



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: March 14, 2012
AGENDA DATE: March 21, 2012
PROJECT ADDRESS: 1111 E. Cabrillo Blvd. (MST2012-00029)
TO: Bettie Weiss, City Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Daniel Gullett, Associate Planner *DP6*

I. PROJECT DESCRIPTION

The proposed project involves minor exterior alterations to Hyatt Santa Barbara, a 124,480 square-foot hotel facility. The discretionary application required for this project is a Modification to allow the change of an existing window to a door within the required 20-foot front setback from Corona del Mar Drive (SBMC §28.22.060 & §28.92.110).

Date Application Accepted: February 14, 2012

Date Action Required: May 14, 2012

II. RECOMMENDATION

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

III. SITE INFORMATION

Applicant: Tynan Group	Property Owner: HDG Associates
Parcel Numbers: 017-352-004 & -008	Lot Area: 2.41 acres
General Plan: Ocean-Related	Zoning: HRC-1/SD-3
Commercial/Medium High Residential	Topography: 4% avg. slope
Existing Use: Hotel	

Adjacent Land Uses:

North – Hotel and Residential
 South – Public Facilities and Beach

East - Residential
 West - Hotel

IV. DISCUSSION

This project was reviewed by the Historic Landmarks Commission (HLC) on February 29, 2012 on the consent calendar. HLC provided positive comments and forwarded the project to the Staff Hearing Officer for consideration of the subject Modification request. If the

Modification is approved, the project would return to staff for administrative HLC design review approval.

The proposed project involves replacement of a window with a door on the Santa Maria Building within the HRC-1 (Hotel and Related Commerce I) Zone's 20-foot front setback in addition to replacement of two additional windows with doors on the Santa Clara Building at locations conforming to setbacks. The proposed door on the Santa Maria Building would be located approximately 17.5 feet from Corona del Mar and would provide access from a conference room to an existing patio area. Staff believes the change within the setback and the existing building wall is minor in nature and consistent with the purposes of the HRC-1 zone to facilitate visitor-serving uses and provide a desirable environment for visitors.

The project qualifies for an exemption from Coastal Development Permit requirements.

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 change from window to door is appropriate as a minor enhancement to the hotel, providing additional access to an existing patio area, without detracting from the desirability of the shoreline area as a place to visit.

Exhibits:

- A. Site Plan and Elevation (under separate cover)
- B. Applicant's letter, dated February 13, 2012

Contact/Case Planner: Daniel Gullett, Associate Planner
(dgullett@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x4550



EAST BEACH VENTURES

ARCHITECTURE

13 February 2012

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

RECEIVED
FEB 14 2012

**CITY OF SANTA BARBARA
PLANNING DIVISION**

Modification Request for 1111 East Cabrillo Blvd., APN 017-352-004 & 008, HRC-1/SD-3

EBV Project: Hyatt Patio Replacement Doors
EBV Project #: 11.34

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 13 February 2012
- Photographs

Existing Conditions:

The two parcels, making up a total of 2.41 acres, are presently developed with a three building, 124,480 SF hotel facility. The portion of the site where the modification request occurs is bordered to the north and west by hotel/motel uses. The zoning is HRC-1/SD-3 (Coastal Zone).

Proposed Project:

The project involves replacing one existing sliding wood window at the first floor of the Santa Maria building with one sliding wood door to match existing. The area of work occurs in the front yard setback.

Modifications Requested:

The Modification requested is for the new door to be installed in the front yard setback. The existing exterior wall is legal non-conforming with respect to setback. The replacement of the window with a larger door necessitates the modification requirement.

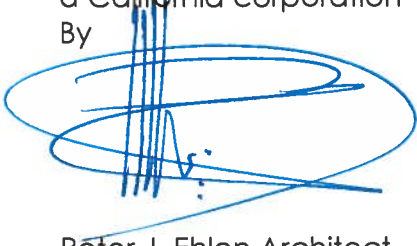
Justification for the Modification and Benefits of the Project:

Replacement of the window with a sliding door allows direct access from a conference room to its adjacent outside patio space. There are no issues with respect to adjacent properties as part of this project.

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



Peter J. Ehlen Architect
President

Cc: Lane Krabacher