



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 11, 2013
AGENDA DATE: April 17, 2013
PROJECT ADDRESS: 3554 State Street (MST2013-00068)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Suzanne Riegle, Assistant Planner *SR*

I. PROJECT DESCRIPTION

The 13,504 square foot parcel is currently developed with a multi-tenant non-residential building with a parking lot at the rear of the site. The proposed project involves installing three awnings at the front of the building along State Street. The discretionary land use application required for this project is a Modification to allow the awnings to encroach into the required ten-foot front (SD-2 Zone) setback (SBMC §28.45.008 and 28.92.110).

Date Application Accepted: 3/28/13

Date Action Required: 6/28/13

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Lauri Vivatson, Agent	Property Owner:	Barbara Nergaard
Parcel Number:	053-313-016	Lot Area:	13,504 square feet
General Plan:	Commercial	Zoning:	C-2/SD-2
Existing Use:	Non-Residential	Topography:	1% slope

Adjacent Land Uses:

North – Residential

East, South, and West – Non-Residential

IV. DISCUSSION

The project is located in the C-2 and SD-2 Zones. The C-2 zone does not require setbacks for non-residential buildings. The SD-2 overlay zone was established to control density and related traffic in the Upper State Street Area and requires that any proposed new buildings have a 10-foot or 20-foot front setback, depending on the height of the building. In this instance, the

one-story building and awnings are required to observe a ten-foot front setback. Currently, there is a large variation in setbacks along the upper State Street corridor. Building setback areas from the street should enhance the pedestrian experience and aesthetics of the built environment.

The subject property is located on the north side of State Street, between Ontare Road and Toyon Drive. The south elevation of the existing building encroaches five feet into the required ten-foot front setback. The applicant is proposing to permit three awnings, which encroach an additional 4' – 8" into the setback and would be located four inches from the front lot line. An aerial photograph (Exhibit D) demonstrates that the pattern of existing development along the north side of State Street in this block provides minimal setbacks. The awnings are located on the south side of the building and provide shielding from direct sun on the windows, and also enhance the streetscape and provide an identity to the business entrance consistent with the goals of the Upper State Street Study. In addition, the proposed awnings are consistent with the legislative intent of the SD-2 Zone as the improvement does not increase the existing square footage, increase density of the development, or increase traffic.

This project was reviewed by the Architectural Board of Review on March 11, 2013 and the Board commented that the bottoms of all awnings should be at the same height, and that additional information must be shown on the plans including sectional details of front door awning; show eaves, plate heights, front door height, and dimensions of awnings. The Board also stated that if the round door awning does not fit within the space available, a shed awning is preferred using the same materials.

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 awnings are appropriate because the awnings enhance the overall existing streetscape, provide an enhanced entry for the property, and are consistent with the goals and policies of the Upper State Street Study.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated November 15, 2012
- C. ABR Minutes
- D. Aerial Photograph

Contact/Case Planner: Suzanne Riegle, Assistant Planner
(SRiegle@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x 2687

Applicant: Chanda Fetter
IM=X Pilates
3554 State St.
Santa Barbara, CA 93105

March 27, 2013

Attn: Staff Hearing Officer

City of Santa Barbara

P.O. Box 1990

Santa Barbara, CA 93102-1990

Dear Staff Hearing Officer:

The current commercial occupancy is currently being used as a fitness studio, consisting of Pilates, Tower & Spinning/Cycling group & private training. The large picture windows in the front of the studio are West facing, which creates a lot of glare & radiant heat, which is both damaging to the equipment & flooring, as well as uncomfortable for the patrons. In addition, this creates excessive energy useage for air conditioning.

IM=X Pilates is requesting the following modification: To install storefront awnings over the 2 windows & also the door, which will protect the interior from the effects of the afternoon sun. The reason for the request for Modification is that the property is zoned C-2 with the SD-2 overlay, that requires a minimum front setback of 10'-0". The awnings will extend into the setback by 4'-8", but will still be within the Property Line, and not extend over to the sidewalk. In addition, the clearance from concrete to bottom of awnings will be 7'-4", which will not have any impact on pedestrian traffic.

The proposed modification will also have an additional benefit, it will provide a more attractive storefront to the business, and will match other similar awnings currently in place on adjacent tenant improvements & within the immediate neighborhood.

Respectfully submitted,



Lauri K. Vivatson

Agent for Applicant

RECEIVED
MAR 28 2013

CITY OF SANTA BARBARA
PLANNING DEPARTMENT

EXHIBIT B



DESIGN REVIEW ACTIVITIES SUMMARY

3554 STATE ST (MST2013-00068)

NR-ALTERATION

Proposal to install three new canvas awnings on the front of the existing commercial building. The existing building encroaches into the SD-2 front setback and the awnings would further encroach. Staff Hearing Officer review of a zoning modification for the awning encroachment is requested.

Status: Revised

DISP

Date 3

ABR-Consent (New)

CONT

03/11/13

(Comments only; project requires environmental assessment and Staff Hearing Officer review of a modification.)

Continued indefinitely to Staff Hearing Officer with comments:

- 1) Provide accurate drawings that show the side view and eaves and awnings; show 7-foot dimension for the awnings above the sidewalk.
- 2) Provide sectional details of front door awning; show eaves, plate heights, front door height, and dimensions of awnings. The bottoms of all awnings should be the same height. If the round door awning does not fit, a shed awning is preferred using the same materials.
- 3) Show on plans that the decks will be removed as they are no longer in the scope of the project.
- 4) Show the required setbacks on the plans.

ABR-Project Revised

FYI

03/28/13

Project has been revised to eliminate the request for approval of the as-built decks.

The prior project description was:

Proposal to install three new canvas awnings on the front of the existing commercial building. The existing building encroaches into the SD-2 front setback and the awnings would further encroach. The project includes permitting two as-built wood decks with railings at the rear of the building. Staff Hearing Officer review of a zoning modification for the awning encroachment is requested.

EXHIBIT C



3554 State Street City of Santa Barbara - MAPS 2012 Aerial



- Legend**
- City Limits
 - Parks
 - Assessor's Parcels - City
 - Parcel Address Labels
 - Pacific Ocean
 - Street Centerlines
 - 2012 Aerial Imagery
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

1:3,195



Notes

EXHIBIT D

MAP DISCLAIMER

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