



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: September 29, 2010
AGENDA DATE: October 6, 2010
PROJECT ADDRESS: 525 E. Micheltorena Street (MST2010-00049)
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 proposed project involves the construction of two faux chimneys on the roof of an existing three-story commercial building. The chimneys will house panel antennas for a T-Mobile installation. The discretionary application required for the project is a Modification to permit the one of the chimneys to be located within the required 15' front setback (SBMC §28.51.060).

Date Application Accepted: September 13, 2010 Date Action Required: December 13, 2010

II. RECOMMENDATION

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

III. SITE INFORMATION

A. SITE INFORMATION

Applicant:	Sure Site Consulting	Property Owner:	PB Micheltorena
Parcel Number:	027-260-031	Lot Area:	22,320 sf
General Plan:	Major Public/Institutional	Zoning:	C-O
Existing Use:	Medical Office	Topography:	10% Slope

Adjacent Land Uses:

North - Residential	East - Residential
South - Micheltorena Street	West - Medical Office

IV. DISCUSSION

The project site is developed with a three-story commercial office building. The proposed project is a request to install eight T-Mobile wireless communication panel antennas on the roof. The antennas will be screened with two faux chimney elements that match two that currently exist for Sprint. One of the chimneys is proposed on a portion of the third floor that is non-conforming to the required twenty-foot setback. A Modification is being requested to allow the installation in a location compatible with the existing and proposed antenna locations. The project was approved by the Architectural Board of Review with findings that the project resulted in no visual impacts.

V. FINDINGS AND CONDITIONS

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 Modification will allow a uniform installation for improved communication systems without adding floor area within a required setback or yard.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated September 13, 2010
- C. ABR Minutes

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



Scott Dunaway
5955 De Soto Avenue
Suite 142
Woodland Hills, CA 91367

September 13, 2010

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

**RE: Modification Request for 525 E. Micheltorena Street, Assessor's Parcel Number:
027-260-0351; Land Use Zone: C-O**

Dear Hearing Officer,

1. Detailed statement describing the existing situation and the proposed project:

The building is a (3) three story commercial office building. The proposed project is to install and operate wireless communications consisting of eight (8) panel antennas located on the rooftop, screened from view within two faux chimney elements to match the two existing faux chimney elements. The project will also house equipment cabinets located within a suite on the third floor of the commercial building. The project has received final ABR approval on August 16, 2010 and was submitted into plan check August 20, 2010.

2. A Statement of Specific modification requested and justification for the request:

The modification being requested is to allow one of the two faux chimney elements to encroach into the 20 foot front setback. The encroachment will allow for the two faux chimney's to match the exiting faux chimneys, a requirement from the ABR. The encroachment into the setback will allow for the building to maintain symmetry on from design, and allow for no visual impact to the property. The proposed project is needed to allow for telecommunication service to the surrounding area.

3. Provide a detailed statement describing the benefits of the project:

The proposed facility which T-Mobile proposes to construct is necessary in order to provide wireless services to this area, including traditional wireless services such as wireless digital telephone service and new services not available under some traditional analog cellular systems, such as wireless internet connections. This technology does not interfere with radio, television or other communications signals, and all matters pertaining to signal interference are within the sole province of the FCC.

The proposed facility will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the community, but is necessary to provide wireless communications to this community and other surrounding communities.



Wireless communication technology provides vital communications in "911" and other emergency situations. In fact, more "911" and other emergency calls are now placed on wireless phones than on traditional landline phones. Wireless communications are also used to promote efficient and effective non-emergency personal, business, and governmental communications. These services have become established and accepted as an integral part of the nation's communications infrastructure and promote public health, safety, morals, comfort and general welfare.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Dunaway". The signature is written in a cursive style with a large, looping flourish at the end.

Scott Dunaway | Site Development Manager

SureSite Consulting Group, LLC

M (805) 637.0339

E s.dunaway@sure-site.com

6303 Owensmouth Avenue 10th Floor | Woodland Hills, CA | 91367

525 E. MICHELTORENA STREET – ARCHITECTURAL BOARD OF REVIEW

August 16, 2010

A letter of concern from Paula Westbury was acknowledged.

Final Approval with findings made of no adverse visual impacts, and with the condition that the new screening is to have a finish and details to match the existing faux chimney screen.