



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 6, 2011
AGENDA DATE: July 13, 2011
PROJECT ADDRESS: 17 W. Montecito St. (MST2010-00220)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *rb*
 Daniel Gullett, Associate Planner *DG*

I. PROJECT DESCRIPTION

Proposal to permit “as-built” entry doors on the Montecito St. building frontage and an “as-built” window and new roll-up door adjacent to the service bays on the Rey Rd. frontage on the existing single-story commercial building. The project includes new interior loft space and reconfigured entry which would result in 127 square feet of new floor area, for a total building area of 3,463 net square feet on the 6,000 square foot parcel.

The discretionary land use applications required for this project are:

1. A Modification to allow “as-built” doors within the 20-foot front setback on W. Montecito St. (SBMC Sections 28.22.060, 28.92.110); and
2. A Modification to allow an “as-built” window and new roll-up door within the 20-foot front setback on Rey Rd. (SBMC Sections 28.22.060, 28.92.110).

Date Application Accepted: May 17, 2011

Date Action Required: August 15, 2011

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to conditions.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Peter Ehlen	Property Owner:	Paul Uyesaka
Parcel Number:	033-042-007	Lot Area:	6,000 sf
General Plan:	HRC II/Buffer	Zoning:	HRC II/SD-3
Existing Use:	Motorcycle Sales/Repair	Topography:	Flat

Adjacent Land Uses:

North – Highway 101	East - City Parking Lot
South – Railroad Depot	West - Vacant

B. EXISTING AND PROPOSED LOT AREA COVERAGE

Building: 3,600 sf 60% Hardscape: 2,400 sf 40% Landscape: 0 sf 0%

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/Allowance	Existing	Proposed
Setbacks			
- Front (Montecito St)	20 ft	0 ft	No change
- Front (Rey Rd)	20 ft	0 ft	No change
- Interior	None	0 ft	No change
- Rear	None	25 ft	No change
Building Height	45 ft	16 ft 1 in	No change
Parking	12 spaces	0 spaces	No change ¹

V. DISCUSSION

This project was conceptually reviewed by the Historic Landmarks Commission (HLC) on consent on September 29, 2010 and continued to the Staff Hearing Officer for consideration of the subject modifications with positive comments.

The requested modifications would abate zoning violations identified in ENF2010-00185 by permitting the “as-built” entry and window changes on the front building façade within the Montecito St. front setback, and the “as-built” window on the southeast elevation within the Rey Rd. front setback. Additionally, a new roll-up door is proposed on the southwest elevation within the Rey Rd. front setback.

The project includes an “as-built” Minor Addition of 127 sf, which includes 30 sf of floor area within the Montecito St. front setback with the reconfigured entry, and 97 sf of loft area above one of the service bays. The height clearance of the loft conforms to the City’s minimum parking design height standard of 6.5 ft.

Highway 101 is located across Montecito St. from the front façade, and a City parking lot is located across Rey Rd. from the Rey Rd. building frontage. Staff supports the requested modifications due to the non-conformancy of the existing building and the negligible effects of the changes on adjacent properties. Below, staff recommends a condition that a trash enclosure is provided with adequate capacity because unscreened trash containers have been stored within the Rey Rd. front setback adjacent to the sidewalk, and a condition that additional landscaping

¹ Since parking is non-conforming with no parking provided on the site and the proposed 127 square foot addition would not require any additional parking beyond that required under the permitted condition, no additional parking is required.

be provided due to the expanse of paving and lack of landscaping in the front setback on Rey Rd., and due to the adjacency of the project to the historically-significant Railroad Depot.

VI. RECOMMENDED FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the requested Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements on the lot. The requested improvements of the "as-built" windows and proposed roll-up door to the existing commercial building are appropriate because the improvements are minor in nature with no negative aesthetic impacts and negligible impacts to the uses of the surrounding properties.

Said approval is subject to the following conditions:

1. **Trash Enclosure.** A trash enclosure shall be provided subject to review and approval of the Historic Landmarks Commission with adequate capacity for recycling containers (an area that allows for a minimum of 50 percent of the total capacity for recycling containers) on the Real Property and screened from view from surrounding properties and the street. Dumpsters and containers with a capacity of 1.5 cubic yards or more shall not be placed within five (5) feet of combustible walls, openings, or roofs, unless protected with fire sprinklers.
2. **Landscaping.** Landscaping shall be provided in the southeast corner of the property in the area between the fence, sidewalk, curb cut and driveway and the southwestern property line, subject to review and approval of the Historic Landmarks Commission.

