



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: May 8, 2014
AGENDA DATE: May 14, 2014
PROJECT ADDRESS: 525 E Micheltorena Street (MST2013-00461)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Suzanne Riegle, Associate Planner

I. PROJECT DESCRIPTION

The 0.53-acre site is currently developed with 12,100 square foot, three-story nonresidential building. The proposed project involves alterations and site improvements including: a façade remodel, covered entry, entry stairs, and exterior patio. The project also includes accessibility upgrades to provide accessible parking, ramps, and reconfiguration of the front stairs to accommodate an accessible lift at the front of the building.

The discretionary applications required for this project is a Front Setback Modification to allow alterations to the existing no residential building located within the required 30' front setback. (SBMC § 28.21.060, SBMC § 28.21.085, and SBMC § 28.92.110)

Date Application Accepted: 3/27/14

Date Action Required: 6/25/14

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Ed De Vicinte, DMHAA	Property Owner:	PB Micheltorena, LLC
Parcel Number:	027-260-031	Lot Area:	0.53 acres
General Plan:	Medium High Density Residential (Max 15-27 du/acre)	Zoning:	R-3
Existing Use:	Medical Office	Topography:	10% est. avg. slope

Adjacent Land Uses:

North - Residential (2-story)

East - Residential (1-story)

South - Residential (1-story)

West – Medical Office (2-story)

IV. DISCUSSION

At the time of construction of the existing non-residential building in 1973, the property was zoned C-O, Medical Office. In 2012, the project site was rezoned to R-3, and became legally non-conforming to both use and setback requirements. Per SBMC §28.21.085, nonresidential buildings located in the R-3 zone are required to observe a setback that is twice that of residential uses. The R-3 setback requirement is 15 feet for three-story residential buildings, and 30 feet for three-story non-residential buildings. The existing building is located 14'-7" from the front lot line. The applicant is requesting a Front Setback Modification to allow alterations to the façade of the existing non-residential building, including replacement of ground floor windows, installation of new entry storefronts, replacement of a large window that is located on the second and third floor with two smaller windows, accessibility upgrades, and a new HVAC system. The proposed accessibility upgrades include a wheelchair lift and accessible paths of travel. The proposal includes revising the front entry stairs to allow for the installation of an accessible lift at the front property line to provide accessible access from the street grade to the grade of the ground level finished floor. A new entry canopy will project an additional 3'-0" feet into the required setback.

This project was reviewed by the Architectural Board of Review on November 11, November 25, and December 9, 2013. At the last review, it was granted project design approval with the following conditions: 1) Return with further development details, such as section drawings of the front lift, and exterior lighting fixture details, etc.; 2) Due to severe site limitations, the proposed front lift is acceptable since it is screened by vegetation from public view of the street and pedestrians, and it preserves a large amount of the front planting area.; and 3) The material proposed for the new screens is acceptable, but provide details and finishes that preserve as much natural appearance as possible. Following the meeting during a preliminary building plan check, it was discovered that the proposed alterations were located in the required 30' setback and would require a Front Setback Modification.

Staff is supportive of the requested modification because the proposed architectural elements including new windows, doors, and entry canopy, are improvements that will not result in additional square footage within the required setback, provide increase accessible circulation, and are not anticipated to adversely impact the visual openness of the public street frontage.

V. FINDING

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure appropriate improvements on the lot, and to provide improvements to an existing building in order to provide reasonable accommodations to individuals with disabilities. The proposed accessible upgrades and façade remodel are appropriate because improvements that will not result in additional square footage within the

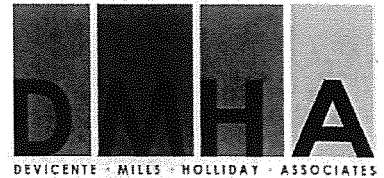
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required setback, provide increase accessible circulation, and are not anticipated to adversely impact the visual openness of the public street frontage.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated March 27, 2014
- C. ABR Minutes

Contact/Case Planner: Suzanne Riegler, Associate Planner
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630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x **2687**



