



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: August 8, 2007
AGENDA DATE: August 15, 2007
PROJECT ADDRESS: 218 – B Santa Barbara Street (MST2007-00234)

TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner *Jul for JH*
 Suzanne Johnston, Assistant Planner *Jul for SJ*

I. PROJECT DESCRIPTION

The project consists of an addition of 231 square feet on the third floor of an existing 1,746 square foot three-story condominium unit and the installation of a sound window within in an existing opening at the entry porch on the ground floor near the rear property line. The existing deck encroaches one-foot into the required rear yard setback which fronts Highway 101 at the Garden Street off-ramp.

II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. A Modification to allow the second floor bedroom addition to encroach one-foot into the required rear yard setback. (SBMC §28.92.026.A); and
2. A Coastal Development Permit (CDP2007-00006) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

III. BACKGROUND

This project site is located within the Ocean-Oriented Commercial (OC) Zone District, a zoning change adopted in 2005. The original condominium development was done under the previous zoning of HRC-2. Staff found there are two main differences between the OC Zone District and the previous Hotel and Related Commercial Zone (HRC-2). The first is the requirement that any residential development on lots greater than 5,500 square feet cannot exceed 70% of the total building floor area. The remainder of the space must be designated for non-residential uses allowed in the O-C Zone. The second difference is the elimination of the required front yard setback of 10 feet for a single story of not more than 15 feet in height or a 20 foot setback for all other buildings.

V. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Paul Zink, Architect	Property Owner:	Win & Stephanie Walstaad
Parcel Number:	017-710-010	Lot Area:	.04 acres
General Plan:	General Commerce	Zoning:	OC/SD-3
Existing Use:	Multi-Family Residential	Topography:	Flat
Adjacent Land Uses:			
North - Freeway		East - Commercial	
South - Commercial		West - Commercial	

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1515	1746
Garage	491	491

VI. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	15'	0'	
-Interior	10'	0'	0'
-Rear	10'	(0' - 1 st & 2 nd story; 9' - 3 rd story)	0' - 1 st & 2 nd story; (9' - 3 rd story)
Building Height	45'	34' 8"	34' 8"
Parking	96	92	92
Lot Area Required for Each Unit (Variable Density)	See Exhibit E		
10% Open Space	9,595 square feet	16,085 square feet	16,085 square feet
Private Outdoor Living Space for Unit	160	228	228
Lot Coverage			
-Building	N/A	53,744 sf 56.0%	53,744 sf 56.0%

The project would have minimal aesthetic impacts from major public viewing areas. The project would not be visible from the beach corridor, nor would it have a significant impact on public views visible from the 101 Freeway. The enclosure of the deck, while adding mass to the building, will be lower than the ridgeline of the existing third floor and will not expand the footprint of the existing third floor deck. It is not located within the El Pueblo Viejo District, but it is subject to design review and, as stated above in Section A, the ABR has provided favorable comments on the project. Therefore, staff has found the project in compliance with both the General Plan and the Local Coastal Plan.

C. MODIFICATIONS

Rear Yard Setback– The interior yard setbacks are ten feet (10') for the three-story residential unit. The existing first and second stories for Unit B have been constructed to the rear property line, as was allowed under a modification for the original project. The enclosure of the existing third floor deck will encroach one foot into the 10 foot rear yard setback. This encroachment would allow for an additional bedroom. Staff is supportive of this setback encroachment for the following reasons: 1) its location immediately adjacent to the 101 freeway; 2) the deck is not a required outdoor living space; 3) it is minor in nature; and, 4) the expansion of habitable space within the setback in this particular case does not adversely impact the separation of people and improvements. The existing third floor deck is seldom used due to the noise and dust created by the freeway traffic and already encroaches into the setback one-foot.

D. ENVIRONMENTAL REVIEW

Noise Exposure: The City's Master Environmental Assessment indicates that the entire unit involved in the project is located in an area exposed to a noise level of greater than 70 dBA L_{dn} (average A-weighted sound level over a 24-hour day). The General Plan Noise Element Land Use Compatibility Guidelines identify up to 60 dBA L_{dn} as the maximum compatible exterior noise level for residential uses and 45 dBA L_{dn} for interior noise levels. The applicant proposes to use construction techniques and material types to meet the 45 dBA L_{dn} requirement for interior noise levels, which is also reflected as a condition of approval in Exhibit A. The existing required outdoor living space meets the City's threshold for outside noise levels for residential uses at 60 dBA L_{dn} . However, the applicant wishes to infill the opening in the sound wall adjacent to the freeway to further reduce the noise in this outdoor area.

