



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: October 17, 2007
AGENDA DATE: October 24, 2007
PROJECT ADDRESS: 28 W. Cabrillo Blvd. (MST2007-00276)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *DJK*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The proposed project involves conversion of an existing 1,812 square foot hotel conference room to a guest spa and 668 square feet of exterior improvements including a new Jacuzzi spa and privacy wall at an exiting patio at the Harbor View Inn.

The discretionary application required for this project is Modifications to permit:

1. A privacy wall, hedge, fence and gate to exceed the maximum required 3 ½' in height when located within ten-feet (10') of a front lot line (SBMC § 28.87.170); and,
2. A Jacuzzi to be located within fifteen-feet (15') of a front lot line (SBMC §28.87.060); and,
3. The installation of a new door to a portion of the building located with the required thirty-foot (30') front yard setback (SBMC §28.21.085)

Date Application Accepted: September 28, 2007 Date Action Required: December 28, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Cearnal Andrulaitis LLP	Property Owner:	Beach Motel Partners
Parcel Number:	033-102-002	Lot Area:	1.5 acre
General Plan:	Hotel & Related Commerce	Zoning:	HRC-1/R-4/SD-3
Existing Use:	Hotel	Topography:	Flat
Adjacent Land Uses:			
	North – State St/Commercial		East – Cabrillo Blvd/Beach
	South - Motel		West – Multi-Family Residence

III. DISCUSSION

- This project was reviewed by the Historic Landmarks Commission on three (3) separate occasions and was given favorable comments on the proposed exterior alterations.
- The existing hotel is converting an unused meeting room to a guest spa. As a part of the remodel, an outdoor Jacuzzi spa will be added. The in-ground spa is proposed to be located within the required fifteen-foot front setback off of Chapala Street. To provide privacy to the new spa and meet building code requirements, a 7'6" wall, overheight hedge, and security gates are being proposed within ten-feet (10') of the front lot line. Lastly, a new door is being added to an existing storage room which is located within the front yard setback. All three (3) Modifications being requested are necessary to install the spa amenity for this hotel. The Jacuzzi won't be seen due to its proposed location behind the wall, the wall will screen the spa without creating visibility issues from any driveway, and the door addition on the existing storage room provides access to an existing space without adding additional floor area.

IV. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modifications being requested are necessary to secure an appropriate improvement of spa facilities for the hotel, and are consistent with the purpose and intent of the ordinance, because there would be adequate separation from the spa and the street.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated May 31, 2007
- C. HLC Minutes

Contact/Case Planner: Roxanne Milazzo, Associate Planner
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630 Garden Street, Santa Barbara, CA 93101
Phone: (805)564-5470



CEARNAL ANDRULAITIS LLP
ARCHITECTURE & INTERIOR DESIGN

May 31, 2007

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

Re: Modification Request for Project Address;
28 West Cabrillo, Santa Barbara, CA 93101
APN: 033-102-002
Land use Zone: HRC-1 / R-4 / SD-3

Dear Staff Hearing Officer:

We are pleased to submit for your review the renovation to a portion of the Harbor View Inn property which is located at 28 West Cabrillo. The property is 67,122 s.f., or 1.54 acres. We propose to convert a first floor meeting room (1,812 s.f.) and an adjacent exterior patio (668 s.f.) into a new private health spa for the hotel guests. The exterior patio is located on the westerly side of the property and is set within the required 10'-0" setback area.

The first modification being requested is to allow for the exterior 7'-6" high privacy wall to be built 8'-0" within the front yard setback. This encroachment will privatize the exterior patio area from public view on Chapala Street, making for a more enjoyable spa experience for the hotel guests. As part of this first modification, we are also requesting the inclusion of the existing privacy hedges, over 3'-6" ft. high, on the westerly side of the property, which also delineates the pool area from Chapala Street. The major benefits for the new privacy wall surrounding the (E) patio are that it reduces public view into a private area of the hotel and creates the opportunity for added climbing vegetation, or sandstone finish material, without hindering public safety, since it is located 22'-9" from the nearest drive-way.

The second modification is the new addition of the jacuzzi on the existing patio for the new health spa. The jacuzzi would encroach into the front yard setback by ~~3'-0"~~ 15". This would allow safe patio access on all four sides of the jacuzzi. The jacuzzi will be an important element for the health spa amenities offered to the hotel's private guests.

READ 15' #
THE 3RD MOD IS TO PERMIT A OVER ADDITION TO AN EXISTING WALL
Please see the enclosed check #32964 in the amount of \$2,015.00 for the Modification fees, and #32965 in the amount of \$385.00 for the Historic Landmarks Committee fees. We have also enclosed 10 sets of folded plans, which include the proposed plans, section and concept photo images.

We are looking forward to meeting with you soon to review this project.

Respectfully,


Brian Cearnal, President
Cearnal Andrulaitis LLP

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cearnal.com

EXHIBIT B

28 W CABRILLO BLVD – HISTORIC LANDMARKS COMMISSION MINUTES

6/27/07

Motion: Continued two weeks to allow the Commission to make individual site visits and determine whether a modification for the new privacy wall is appropriate as proposed by the applicant.

Action: Hausz/Adams, 5/0/0. (Murray/Naylor/Sharpe absent.) Motion carried.

7/11/07

Motion: Continued two weeks with the comment that the Commission would support the modification for encroachment contingent upon the following: 1) Provide an artistic embellishment of the wall. 2) Include landscaping in the design. 3) Applicant is to check on the legality of the existing hedge height.

Action: Boucher/Adams, 6/0/1. (Curtis abstained. Naylor stepped down. Pujo absent.)

Motion carried.

7/25/07

Motion: Continued indefinitely to the Consent Calendar with the following comments conveyed to the Staff Hearing Officer: 1) The Commission recommends acceptance of the request for the modification to install a solid fence at the proposed location based on the mitigation for the encroachment that the design provides pedestrian interest and public value with the incorporation of public art. 2) The design should be modified to include a panel of either decorative or mural tile. 3) The wall top should have some traditional shape.

Action: Pujo/Boucher, 5/0/0. (Naylor stepped down. Adams/Hausz absent.) Motion carried.

Commission comments: The Commission has considered the installation of the solid wall at the proposed location acceptable and the details of the ceramic tile can be worked-out at the Consent Calendar. The wall will be plaster with stone base, stone cap, and a ceramic tile design. The top of the wall should have some vertical relief.