



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: November 23, 2010
AGENDA DATE: December 1, 2010
PROJECT ADDRESS: 26 Chapala Street (MST2010-00176/ENF2010-00250)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RB*
 Susan Gantz, Planning Technician II *SG*

I. PROJECT DESCRIPTION

The 10,000 square foot project site is currently developed with a 5,602 square foot, 11-unit apartment/hotel complex. The proposed project involves exterior alterations including replacement of all existing windows, extending an existing balcony corridor, a facade remodel, and a revised landscape plan. The discretionary applications required for this project are Modifications to allow alterations within the required 10'-0" front setback on Mason Street (SBMC §28.21.060) and a reduction of the required outdoor living space (SBMC §28.21.081). No additional square footage is proposed. The parcel is non-conforming with 11 existing parking spaces to remain, but the parking lot will be repaved and reconfigured to comply with the Americans with Disabilities Act. Coastal review is required for this project which is located within both the appealable and non-appealable jurisdictions of the Coastal Zone. Issuance of a Certificate of Occupancy for this project will abate enforcement case ENF2010-00250.

Date Application Accepted: October 18, 2010

Date Action Required: January 16, 2010

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Bryan Murphy	Property Owner:	Dario Pini
Parcel Number:	033-102-001	Lot Area:	10,000 sf
General Plan:	Hotel and Residential	Zoning:	R-4/SD-3
Existing Use:	Multi-family	Topography:	1% Slope

Adjacent Land Uses:

North – Mason Street
 South - Hotel (2-story)

East - Parking lot
 West – Chapala Street

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	5,602 sf	5,602 sf
Garage	0	0
Accessory Space	0	0

C. PROPOSED LOT AREA COVERAGE

Building: 2,956 sf 30% Hardscape: 6,029 sf 60% Landscape: 1,015 sf 10%

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/Allowance	Existing	Proposed
Setbacks			
- Front	10 ft	10 ft	9'-1"
- Interior	6 ft	Nonconforming	No change
- Rear	6 ft	6 ft	No change
Building Height	45 ft	36'-6"	No change
Parking	20 Spaces	11 Spaces	No change
Outdoor Living Space	2,257 sf	Nonconforming	33 sf reduction

V. DISCUSSION

The proposed project involves alterations and upgrades to a parcel that is currently developed with 11 apartment units constructed in 1950. The existing buildings and uncovered parking on site are nonconforming to density, setback requirements, outdoor living space, and required number of parking spaces. In 1952, the owner received a Zoning Modification to allow the parking lot to encroach into the front setbacks at Chapala and Mason Streets. The proposed façade alterations include replacement of all existing windows, which will legalize violations outlined in enforcement case ENF2010-00250, a new entry arch column at the northwest corner of the balcony corridor which will encroach 11 inches into the ten foot front setback on Mason Street, widening the second floor balcony corridor and adding support columns that will encroach into the nonconforming outdoor living space, extending the roof overhang, and repaving the parking lot.

A Modification is requested to allow the entry arch column projection and wall-thickening above it to encroach 11 inches into the front yard setback along Mason Street. The footprint of

the encroachment totals approximately 3.2 square feet. This column projection and arch element are aesthetically necessary to break up the mass of the elevation and will serve to set apart the entry arch as a distinct architectural element.

A second Modification is necessary to allow the new façade columns to reduce the nonconforming outdoor living space. The columns will be located between the existing parking lot and the building, and will minimally reduce the required 10% open space. Staff believes the minimal loss of open space will be offset by the improvement of the overall appearance of the front of the building and will be an enhancement to the visual aesthetics of the neighborhood. The parking lot will be repaved with permeable pavers, allowing increased retention of storm water on site. It is staff's position that these encroachments, which are minimal and do not add new floor area, are supportable as designed.

This project was reviewed by the Historic Landmarks Commission (HLC) on June 24, 2010, and received positive comments for the proposed alterations which will improve and enhance the appearance of the buildings' facades.

VI. FINDINGS

The Staff Hearing Officer finds that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot by upgrading the aesthetics of the building. The architectural thickening of the wall and addition of columns are minimal and will not provide additional floor area or cause an increase in the demand for parking space or loading space in the immediate area.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated November 17, 2010
- C. HLC Minutes

Contact/Case Planner: Susan Gantz, Planning Technician II
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MURPHY AND ASSOCIATES, ARCHITECTS

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email murpharch@live.com

11-17-2010

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

Re: Modification requests for 26 Chapala
APN: 033 102 001
Land use zone R-4 , SD-3

RECEIVED
NOV 18 2010

CITY OF SANTA BARBARA
PLANNING DIVISION

Dear Modification Hearing Officer,

This letter is intended to describe the modification requests for 26 Chapala as follows:

I. EXISTING CONDITIONS AND PROPOSED PROJECT

The existing condition of the site is a two story Apartment / Hotel Building with 11 units and 11 uncovered parking spaces. The original building was built in 1949 and was remodeled and added to several times in it's history, most notably in 1952, 1973 & 1975. It has net areas of 2,801sq.ft at the First floor, and 2,801 sq.ft. Second floor, (5,602 sq.ft total). In 1952 the city council approved a Modification to allow the parking to encroach into the front yard setbacks at both Chapala and Mason Streets and to have a minimal amount of open yard area. The existing building also encroaches one (1) foot into the interior setback at the Southeast side and is non-conforming in terms of open yard area and number of parking spaces. The site slopes very little and is quite flat; it is just a few blocks up from the beach and is mostly surrounded by larger hotels.

