



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: October 26, 2011
AGENDA DATE: November 2, 2011
PROJECT ADDRESS: 331 N. Alisos Street & 930 E. Gutierrez (MST2011-00336)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Jo Anne La Conte, Assistant Planner *JAL*

I. PROJECT DESCRIPTION

The 16,929 square foot project site is currently developed with a two-story duplex, a one-story single family residence and a four-car carport with accessory space above. The proposed project is to convert the existing second-story accessory space above the carport to a new 404 square foot one bedroom dwelling unit and for two new uncovered parking spaces.

The discretionary applications required for this project are Modifications to allow the new unit to be located within the required fifteen-foot building separation in two locations (SBMC §28.18.070 and §28.92.110).

Date Application Accepted: September 19, 2011 Date Action Required: December 19, 2011

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:	Alex Pujo	Property Owner:	Richard & Joyce Axilrod, Trustees for Alisos LLC
Parcel Number:	031-371-005	Lot Area:	16,929 sq. ft.
General Plan:	General Commerce	Zoning:	R-2
Existing Use:	Residential	Topography:	3%

Adjacent Land Uses:

North – Residential	East - Residential
South – Residential	West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	Unit 1 (1 st floor) = 1,285 sq. ft.	No change
	Unit 2 (2nd floor) = 1,160 sq. ft.	No change
	Unit 3 = 992 sq. ft.	No change
	Unit 4 = None currently	404 sq. ft.
Carport	670 sq. ft.	No change
Accessory Space	616 sq. ft.	-404 sq. ft. = 212 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 3,523 sf 21% Hardscape: 2,970 sf 17% Landscape: 10,436 sf 62%

IV. BACKGROUND

The existing development on site consists of a two-story duplex, a one-story single family residence and a detached four-car carport with accessory space above. The number of parking spaces for the existing development is non-conforming with four covered spaces; the Zoning Ordinance requires three covered and three uncovered parking spaces for the existing units on the lot.

V. DISCUSSION

The proposed project involves converting 404 square feet of existing second-story accessory to a new one-bedroom dwelling unit and for two new uncovered parking spaces. Required parking for the new dwelling is one covered and one uncovered parking space. The required covered parking space would be provided in an existing carport space and two new uncovered parking spaces are proposed to bring the parking for the entire site more in conformance with the Ordinance requirements. Transportation Operations staff has reviewed the proposed parking spaces and has confirmed that they will function as proposed. This project was heard at the Architectural Board of Review (ABR) on September 6, 2011, and was forwarded to the Staff Hearing Officer with comments.

The proposed development is conforming to density, setbacks, and to open yard requirements. The existing detached carport and habitable space are conforming to the five-foot minimum distance between buildings for detached accessory space. However, with the conversion of the accessory space to a dwelling unit, the entire building becomes a main building and will not meet the required 15' building separation from one main building to another main building on the lot. Modifications are being requested to allow the new unit to be located within the required 15' distance between buildings in two locations.

Once converted, the two-story carport/dwelling unit structure will not meet the 15' distance between buildings, as it is currently located seven feet from the one-story portions (mechanical

room and laundry area) of the existing duplex structure and five feet from the existing one-story single family residence. However, the actual habitable space for the new unit is located on the second-story of the building, approximately 24'-8' from the single family residence and 14 feet from the habitable space for the duplex.

Staff understands that the requirement for distance between main buildings is intended to provide quality of life by avoiding noise, odor and privacy impacts between residential neighbors. It is Staff's position that the conversion of the existing habitable space to a new unit does not add new floor area within the required separation and is supportable with the condition that the laundry area be enclosed to reduce any potential noise or odors associated with such use.

VI. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modifications of distance between main buildings is necessary to secure an appropriate improvement on the lot and that it meets the purpose and intent of the ordinance, which is to provide separation between residential habitable spaces for quality of life. The conversion of the existing habitable space to a new unit does not add new obstructions or floor area in the vicinity of existing main buildings over what already exists at the property.

