



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: February 18, 2009
AGENDA DATE: February 25, 2009
PROJECT ADDRESS: 201 W. Montecito Street (MST2008-00233)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RUB*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 16,485 square foot project site has frontage on West Montecito Street and Los Aguajes Avenue. Current development on site consists of a 12,700 square foot warehouse and thirteen parking spaces. The proposed project involves window and door alterations/additions to all four sides of the building, an equipment enclosure on the ground floor, and reducing the parking on site to nine spaces. Half of the building is located within the R-4 Zone which requires double setbacks for non-residential uses in a residential zone. The discretionary applications required for this project are Modifications to permit alterations within the required twenty-foot (20') front and twelve-foot (12') interior yard setbacks (SBMC §28.21.085).

Date Application Accepted: February 2, 2009 Date Action Required: May 2, 2009

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Design Arc	Property Owner:	201 W. Montecito St, LLC
Parcel Number:	033-032-006	Lot Area:	16,485 sf
General Plan:	Comm/Hotel/Residential	Zoning:	C-2/R-4/SD-3
Existing Use:	Warehouse	Topography:	Flat

Adjacent Land Uses:

North – W. Montecito Street	East - Commercial
South – Los Aguajes Avenue	West - Commercial

B. PROPOSED LOT AREA COVERAGE

Building: 12,700 sf 77% Hardscape: 2,160 sf 13% Landscape: 1,625 sf 10%

IV. DISCUSSION

This project was reviewed by the Architectural Board of Review on two occasions and given final approval on November 17, 2008, as submitted.

The project site has dual zoning. The front half facing Montecito Street is zoned C-2 (Commercial) while the rear half facing Los Aguajes is zoned R-4 (Hotel-Motel-Multi-Family Residential). The use of the existing structure as a warehouse is non-conforming for both zoning designations, but may continue to be used as one subject to the limitations outlined in SBMC §28.87.030E – Nonconforming Uses. Pursuant to SBMC §28.21.085, the portion of the building located within the R-4 Zone requires double setbacks for non-residential uses in residential zones. Standard setbacks for the R-4 Zone are 10' in the front and 6' along the interior property lines. These distances are doubled for the portions of the existing building located in the R-4 Zone.

The proposed project involves window and door alterations to three sides of the building located within the setbacks of the R-4 Zone and therefore requires a Modification approval to be completed. It is Staff's position that the alterations to the existing openings will not result in an intensification or change of use to the warehouse and that they are purely aesthetic in nature.

V. FINDINGS

The Staff Hearing Officer finds that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvement on the lot. The window and door changes are a part of the remodel that will allow the continued use of the structure as a warehouse without intensifying or changing its use.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated February 2, 2009
- C. ABR Minutes

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

February 2, 2009

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

Re: Modification Request for 201 W. Montecito Street
APN: 033-032-006; Land Use Zone: C-2/SD-3, R-4/SD-3

Dear Staff Hearing Officer:

The existing legal non-conforming commercial building (12,700 sf) is now bisected by two zones (C-2/SD-3 and R-4/SD-3). Currently the existing building encroaches into the R-4 front yard setback on the south side, and the interior setback on the east side of the property. The proposal is to renovate the existing elevations by removing select existing doors/windows and adding new doors/windows, a small number of which occur within the R-4 setback.

The first modification being requested is to remove and seal three existing windows on the south elevation and add three new openings of different sizes and locations. The new openings include two windows and a small scale garage door paired with a man-door. The new openings will allow desired access to the building from Los Aguajes, and also create a façade that relates more to the surrounding context. The new fenestration has been reviewed and approved by the Architectural Board of Review (Preliminary and Final approval received 11/17/08).

The second modification being requested is to remove and seal two windows, a duct opening and a door on the east side of the building, and to add two windows of new sizes and locations in the interior setback. The new windows will improve the function of the owner's intended use of the building and pose no adverse affect on the building and/or the neighbors. The new fenestration has been reviewed and approved by the Architectural Board of Review (Preliminary and Final approval received 11/17/08).

The third modification being requested is to remove an existing window on the west elevation that falls in the second floor front yard setback and to add two windows of new size and location. The proposal is also to add a door that partially encroaches into the first floor front yard setback. These new openings support the owner's intended use of the building. The new fenestration has been reviewed and approved by the Architectural Board of Review (Preliminary and Final approval received 11/17/08).

The benefits of changing the fenestration in the front yard setback and the interior setback are: that the new windows and doors will maintain a consistent aesthetic throughout the project; the proposed exterior work (including modified openings, new plaster, new sitework and landscaping) will improve the appearance of the overall building; the owner will have entry/exit access at the desired locations which will improve the function of the intended use of the building as a car storage facility. Additionally, the proposed improvements will not adversely impact any of the surrounding uses.

Sincerely,



Shannon Brooker

Exhibit B

201 W. MONTECITO ST – ARCHITECTURAL BOARD OF REVIEW SUMMARY

September 22, 2008

An opposition letter from Paula Westbury was acknowledged by the Board.

Motion: Continued indefinitely to Full Board with the following comments:

- 1) The Board is in favor of the project and finds it generally acceptable as presented.
- 2) The Bird of Paradise plantings off Los Aguajes are to remain.
- 3) Restudy the trash and the AC condensers to accommodate their continued life and location on the front edge of the sidewalk of the street.
- 4) Applicant to return with a rendering of the front elevation with the slit window, perspective, and bonderized metal below.

Action: Blakely/Sherry, 5/0/1. Motion carried. (Manson-Hing abstained; Zink and Gross absent.)

November 17, 2008

Preliminary Approval and Final Approval of Architecture and Landscaping.