Our proposal is to legalize violations noted in ENF.2010-00250 (windows replaced without permit) and to give the building a much needed face lift by remodeling the building's exterior appearance (including roof extensions), to extend the width of the existing balcony corridor, and to rework the parking lot. The widening of the balcony corridor allows upper floor units to have a small (non-conforming) private outdoor living space.

II. MODIFICATION REQUESTS

The modification requests are as follows:

The first modification requested is at the Mason Street front yard setback, to allow an 11" Architectural projection of the proposed entry arch columns, and wall thickening above, (at the north west corner of the Balcony corridor). The foot print of the columns have an area of 3.2 sq.ft. that encroaches into the front yard set back. The wall thickening continues to the height of the guardrail of the balcony corridor. This forward projection of columns and arch element above are aesthetically necessary to break up the mass of this elevation and to set the entry arch apart as a distinct element

The second modification requested is to allow the proposed columns to encroach into the remaining required open yard area. There are 10 proposed columns with a total area of 33.2 square feet. Most of the columns are located in an area that is currently a raised planter.

III. PROJECT BENEFITS

MURPHY AND ASSOCIATES, ARCHITECTS

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We feel these modifications are appropriate for the following reasons:

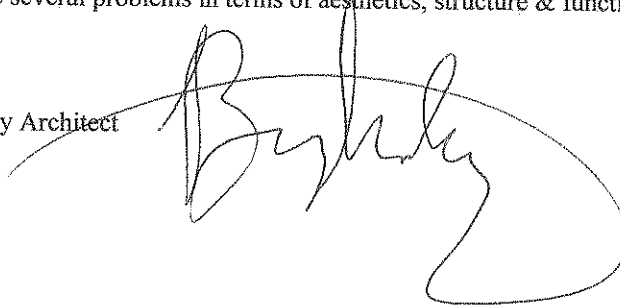
For the first Modification the small forward projection from the face of the existing wall and out into the setback provides some much needed aesthetic improvement to the building. Moreover the columns and arch elements cannot project back from the wall as they would obstruct the minimum required width of the stairway to which they are adjacent.

For the second Modification the balcony corridor could not structurally be widened without the addition of supporting columns below. The columns will largely occupy areas that are raised planters and are not directly walkable as "open space". The widened corridors allows upper floor units to have a small outdoor living space with a low wall to define it, and while it is smaller than what is currently required, it will provide some much needed space for the residents to get out doors and perhaps have a small table and chair in the fresh air.

Both encroachments are purely architectural and provide no added floor area or intensification of use and serve to solve several problems in terms of aesthetics, structure & functionality of the plan.

Thank You

Bryan Murphy Architect

A large, stylized handwritten signature in black ink, appearing to read "Bryan Murphy". The signature is written over a large, light-colored oval shape that serves as a background for the text.

HISTORIC LANDMARKS COMMISSION MINUTES
26 CHAPALA STREET
MST2010-00176/ENF2010-00250

Thursday, June 24, 2010

CONCEPT REVIEW - NEW

Present: Bryan Murphy, Architect
Ken Sterling, Contractor

Public comment opened at 4:34 p.m.

Robert Maxim, local resident, commented about re-landscaping the parkways; need of high wall or landscaping to cover the debris adjacent to the sidewalk behind the decorative wall; and parking lot repaving and landscaping.

Kellam de Forest, local resident, commented about the history of the building.

Public comment closed at 4:39 p.m.

Motion: Continued two weeks with the following comments:

1. The concept of what is being proposed is a positive improvement to the existing condition of the building.
2. Provide more landscaping in the parking lot, particularly canopy trees; clean up existing planters and use drought-tolerant plant material.
3. Vinyl windows are not acceptable in El Pueblo Viejo Landmark District. The applicant was advised to contact the City's Urban Historian in order to propose a window that is more in keeping with what was originally there.
4. Restudy the arch proportions with respect to openings and the mass above the arches.
5. The Commission does not object to the proposed modification of the encroachment into the setback.

Action: Pujol/Suding, 9/0/0. Motion carried.

Wednesday, July 7, 2010

SECOND CONCEPT REVIEW

Present: Bryan Murphy, Architect
Ken Sterling, Contractor

Public comment opened at 2:50 p.m.

Robert Maxim, local resident, commented that the arches are supportable; tiles in front of the new planters should be different from staircase tiles; landscaping and parkway should be

something other than dirt; landscaping at the Chapala parkway should be cleaned up; and the hedge around the parking lot should be broken up.

Kellam de Forest, local resident, commented about the “busyness” of the building not in keeping with El Pueblo Viejo Landmark District; there should be one material on the façade, rather than two; the balconies should reflect the Monterey style by having the railings and post in wood.

Public comment closed at 2:53 p.m.

Motion: Continued indefinitely with positive comments to the Staff Hearing Officer and the following comments:

1. Landscaping:
 - a. There is concern regarding the use of a canopy tree, which is greatly desired, but is being proposed in a planter that seems to be too narrow.
 - b. Revisit the parking lot to provide a more beneficial environment for those trees.
2. Architecture: The proposal is a great architectural improvement to the existing building; however, look closely at the proportions of the proposed clad wood windows and assure they are consistent with the windows that were there previously.
3. Railings: It is preferred that the railings be wood and not metal so that they more closely resemble the Monterey style being emulated.

Action: Pujo/Drury, 8/0/0. (Shallanberger absent.) Motion carried.