



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: September 26, 2013
AGENDA DATE: October 2, 2013
PROJECT ADDRESS: 3000 State Street (MST2013-00108)
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 5,175 square foot lot is currently developed with a 3,464 square foot commercial building with two uncovered parking spaces. The project includes new awnings, door and window changes, remodel of the existing rear canopy, a new security enclosure at the rear, and interior remodel. The discretionary application required for this project is a Front Setback Modification to allow new awnings and alterations to the building within the required 20-foot front setback (SBMC §28.45.008 and 28.92.110).

Date Application Accepted: 8/29/13

Date Action Required: 11/27/13

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Duffy Smith	Property Owner:	Paul Brombal
Parcel Number:	053-342-018	Lot Area:	5,175 sq. ft.
General Plan:	Commercial	Zoning:	C-2/SD-2
Existing Use:	Commercial	Topography:	2% avg. slope

B. PROPOSED LOT AREA COVERAGE

Building: 3,230 sf 62.4% Hardscape: 1,906 sf 36.8% Landscape: 39 sf 0.8%

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/Allowance	Existing	Proposed
SD-2 Setbacks			
- Front			
-State Street	20' - Buildings that are >15	2'	0'
- Calle Laureles	feet or more than one-story	0'	0'
Building Height	45'	22'	No change

V. DISCUSSION

The proposed project involves security upgrades to the existing structure, located on the northwest corner of State and Calle Laureles, which is proposed to become a coin and jewelry store. The requested Front Setback Modification is to allow the construction of a new planter, a utility chase, and two new awnings within the required 20-foot front setback. At the southwest corner of the property, the applicant is proposing a utility chase within a proposed planter to conceal the existing utility pipe, and to provide an opportunity for landscape along the State Street frontage.

The existing awnings were recently removed because no clear permit history could be found. The applicant would like to install a new awning system in the same locations along both the State Street and Calle Laureles frontages. The proposed awnings along the State Street frontage are located within the required twenty-foot SD-2 setback. However, the awnings would be located over the right-of-way because the building is built up to the front lot line along the Calle Laureles frontage. The applicant has been advised that a Public Works permit may be required for the awning installation over the existing right-of-way. 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 ABR on August 12, 2013. All work that was located outside of the required setbacks was approved at the hearing, and the Board commented that the improvements described above, including proposed planters and awnings, were appropriate and did not pose any consistency issues with the design guidelines.

VI. 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 proposed awnings, planter, and utility chase are appropriate improvements to the existing commercial building that do not provide additional floor area and are not anticipated to adversely affect the adjacent neighbors or the visual openness of the streetscape.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated 8/28/13
- 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

Donald Duffy Smith Architect

August 28, 2013

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

RECEIVED
AUG 29 2013
CITY OF SANTA BARBARA
PLANNING DIVISION

Re: Modification Request for 3000 State Street; APN 053-342-018; Zone: C-2/SD-2

Dear Suzanne,

I am submitting this application on behalf of the owner Paul Brombal.

1. The existing 3670 sf (gross) building is both greater than one story and 15' feet tall, therefore it has a 20 foot front setback per SBMC 28.45.008. The project includes alterations to the existing 21' tall building that are located within the required 20' foot setback.
2. The setback encroachment request is: 1. to add a 3' high planter projecting out 24" from the south wall; 2. add a plastered pipe chase projecting out 12" from the south wall within the planter and below an existing soffit, and 3. to add new awnings.
3. The planter is a pedestrian amenity that adds landscaping in front of an otherwise large blank wall. The pipe chase is intended to conceal an unsightly existing gas line (belonging to the neighboring parcel). There have been unpermitted awnings on the building for many years (now removed), that have added a distinct look to the corner entrance, have prevented significant heat gain through the 10' tall windows and enhanced the pedestrian experience.

Please let me know if you have any further questions.

Yours truly,



Copy: Owner

623 Mountain Drive

Santa Barbara CA 93103

805/564.6786

EXHIBIT B



DESIGN REVIEW ACTIVITIES SUMMARY

3000 STATE ST (MST2013-00108)

C-ALTERATION

Proposal to remodel an existing two-story commercial building with security upgrades for a new coin and jewelry store. The project includes door and window changes, remodeling the existing rear canopy, a new security enclosure at the rear, and removing a portion of the roof parapet, and interior remodeling.

Status: Design Review Approved/PC Approved, No Design Review Required

DISP

Date 3

ABR-Consent (New)

APVD

03/25/13

(Action may be taken if sufficient information is provided.)

A letter of concern from Paula Westbury was acknowledged.

Project Design Approval with conditions:

- 1) Simplify the wrought iron security door at the main entrance, in keeping with the simplicity of the existing storefront.
- 2) Verify if the existing awnings are permitted.
- 3) Provide a color board.
- 4) Study adding mullions similar to windows at the Paseo Nuevo Mall.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Tuesday, April 2, 2013.

ABR-Consent (Final Review)

APVD

08/12/13

Final Approval with conditions:

- 1) The proposed "Cachet Cream" building body color is approved. A "Saffron" color painted wainscoting band is an acceptable option.
- 2) Include sign lighting in application for signage.
- 3) Vibrant color plantings are suggested as for landscaping.
- 4) If the project proposes a future planter on State Street, and seeks permits for the as-built awnings, the Board finds these to be appropriate improvements to the project.

EXHIBIT C



City of Santa Barbara - MAPS



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Notes
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- Legend**
- City Limits
 - Parks
 - Pacific Ocean
 - Street Centerlines
 - 2012 Aerial Imagery
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