Staff has determined that the project qualifies for an exemption from further environmental review under Section 15301(e)(1) (Existing facilities) of the California Environmental Quality Act (CEQA) Guidelines. The project involves the conversion of a non-required outdoor deck on the second floor to a habitable room and does not involve any ground disturbance.

EXHIBIT A

GENERAL NOTES

- All construction shall conform to the 2008 California Building Code, 2009 California Fire Code, and 2009 California Electrical Code, unless otherwise specified.
- Contractor shall be responsible for obtaining all necessary permits and approvals from the City of San Francisco, including but not limited to, a Building Permit, Fire Department Approval, and Electrical Permit.
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GENERAL DATA

PROJECT ADDRESS: 1811 STEPHANIE WALSTAD, 201-B SANTA BARBARA ST, SANTA BARBARA, CA 93101 (805) 568-3909

ARCHITECT/APPLICANT: PAUL R. ZINK, AIA, 779 CALABRIA DRIVE, SANTA BARBARA, CA 93101 (805) 568-3909

APR: 017-310-010

ZONING: 50-3

GRADING: NONE

SITE SLOPE: 4% SLOPES

FLOOD ZONE: YES

HIGH FIRE AREA: NO

OCCUPANCY: R-3

TYPE OF CONSTRUCTION: TYPE V-AR

NUMBER OF STORIES: (E) THREE STORIES

PIPE SPRINKLERS: YES

R-3 SETBACKS: NO CHANGE TO EXISTING

NET LOT SIZE: 2.20 ACRES

SYNCRASES: 58,374 SF

PAVING: 18,834 SF

LANDSCAPING: 22,266 SF

TOTAL: 45,844 SF

HOUSING ALLOCATION: CHANGES (A) 2-DEBN UNIT TO A 3-BDRN UNIT

PROPOSED: 31 40 UNITS

2-BEDROOM UNITS 31

3-BEDROOM UNITS 40 UNITS

HOUSING AREA: INCREASING BY 231 SF

EXISTING RESIDENTIAL AREA 84,409 SF

PROPOSED ADDITION 231 SF

TOTAL: 84,694 SF

SITE DENSITY: INCREASING BY 231 SF

31 2-BDRN AT 2220 SF/UNIT 90,480 SF

1 3-BDRN AT 2500 SF/UNIT 2,500 SF

REQUIRED LOT AREA: 43,280 SF

ACTUAL LOT AREA: 45,844 SF

OUTDOOR OPEN SPACE: NO CHANGE TO EXISTING

REQUIRED: 4,045 SF

EXISTING: 16,095 SF

BUILDING STATISTICS

RESIDENTIAL OCCUPANCY CONSTRUCTION TYPE	R-1 / V-1	UNITS	AREAS	SUBTOTAL
CORNER STORE OCCUPANCY CONSTRUCTION TYPE <td>X / V-1</td> <td>4</td> <td>1,936 SF</td> <td>5,424 SF</td>	X / V-1	4	1,936 SF	5,424 SF
UNIT TYPE 'A'		4	476 SF	1,924 SF
UNIT TYPE 'B'		4	1,154 SF	1,320 SF
UNIT TYPE 'C'		15	1,518 SF	5,936 SF
UNIT TYPE 'D'		1	1,746 SF	2,356 SF
UNIT TYPE 'E'		16	441 SF	7,250 SF
UNIT TYPE 'F'		16	1,178 SF	39,464 SF
UNIT TYPE 'G'		16	508 SF	36,542 SF
TOTAL RESIDENTIAL	40 UNITS	84,631 SF		
TOTAL COMMERCIAL		1,815 SF		
TOTAL BUILDING AREA			86,454 SF	

