for 2912 De La Vina;
APN 051-180-029; C-2/ SD-2

RECEIVED
JUN 02 2016
CITY OF SANTA BARBARA
PLANNING DIVISION

Dear Staff Hearing Officer,

The current development on this parcel is an existing restaurant, The Daily Grind of 1495 SF Gross and 1200 SF Net. The structure is surrounded on three sides by a 25 space parking lot and on one side (facing De La Vina Street) with an uncovered patio of 452 SF. Our proposal consists of an addition of 722 SF to the existing patio and a proposed trellis over a portion of the patio itself.

The existing patio is enclosed on three sides by an existing low slump stone wall. This wall defines the patio itself. It is our intent to utilize this existing low wall as a boundary for our proposed trellis and to incorporate our trellis posts directly onto the existing enlarged bases of the low wall which are located 24" from the back of the existing sidewalk. If centered on these bases, the trellis posts would be located 2'-8" (to outside face of post) from the back of the existing sidewalk. This will require a relief from the 10'-0" setback of 7'-4".

The modifications requested are as follows:

1. A modification to the 10'-0" SD-2 overlay front setback. The proposed setback will be 2'-8" instead of the required 10'-0".

EXHIBIT B

We feel this encroachment secures an appropriate improvement to the existing development. It is a natural location for the posts of the proposed trellis. The trellis itself provides a sense of security for the existing (and enlarged) patio and the patio provides the street with more vibrancy and life.

We look forward to your review of this proposal. Please do not hesitate to call us if you have any questions.

Sincerely,

Dawn Sherry

ABR - CONTINUED ITEM**C. 2912 DE LA VINA ST****C-2/SD-2 Zone**

Assessor's Parcel Number: 051-180-029
Application Number: MST2016-00150
Owner: SBCG Properties, LLC
Applicant: Sherry & Associates
Business Name: The Daily Grind 2

(Proposal for exterior alterations to an existing 1,200 square foot commercial building. The project will consist of enlarging an existing 259 square foot outdoor dining patio to 495 square feet, a new wood trellis to be constructed over the patio; new landscape planters; new awnings on the north, south and east elevations; a relocated ADA path of travel; and an altered driveway envelope. There will be no change to the number of parking spaces. The removal of a palm tree within the front setback requires approval by the Parks and Recreation Department. This project requires Staff Hearing Officer review of a Zoning Modification for the trellis to encroach into the required front yard setback.)

(Second review. Project was last reviewed on April 25, 2016.)

Present: Dawn Sherry and Lauren Deason, Sherry & Associates.

Motion: Continued indefinitely to the Staff Hearing Officer with expressed support of the requested zoning modification.

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