



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: June 19, 2014
AGENDA DATE: June 25, 2014
PROJECT ADDRESS: 402 S Salinas Street (MST2014-00147)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DJK*
 Suzanne Riegle, Associate Planner *SR*

I. PROJECT DESCRIPTION

The 5,000 square-foot corner site is currently developed with a 1,598 square foot commercial building with a 2,435 square foot basement, and 185 square foot storage room. The proposed project involves installation of a new electrical panel on the north side of the building, with a 20 square foot enclosure. The discretionary application required for this project is a Front Setback Modification to allow the panel and enclosure to encroach into the required ten-foot front setback (SBMC § 28.54.060 and SBMC § 28.92.110).

Date Application Accepted: 5/22/14

Date Action Required: 8/20/14

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Wm. Howard Wittausch	Property Owner:	John C. Coudray
Parcel Number:	013-341-009	Lot Area:	5,000 sq. ft.
General Plan:	Commercial/Medium-High Residential (15-27 Du/Acre)	Zoning:	C-P
Existing Use:	Commercial	Topography:	4% est. avg. slope
Adjacent Land Uses:			
	North - Residential (one-story)		East - Residential (two-story)
	South - Commercial (one-story)		West - Residential (two-story)

B. PROPOSED LOT AREA COVERAGE

Building: 2,224 sf 44.5% Hardscape: 1,406 sf 28.1% Landscape: 1,370 sf 27.4%

IV. DISCUSSION

The discretionary application required for this project is a Front Setback Modification to allow a proposed electrical enclosure to encroach three-feet into the required ten-foot front setback, on the east side of the property. The existing commercial development is constructed up to the south and west interior property lines, and the existing main electrical panel is located in the basement. The property owner met with a representative from Southern California Edison and City Building Division Staff to review potential locations for a new, 800 amp, main electrical panel. Southern California Edison no longer allows the main panel to be located in the basement.

Due to the location of the existing development, potential locations have been eliminated to the north, south, and west, leaving only the front setback location to the east. The existing driveway, parking lot and vehicle bay doors are located on the north of the building, and the building is constructed up to the west and south interior property lines. The meter panel upgrade is a necessary improvement in order to continue ongoing operations of the silk-screening business. Staff supports the requested Modification to allow a three-foot encroachment of the enclosure into setback, because it will not adversely impact the visual openness of the public street frontage, and provides a code compliant location for electrical equipment.

This project was reviewed by the Architectural Board of Review on April 21, 2014. The Board continued the project to the Staff Hearing Officer, and stated that the project could return to ABR Staff for Project Design and Final Approvals. The Board found that the enclosure will not be a visual impact and is aesthetically appropriate. The Board requested that the two pipes on the west side of the building be relocated unless evidence could be provided to indicate that the location was permitted. The Board also required screening of an "as-built" air compressor located on the north elevation above the garage door. The applicant states that the pipes were installed under BLD95-0152, which was issued for installation of new gas service and installation of a shirt dryer. The archive plans do not clearly depict the location of the pipes. The applicant shall provide a method to screen the as-built compressor unit installed on the west elevation facing S. Salinas Street. The Boards comments about the conduit and air compressor are unrelated to the requested modification, and will be addressed by the applicant prior to ABR approval.

V. 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 enclosure is appropriate because it provides a code compliant location for electrical equipment, and the enclosure will not adversely impact the visual openness of the public street frontage.

Said approval is subject to a condition that the applicant submit an application to Public Works for any work that is located within the public right-of-way (e.g. new water meter).