PARKING STATISTICS

RESIDENTIAL PARKING: 31 TWO BDRN UNITS AT 2 SPACES/UNIT 16 SPACES

1 THREE BDRN UNIT AT 2 SPACES/UNIT 2 SPACES

RESIDENTIAL GUEST PARKING: 40 UNITS AT 25 SPACES/UNIT 10 SPACES

COMMERCIAL PARKING: 2 SPACES

EXISTING CONDITION: 92 SPACES

TOTAL EXISTING PARKING: 102 SPACES

SCOPE OF WORK

- 231 SF. ADDITION TO THIRD FLOOR
- 245 SF. REDUCE TO THIRD FLOOR
- NEW SOUND MASONRY ON FIRST FLOOR

MODIFICATIONS TO BE REVIEWED BY STAFF HEARING OFFICER

- TO ALL OH RESIDENTIAL UNITS TO ENLARGE INTO A REQUIRED REAR YARD
- PREVIOUS PLANNING COMMISSION APPROVAL ALLOWED SUCH A MODIFICATION BECAUSE IT WOULD NOT SIGNIFICANTLY AFFECT ANY NEIGHBORING PROPERTIES.

SHEET INDEX

A5	COVER SHEET, SITE PLAN
A0	CITY PLANNING DEPARTMENT FORMS
A1	OVERALL FLOOR PLAN & ELEVATIONS
A2	ENLARGED FLOOR PLAN & ELEVATIONS

REVISIONS

NO.	DATE	DESCRIPTION
1	05/20/09	ISSUE FOR PERMITTING
2	06/15/09	ISSUE FOR PERMITTING
3	07/15/09	ISSUE FOR PERMITTING
4	08/15/09	ISSUE FOR PERMITTING
5	09/15/09	ISSUE FOR PERMITTING
6	10/15/09	ISSUE FOR PERMITTING
7	11/15/09	ISSUE FOR PERMITTING
8	12/15/09	ISSUE FOR PERMITTING
9	01/15/10	ISSUE FOR PERMITTING
10	02/15/10	ISSUE FOR PERMITTING
11	03/15/10	ISSUE FOR PERMITTING
12	04/15/10	ISSUE FOR PERMITTING
13	05/15/10	ISSUE FOR PERMITTING
14	06/15/10	ISSUE FOR PERMITTING
15	07/15/10	ISSUE FOR PERMITTING
16	08/15/10	ISSUE FOR PERMITTING
17	09/15/10	ISSUE FOR PERMITTING
18	10/15/10	ISSUE FOR PERMITTING
19	11/15/10	ISSUE FOR PERMITTING
20	12/15/10	ISSUE FOR PERMITTING
21	01/15/11	ISSUE FOR PERMITTING
22	02/15/11	ISSUE FOR PERMITTING
23	03/15/11	ISSUE FOR PERMITTING
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99	07/15/17	ISSUE FOR PERMITTING
100	08/15/17	ISSUE FOR PERMITTING

PAUL R. ZINK, AIA

779 Calabria Drive
Santa Barbara, CA 93105
(805) 569-3909
zinkaia@aol.com

May 20, 2007

Planning Division
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93102-1990

RECEIVED

MAY 21 2007

CITY OF SANTA BARBARA
PLANNING DIVISION

RE: Coastal Exclusion Application for
218-B Santa Barbara Street
APN 017-710-010
Zoning SD-3

We are requesting the Staff Hearing Officer's review and approval to allow the minor addition to an existing condominium that is part of a larger multi-family mixed use complex in the Appealable Jurisdiction of the Coastal Zone. The existing unit has a conditioned area of 1,515 sf net with an attached single car garage of 491 sf net. The existing unit has two bedrooms and two baths. The existing unit complies with the private outdoor living area requirements.

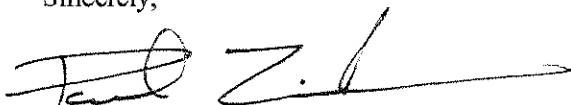
The proposed condominium will have an addition of 231 sq ft net for a total conditioned area of 1,746 sf net. There is no proposed change to the existing attached two car garage. The proposed unit will have three bedrooms and two baths. We are also proposing to install a sound window at the existing front door covered entry. The proposed unit complies with the open yard requirements. The proposed addition is shorter than the existing building height.

We are requesting a modification to build an addition bedroom in the rear yard setback that faces the 101 Freeway where an exterior third story deck currently exists. The Owner's do not use this deck due to the amount of black freeway dust that lands on everything everyday that they place outside. The original project was constructed with this modification and we are not requesting a modification greater than the one granted. The proposed bedroom addition will be 9' from the rear property line and the existing three story project was built right up to the property line.