Exhibits:

- A. Site Plan, Floor Plan, Elevations (under separate cover)
- B. Applicant's letter, dated April 14, 2011
- C. HLC Minutes of September 29, 2010

Contact/Case Planner: Daniel Gullett, Associate Planner
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630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 ext. 4550



EAST BEACH VENTURES

ARCHITECTURE

14 April 2011

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

Modification Request for 17 W. Montecito St., APN 033-042-007, HRC-2/SD-3
Application #MST2010-0220

EBV Project: 17 W. Montecito Street
EBV Project #: 10.11

Dear Staff Hearing Officer:

Please find enclosed our modification submittal package for the subject project. The package consists of the following:

- Applicant Letter
- (4) sets plans dated 14 April 2011
- Photographs

Existing Conditions:

The 6,000 square foot parcel is presently developed with a 3,336 SF commercial building. The site is bordered to the northwest by Montecito Street, to the northeast by Rey Ave., to the southeast by the train station and to the southwest by an empty commercial lot. The zoning is HRC-2/SD-3 (Coastal Zone).

Proposed Project:

The project involves a 745 square foot as-built tenant improvement to an existing 3,336 SF building. Part of the tenant improvement includes a 97 square foot storage loft.

The tenant improvement project was submitted for plan check (BLDG2010-0094). Zoning had plan check corrections for the applicant to address additional as-built conditions. These as-built conditions were inherited from the previous tenant(s) and the current tenant was not aware of them. The as-built conditions included new entry doors along the Montecito Street frontage and a window at the southeast elevation. These as-built conditions require Modification requests from the City since they occur in the front yard setbacks.

The modification request for the doors in the Montecito Street front yard setback also results in 30 square feet of additional floor area.

Since modifications need to be requested anyway a new roll-up door is included at the southeast elevation.

The project has been reviewed at HLC and received positive comments to the Staff Hearing Officer on 9.29.10.

Modifications Requested:

1. Modification to allow as-built doors in the front yard setback along Montecito Street
2. Modification to allow as-built window and new roll-up door in the front yard setback along Rey Avenue.

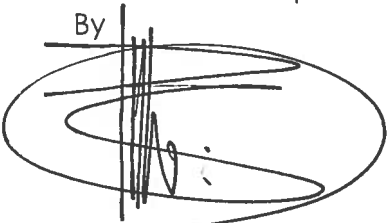
Justification for the Modification and Benefits of the Project:

The original building (1948) and subsequent addition (1952) were built well before the 20' front yard setback requirements. The modification requests occur in original walls. The modifications will clean-up the existing as-built issues with the building exterior from an approval standpoint.

Thank you for your attention to this matter. If you have any questions you may reach me at 805.637.0601 or pete@east-beach.net.

Respectfully,

EAST BEACH VENTURES,
a California corporation
By

A handwritten signature in black ink, consisting of several vertical and horizontal strokes, enclosed within a hand-drawn oval.

Peter J. Ehlen Architect
President

Cc: Trevor Dunne

HLC Minutes

September 29, 2010

17 W MONTECITO ST

Assessor's Parcel Number: 033-042-007
Application Number: MST2010-00220
Owner: Paul Uyesaka
Architect: Peter Ehlen
Business Name: Ducati of Santa Barbara

(Proposal to permit an as-built combination entry door system and construct 30 square feet of new Measure "E" floor area (gained by relocating the entry) in an existing, 3,336 square foot, one-story commercial building on a 6,000 square foot parcel. Also included is the conversion of an existing window to a new roll-up door and an as-built window on the southwest elevation, and the replacement of a double door entry with a fire-rated door assembly on the northwest elevation. Approval of this project will address as-built violations outlined in enforcement case ENF2010-00185 as well as work under BLD2010-00794 including a new interior loft comprising 97 square feet of new Measure "E" floor area. This project will result in 127 square feet of new floor area, for a total square footage on site of 3,463 square feet. A zoning modification is requested for a portion of the work to encroach into the two front setbacks, and coastal review is required.)

(Comments only; project requires Staff Hearing Officer approval of Zoning Modifications.)

Continued indefinitely to the Consent Calendar with positive comments to the Staff Hearing Officer.