



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: May 27, 2009
AGENDA DATE: June 3, 2009
PROJECT ADDRESS: 350 Hitchcock Way (MST2009-00224)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The project site is developed with an auto dealership. The proposed project involves a tenant improvement which includes a request for the addition of a vehicle display parking space. The discretionary application required for this project is a Modification to allow the display parking space to be located within the required 40' front setback (SBMC 28.15.060 & 28.15.085 & 28.90.001.I).

Date Application Accepted: May 4, 2009

Date Action Required: August 4, 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:	Stantec Architecture	Property Owner:	Clayton, Troutt & Company
Parcel Number:	015-240-003	Lot Area:	5 Acres
General Plan:	Office & Residential	Zoning:	E-3/P-D/SD-2
Existing Use:	Auto Dealership	Topography:	Flat

Adjacent Land Uses:

North – Residential

East - Residential

South – Auto Dealership

West – Hitchcock Way

IV. DISCUSSION

The subject property has both commercial and residential zoning and has historically been used as an auto dealership. Plans in the City archives show a history of automobiles being parked in

the paved display area between the sales building and Hitchcock Way. During a recent plan check for tenant improvements, it was noted that a new auto display pad was being proposed in the Northwest corner of the site. SBMC §28.90.001.I prohibits parking in the front setback in any zone. Pursuant to SBMC §28.15.085, a 40' front setback is required for non-residential use in this residential zone. The proposed project involves the installation of a vehicle display parking pad within the 40' front setback and requires Modification approval. It is Staff's position that the new parking pad is appropriate for this type of business, that the location will not impact the neighboring parking lot or driveway entrance/exit, and that the Modification approval will allow this tenant with the same opportunity as the neighboring businesses.

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 parking slab will provide a display space for showcasing the dealership's product, similar to other auto dealers in the surrounding area.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated May 1, 2009
- C. ABR Minutes

Contact/Case Planner: Roxanne Milazzo, Associate Planner
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Stantec

May 01, 2009

Staff Hearing Officer

City of Santa Barbara

P.O. Box 1990

Santa Barbara, CA 93102-1990

Reference: Modification Request for 350 Hitchcock Way; 015-240-003; E-3/PD/S-D-2

Dear Staff Hearing Officer:

This is an existing automobile dealership building with a previously approved addition of 3,386 SF. The existing facility includes services bays and parking for new vehicles. The site includes parking, display parking and landscape planters.

The modification being requested is to allow display parking within the current setback. The area will allow one new vehicle to be displayed and viewed from the street frontage.

The major benefit of having this pad within the setback is to allow better visibility from the street frontage for the featured vehicle the dealer is featuring. This display pad is at the same elevation as the curb and will be enhanced with low landscape surrounding it. This display pad happens to lie within the setback however will not be a detriment to the project or surrounding area. This approval will allow this business the same opportunities as the other dealerships in the community that have been previously approved.

Sincerely,

STANTEC ARCHITECTURE INC.

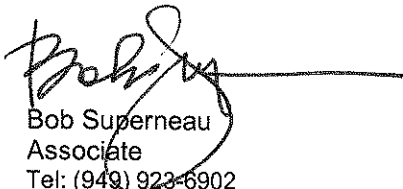

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Exhibit B

REFERRED BY FULL BOARD**G. 350 HITCHCOCK WAY****E-3/PD/SD-2 Zone**

Assessor's Parcel Number: 051-240-003
 Application Number: MST2007-00613
 Owner: Clayton, Troutt & Co. III, LL
 Owner: Ralph Horowitz
 Landscape Architect: Bob Cunningham, Arcadia Studio
 Architect: Stantec Consulting, Inc
 Business Name: DCH Lexus of Santa Barbara

(Proposal to remodel interior and exterior tenant improvements of an existing automobile dealership building to include the construction of a 2,100 square foot canopy on the south elevation, enclose 2,008 square feet of the existing covered northwest and southwest corners of Building A, adding rolling garage doors to the existing service bays (Building B) and to demolish 1,000 square feet of Building B. The project scope includes ADA requirements, a new trash enclosure, and increase landscape areas. Development Plan Approval findings are required at ABR for the new addition of 1,008 square feet.)

(Preliminary Approval granted 4/21/08. Final Approval is requested.)

Final Approval of Architecture and landscaping as noted on the plans: 1) Light fixtures to be mounted at angle to prohibit light trespass. 2) Detail at texture change at northeast and southeast corners.

FINAL REVIEW**H. 100 BARRANCA AVE****R-2/SD-3 Zone**

Assessor's Parcel Number: 045-270-018
 Application Number: MST2008-00153
 Owner: Sandoval Family Trust 7/30/03
 Applicant: Shoreline HOA
 Architect: CSA Architects
 Landscape Architect: Bob Cunningham

(Proposal for exterior alterations to an existing 56 unit condominium complex located in the R-2 zone and both the Appealable and Non-Appealable Jurisdiction of the Coastal Zone (SD-3). The project includes the removal of rooftop parapets and new roofing; replacement of existing exterior wood siding with stucco; and replacement of all windows, existing railings, and existing swimming pool and deck materials. The proposal also includes the installation of new vehicular gates and fencing and a revised landscaping plan to include the removal and replacement of 16 trees, and replacement of stairs along Shoreline Drive. The new landscaping plan will comply with the City's Low Water Use Landscape Design Guidelines. The project requires review by the Staff Hearing Officer for a modification for the as-built trash enclosure to be located in the front yard setbacks.)

(Project received Preliminary Approval on 8/11/2008. Final Approval is requested of the Landscaping.)

Final Approval as noted on the plans.

