



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: February 23, 2017
AGENDA DATE: March 1, 2017
PROJECT ADDRESS: 202 West Cabrillo Blvd. (MST2016-00173)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Irma Unzueta, Acting Senior Planner
 Betsy Teeter, Planning Technician II

I. PROJECT DESCRIPTION

The 25,812 square foot project site is currently developed with a two-story, 13,562 square foot hotel known as the Hotel Milo. The proposed project is for an “as-built” canopy located at the front entrance of the hotel along West Cabrillo Boulevard. The unpermitted conversion of a storage room to a new unit and the violations identified in ENF2016-00235 will also be addressed.

The discretionary application required for this project is for a Front Setback Modification to allow the canopy to encroach into the required 20 foot front setback (SBMC §28.22.060 and SBMC §28.92.110).

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to the findings and condition in Section V of this Staff Report.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Joe Andrulaitis	Property Owner: HHM Hospitality
Parcel Number: 033-092-008	Lot Area: 25,812 sq. ft.
General Plan: Ocean Related	
Commercial/Medium High Density Residential (15-27 du/acre)	Zoning: HRC-1/SD-3
Existing Use: Hotel	Topography: 0 % slope
Adjacent Land Uses:	
North – Hotel	East – Park
South – Public Right of Way	West – Hotel

IV. DISCUSSION

The proposed project is to permit an "as-built" awning at the entrance of Hotel Milo to abate a zoning violation identified as part of a plan check review for BLD2015-00432. This property is located in the Appealable Jurisdiction of the Coastal Zone and is on the City's List of Potential Historic Resources, identified originally as the Ambassador-By-The-Sea Motel which was constructed in 1951.

A Modification is required to allow the "as-built" entrance canopy to encroach into the front setback on Cabrillo Blvd. The Hotel & Related Commerce-1 Zone (HRC-1) requires a 20 foot front setback for buildings exceeding 15 feet in height. The building is non-conforming to the current front setback requirement as it is located approximately 12 feet back from the front property line. Although there are no original plans for the hotel, subsequent plans show the present configuration of the building location in relation to the front property line.

The project was reviewed by the Historic Landmarks Commission (HLC) on May 18, 2016, and was forwarded to the Staff Hearing Officer (SHO) with generally positive comments. There are some design issues that will need to be resolved prior to HLC approval of the project, including changing the shape of the awning, opening the end of the awning at the sidewalk, using scallops on the valance and reducing the cantilever.

The purpose of the entrance canopy is to provide an aesthetically pleasing element to the front entry. Staff believes the entrance canopy is relatively minor in nature and consistent with the purposes and intent of the HRC-1 Zone to facilitate visitor-serving uses and provide a desirable environment for visitors. Staff supports the request to allow the "as-built" canopy to encroach into the required front setback because the canopy provides a protective entry and a desirable environment for visitors and does not negatively impact the visual character of the street frontage.

Violations were discovered during permit plan check for BLD2015-00432, including the addition of the entrance canopy without the required permit. BLD2015-00432 was issued to install new exterior wall mounted air conditioning units for all of the hotel rooms. The plan check revealed not only the addition of the unpermitted entrance canopy but also that a storage room was converted illegally to a new guest room (Room 117). As part of the building permit, this unit must be either converted back to non-conditioned storage space or converted legally to a new unit with the provision of an additional required parking space. The project qualifies for an exemption from Coastal Development Permit requirements.

V. FINDINGS AND CONDITIONS:

The Staff Hearing Officer finds that the Front Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The "as-built" entrance canopy is appropriate because it provides a protective entry and a desirable environment for visitors without detracting from the waterfront area's desirability as a place to visit.

Said approval is subject to the condition that all violations noted in BLD2015-00432 must be abated. These violations include the illegally created guest room (Room 117) which must be

either converted back to non-conditioned storage space or converted legally to a new unit with the provision of an additional required parking space.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated November 10, 2016
- C. HLC Minutes dated May 18, 2016

Contact/Case Planner: Betsy Teeter, Planning Technician II
(BTeeter@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x 4563



City of Santa Barbara California

*** SEPARATELY DISTRIBUTED SITE PLAN ***

Exhibit A: This site plan for this Staff Report has been distributed separately. A copy of the Staff Report, site plan, and exhibits/attachments are available for viewing at the Planning and Zoning Counter at 630 Garden Street, Santa Barbara, CA between the hours of 8:30 a.m. and 4:30 p.m., Monday through Thursday, and every other Friday.

Please check the City Calendar at www.SantaBarbaraCA.gov to verify closure dates.

EXHIBIT A



RECEIVED
NOV 10 2016
CITY OF SANTA BARBARA
PLANNING DIVISION

November 10, 2016

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

Dear Staff Hearing Officer,

Hotel Milo has an entry canopy along Cabrillo Blvd that was installed approximately 15 years ago. During the plan check process for a recent lobby remodel it was revealed that the entry canopy was never permitted and is located within the 20 foot front yard setback.

The modification we are requesting is to allow the entry canopy to remain at it's current location within the front yard setback. We reviewed the canopy design with the Historic Landmarks Commission on May 18, 2016 and it was well received with minor comments.

The entry canopy has existed at this location for well over a decade without any complaints from patrons or the community. We feel it adds to the ambiance of the hotel and we hope you can support our modification request. Feel free to contact us with any questions or comments and we look forward to discussing our request with you further.

Respectfully,

Joe Andrulaitis, AIA, LEED BD+C
Andrulaitis+Mixon Architects, Inc.

EXHIBIT B

CONCEPT REVIEW – NEW ITEM: PUBLIC HEARING

7. 202 W CABRILLO BLVD

HRC-1/SD-3 Zone

(5:00)

Assessor’s Parcel Number: 033-092-008
Application Number: MST2016-00173
Owner: HHLP Santa Barbara I Assoc, LLC
Architect: Joe Andrulaitis + Mixon

(Proposal to permit an “as-built” awning at the entrance of Hotel Milo to abate a zoning violation. Staff Hearing Officer review is requested to allow the awning to encroach into the required front setback. This property is located in the Appealable Jurisdiction of the Coastal Zone and is on the City’s List of Potential Historic Resources: Ambassador-By-the-Sea Motel, constructed 1951.)

(Comments only. Project requires Staff Hearing Officer review of a zoning modification.)

Actual time: 5:29 p.m.

Present: Joe Andrulaitis, Architect

Public comment opened at 5:31 p.m. and, as no one wished to speak, it was closed.

Straw votes: How many Commissioners can support the shape of the awning as is, with its pitched form and open gable? 1/8 Failed
How many Commissioners can support a barrel or rounded top? 8/0 Passed

Motion: Continued indefinitely to the Staff Hearing Officer with comments:
1. The Commission supports the modification for the encroachment into the front setback.
2. The shape of the awning is too contemporary.
3. The top of the awning shall be a barrel or rounded shape.
4. Open the end of the awning at the sidewalk.
5. The ironwork is acceptable.
6. Study using scallops on the valance.
7. The cantilever is problematic; perhaps less of a cantilever would be more acceptable.
Action: Mahan/Orias, 8/0/0. (Murray absent.) Motion carried.

**** MEETING ADJOURNED AT 5:38 P.M. ****