We have submitted plans to the Board of Architectural Review and are waiting to be placed on their agenda for conceptual review for the project. The original project's City permits are as follows MST 1995-0482 and MST 2000-00637.

We feel this modification request is minor in nature. The original project was built because it was thought that the project would not significantly affect any neighboring properties. Since the project was built, the true impacts can be realized and the incorporation of this proposed addition will not increase the impacts of the existing project.

Sincerely,



Paul R, Zink, AIA

Villa del Mar at Santa Barbara Owners Association

To: City of Santa Barbara

From: Michelle Armstrong, Property Manager

Subject: Proposed Deck Enclosure – 218-B Santa Barbara Street

Date: April 20, 2007

This letter should serve as notification that the Villa del Mar Owners Association Board of Directors approved preliminary plans for the enclosure of the deck at the Walstad residence at 218-B Santa Barbara Street. The enclosure is not to exceed 300 square feet and the Board will have to review the final plans before their final approval is given.

If you have any questions, you may reach me at: 564-1400 x102.

c/o Good Management Company, 1 N. Calle Cesar Chavez, Suite 230-A, Santa Barbara, CA 93103

EXHIBIT C



ARCHITECTURAL BOARD OF REVIEW
CASE SUMMARY

218 SANTA BARBARA ST B

MST2007-00234

R-ADDITION

Page: 1

Project Description:

Proposal to convert an existing 231 square foot third-story deck to habitable space and to remodel the interior of an existing two-bedroom residential condominium unit, resulting in a three-bedroom unit. The project in the 40-unit Villa del Mar condominium complex is located in the Appealable Jurisdiction of the Coastal Zone. Planning Commission approvals of a coastal development permit and a modification for alterations in the rear setback are requested.

Activities:

6/4/2007 *ABR-Notice Prepared-PC/SHO Req*

6/4/2007 *ABR-Concept Review (New) - PH*

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVALS OF A MODIFICATION AND A COASTAL DEVELOPMENT PERMIT.)

(7:38)

Present: Paul Zink, Architect; Medwin Walstad, Owner.

Public comment opened at 7:44 p.m.

Chair Wienke read three letters in support of the project:

Victoria Liebhaber, representing the Homeowners' Association of Villa del Mar, Chris Elsass, and Patrick Murphy.

Public comment closed at 7:46 p.m.

Motion: Continued indefinitely to the Planning Commission or the Staff Hearing Officer and return to Consent Calendar with the following comments:

- 1) The project is an appropriate solution to the existing unusable deck, and is compatible with the existing architecture.*
- 2) Review the possibility of using the existing chimney with a class B flue for code compatibility, as opposed to a "through the wall" type vent.*

Villa del Mar at Santa Barbara

The existing site is developed with 40 two-bedroom units on a 95,949 square foot lot with 80 covered parking spaces and 10 guest parking spaces. For every two-bedroom unit a minimum lot area of 2,320 square feet is required and 2,800 square feet for a three-bedroom.

Lot area Existing	95,949
Lot area Required as developed	92,800
Remaining lot area	3,149
Diff in Req'd Lot area for 3rd Bed	480
Total # of 3rd Bedrooms	6.6

A total of six units could potentially become three bedroom units without exceeding the density allowed for the site. The lot area for seven 3-bedroom units would exceed the amount of existing lot area (See below for details)

DETAILS						
	Minimum Lot Area Required per unit (s.f.)	# of Units	Total Lot Area Req'd for Development	Remaining Lot area	Conforms to Density*	
2 bedroom units	2,320	40	92,800	3,149	YES	
3 bedroom units	2,800	40	112,000	-16,051	NO	
2 bedroom units	2,320	34	78,880			
3 bedroom units	2,800	6	16,800			
Lot area required for unit mix			95,680	269	YES	
2 bedroom units	2,320	33	76,560			
3 bedroom units	2,800	7	19,600			
Lot area required for unit mix			96,160	-211	NO	

* The required lot area is subtracted from the existing lot area (95,949) to obtain the remaining lot area. If the remaining lot area is a negative number the unit mix would not conform to the density requirements.