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated June 1, 2014
- C. ABR Minutes

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

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June 1, 2012

Susan Reardon, Modification Hearing Officer
Planning & Development
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

Re: Modification Request - 402 South Salinas Street, Santa Barbara
APN 013-341-009

Dear Ms. Reardon,

This is to request a modification to Santa Barbara Municipal Code to permit electrical equipment and enclosure to encroach 3 feet into the required 10 foot front setback in the CP Zone. (SBMC §28.54.060A)

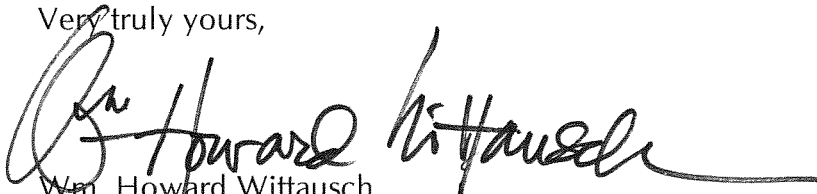
American Silkscreen Inc. has been in continuous operation at the subject location since 1988. During this period, the operation has grown both in production and in quality of product. To use the given amount of space efficiently as well as save energy and avoid power outages, the Owner has invested in high-energy, state of the art silkscreening equipment which operates at higher power levels over shorter periods of time resulting in a greater demand for electrical power. The Owner applied to Southern California Edison for a service upgrade. The proposed location is as directed by Thomas Wagner, Service Planner, Southern California Edison and is acceptable to Alan Cooper, Senior Building Inspector, Electrical Specialty City of Santa Barbara. The proposed equipment enclosure and its location were reviewed at ABR Consent on 21 April 2014 and approved on condition the applicant submit plans to SHO for a modification.

This modification is requested for the following reasons:

1. Due to site constraints and SCE requirements, there is no feasible alternate location for the equipment.
2. Equipment is enclosed and covered so that it is not visible from public right-of-way or from neighboring properties.
3. Enclosure is compatible with the architectural style of the existing building.

If you have any questions or suggestions or should you require any additional information, please call me. Thank you for your consideration.

Very truly yours,



Wm. Howard Wittausch
Architect, Civil Engineer

cc: John Coudray, President
American Silkscreen Inc.

EXHIBIT B

A **AMERICAN** **SILKSCREEN** **INC.**

JOHN C COUDRAY / President American Silkscreen Inc. Building owner

402 South Salinas Street / 1334 Punta Gorda Street (corner Lot)

Santa Barbara Ca. 93103

Staff Hearing Officer

City of Santa Barbara Ca

P O Box 1990

Santa Barbara Ca 93102-1990

Re: Revised location of electric service equipment to meet utility requirements.

Dear Staff hearing officer,

We are proposing to add to our existing commercial building, a 3 feet x 8 feet = 24 square feet addition. This structure will house The new 800 amp electrical service. This project is, per, the direction of Thomas Wagner Service Planner, Southern California Edison, and Alan Cooper, Senior Building inspector, Electrical Specialty, City of Santa Barbara.

We have been advised, by the above mentioned individuals, that, this location, is the only possible location, which will work, for this service.

Respectfully Submitted

JOHN C COUDRAY

President American Silkscreen Inc.

Building owner and applicant



DESIGN REVIEW ACTIVITIES SUMMARY

402 S SALINAS ST (MST2014-00147)

C-ELECTRIC EQUIP. ADDITION

Proposal for a 20 square foot addition to an existing non-residential building to enclose electrical equipment. The project qualifies for an exemption under the Nonresidential Growth Management Program. Staff Hearing Officer review is requested for a zoning modification.

Status: Pending

DISP

Date 3

ABR-Consent (New)

CONT

04/21/14

(Comments only; requires Environmental Assessment and Staff Hearing Officer review.)

Continued indefinitely to the Staff Hearing Officer to return to ABR Staff for Project Design and Final Approvals, with the following comments:

- 1) The proposed project will not be a visual impact
- 2) The proposed project is aesthetically appropriate.
- 3) The applicant is to research whether the two pipes attached to the south elevation of the building were previously approved. If not, the applicant shall propose an alternate location for them. In addition, the applicant shall provide a method to screen the as-built compressor unit installed on the west elevation facing S. Salinas Street.

EXHIBIT C