Said approval is subject to a condition that the laundry area be enclosed and vented, as necessary, to minimize impacts to the adjacent dwelling unit.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated September 7, 2011
- C. ABR Minutes of September 6, 2011

Contact/Case Planner: Jo Anne La Conte, Assistant Planner
(jlaconte@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x3320



PUJO & ASSOCIATES
ARCHITECTURE AND PLANNING

RECEIVED
SEP 07 2011

CITY OF SANTA BARBARA
PLANNING DIVISION

2425 Chapala Street • Santa Barbara, CA 93105 • (805) 962-3578 • www.pujo.net

September 7, 2011

Susan Reardon, Staff Hearing Officer
Community Development Department
630 Garden Street, Santa Barbara, California 93101

Re: 331 N. Alisos/930 E. Gutierrez, APN 031-371-005, MST 2011-00336
Modification request for encroachment into required building separation.

Dear Ms. Reardon,

We request a modification to convert an existing game room into a new rental unit. This game room is a small, 400 sq. ft. habitable space built above a carport structure. The subject property is a 16,929 sq. ft. R-2 lot in Santa Barbara's Eastside located at the SW corner of East Gutierrez and North Alisos streets.

The property is developed with three rental units in three separate buildings: an older, 2-story Victorian house (331 N. Alisos) functioning as a duplex (one unit in each floor); a 1940's single story house (930 E. Gutierrez, unit #3), and an accessory building consisting of a game room above a four-vehicle carport that is the subject of this application. The requested modification would allow a fourth rental in this lot with minimal disruption to the existing conditions.

The first floor of the accessory building is located 7' and 5' away from the other two structures and thus it is legal, non-conforming with respect to the required 15' separation between buildings. However, the game room on the second floor is located almost 25' north of the single story dwelling (930 E. Gutierrez) and 14' west of the habitable portion of the Victorian house, only one foot shy of the required separation distance. In practical terms, the distance between the existing and proposed rental units would meet the spirit –if not the letter- of the ordinance.

The justification for this modification is that the proposed change will not physically alter the existing conditions and its proposed use (rental) will not intensify the impacts of its current use (recreational). The current placement of buildings on the site, while close to one another, allows for very generous setbacks on both street frontages. This layout is a positive contribution to the neighborhood worth preserving. A large Oak near the street corner is also a valuable visual and environmental resource.

EXHIBIT B

The neighborhood consists of one- and two-story buildings used as multi-family residences. The addition of a fourth, small rental unit as proposed fulfills the intent of the housing element of the general plan in this lot by providing an affordable apartment in an appropriate location –near established services and transit corridors.

In 2010 the property underwent a major overhaul to remove previous building and zoning violations and to reverse its long journey of decay. This work underwent ABR review with numerous upgrades to the duplex and carport structures and a complete landscape plan. The photographs speak for themselves. Today ABR reviewed this application again with respect to the requested modification and expressed support for the application, including a request to add one bush by the driveway entrance to further screen the two parking spaces proposed.

The modification required for this development is internal to the site and it does not affect its neighbors in any manner; it is pursued in response to existing site constraints; it retains the Architectural character of the existing structures, and it preserves the existing street ambiance. As far as we know, there is no neighborhood concern generated by this modification request.

Thank you for your assistance and consideration. Please feel free to call me directly at 962-3578 if you need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "H. Alexander Pujo". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

H. Alexander Pujo, Architect

c.: Richard and Joyce Axilrod

CONSENT CALENDAR (1:00)

Representatives present: Chris Gilliland, Keith Rivera

Staff present: Tony Boughman

ABR - NEW ITEM

D. 331 N ALISOS ST & 930 E GUTIERREZ ST

R-2 Zone

Assessor's Parcel Number: 031-371-005
Application Number: MST2011-00336
Owner: Richard and Joyce Axilrod Trustees
Architect: Alex Pujo

(Proposal to convert an existing second-story accessory space to a new 404 square foot one-bedroom dwelling unit over an existing carport. Exterior alterations consist of two new uncovered parking spaces. There are two existing three-bedroom units, and one existing four-bedroom unit and four covered parking spaces on the 16,930 square foot site.)

(Comments only; project requires environmental assessment and Staff Hearing Officer review of a zoning modification.)

Continued to the Staff Hearing Officer with the following comments: 1) the modification poses no negative aesthetic impact; 2) there is no need to fence in the private outdoor living space for unit 2; 3) add one 15 gallon coleonema at the end of the wall for additional screening of the parking; 4) return to Staff with these items for approval after Staff Hearing Officer review.