1111 CALLE CESAR CHAVEZ
SUITE 102
SANTA BARBARA, CA 93103

Applicant: Edward deVicente, AIA for DMHA
Applicant phone: 805.252.0340

March 27, 2014

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

Re: Modification request for 525 E. Micheltorena, APN: 027-260-031, Zone R-3

Dear Staff Hearing Officer,

1. Existing Situation and Proposed project

The existing approximately 12,203 SF building is a three story commercial building (with current and previous professional medical office uses). The Building is on a hilly site and about 15 feet from the front property line It is surrounded by landscaping to the south and west and parking on the east and north a 23,321 sf. lot. The rear parking is part of a shared lot with the neighbor to the west as well as existing trash/recycling bins located on the neighbors lot. The proposed project is to make improvements to the front storefronts by changing windows to doors for two potential new tenants. The front stairs will be reconfigured to accommodate an accessible lift to the public sidewalk. A new path and entry patio will extend to the new storefront to the west tenant space. The rear entry will be reconfigured with new stairs and an accessible ramp. A set of 4 windows will also be converted to storefront improving the rear entry to the building. Most of the proposed exterior and façade changes will be to improve accessibility to the front and rear entries of the building. Other site improvements will be to relocate accessible parking stalls, improve landscaping and address tier 3 storm water management requirements.

2. Modification requested and justification

The modification being requested is due to the recent R-3 rezone. The proposed storefronts at the front and new awning are within the 30 foot front setback required for nonresidential buildings in an R3 zone. The justification for the request is that existing building is in need of improved accessibility and

EXHIBIT B

circulation for the current noncommercial use or future uses more aligned with the R3 zone.

3. Project Benefits

The benefits of the proposed project improves the front and rear entries to the building and significantly improves accessibility and aesthetics by better defined entry points.

Sincerely,



Edward de Vicente, AIA
Principal Architect
805.965.7777
ed@dmhaa.com
DMHA Architecture and Interiors



DESIGN REVIEW ACTIVITIES SUMMARY

525 E MICHELTORENA ST (MST2013-00461)

C-ALTS

Proposal for facade improvements to an existing commercial building and accessibility upgrades to the parking lot, new entry stairs, accessible ramp, and exterior patio. Also included is a reconfiguration of the front stairs to accommodate an accessible lift at the front of the building.

<u>Status:</u>	<u>DISP</u>	<u>Date 3</u>
ABR-Concept Review (New)	CONT	11/11/13

(Comments only, project requires Environmental Assessment.)

Actual time: 5:05 p.m.

Present: Robert Avery, Architect.

Public comment opened at 5:17 p.m., and as no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was received.

Motion: Continued two weeks to Full Board with comments:

- 1) The Board finds the proposed changes of the design to be appropriate and acceptable for style of architecture.
- 2) Some Board members find the proposed metal canopy to be inappropriate or incompatible for the neighborhood and proposed style of architecture.
- 3) Restudy the detailing in the offset of the proposed wood siding with the plaster architecture.
- 4) Restudy the entry stairs with regard to the height of the dividing planter.
- 5) Provide a landscape plan.

Action: Hopkins/Poole, 4/0/0. Motion carried. (Gradin/Cung/Wittausch absent).

ABR-Concept Review (Continued)	CONT	11/25/13
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(Action may be taken if sufficient information is provided.)

Actual time: 5:03 p.m.

Present: Edward DeVicente, and Ryan Mills, DMHA, Applicants; and Courtney Miller, SJMLA, Landscape Architect.

Public comment opened at 5:30 p.m., and as no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury regarding was received.

Straw vote: How many Board members found the flat steel for the front canopy acceptable? 3/3 (tie vote).

Motion: Continued two weeks to Full Board with comments:

- 1) Provide larger scaled, detailed, and dimensioned floor plan to show the street frontage at the lift and new stairs. Study making the stairway access wider and more inviting, and screen the lift from direct view from the sidewalk and street.
- 2) Provide accurate and to-scale street front south elevations.
- 3) The material chosen for the imitation wood siding will be critical.
- 4) Provide a replacement canopy tree for the liquid amber trees proposed for removal to help buffer the building elevation at the west side.
- 5) Restudy the cornice details on Sheet A2.02 on the plans.

Action: Hopkins/Wittausch, 6/0/0. Motion carried. (Zink absent).

ABR-Project Design Hearing

APVD

12/09/13

Actual time: 4:56 p.m.

Present: Edward DeVicente and Ryan Mills, Applicants, DMHA; and Courtney Miller, Landscape Architect, SJMLA

Public comment opened at 5:13 p.m., and as no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was received.

Motion: Project Design Approval and continued indefinitely to Consent Review with conditions:

- 1) Return with further development details, such as section drawings of the front lift, and exterior lighting fixture details, etc.
- 2) Due to severe site limitations, the proposed front lift is acceptable since it is screened by vegetation from public view of the street and pedestrians, and it preserves a large amount of the front planting area.
- 3) The material proposed for the new screens is acceptable, but provide details and finishes that preserve as much natural appearance as possible.

Action: Gradin/Hopkins, 6/0/1. Motion carried. (Zink abstained).

The ten-day appeal period was announced.