



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 055-14 2012 ANACAPA STREET MODIFICATIONS OCTOBER 1, 2014

APPLICATION OF JARRETT GORIN AGENT FOR ETHAN REECE, 2012 ANACAPA STREET, 025-321-012, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 DU/ACRE) (MST2014-00096)

Proposal to demolish an 80 square foot shed structure and construct a 916 square foot, detached, two-story, accessory structure to include a 500 square foot, two-car garage, with a 416 square foot accessory room above the garage. The site is currently developed with an existing, 2,900 square foot, two-story residence, a 520 square foot, one-story residence, and a 285 square foot, accessory structure to remain. The proposal will provide a total of three parking spaces to include two-covered and one uncovered space. The proposed site development of 4,621 square feet, located on a 16,911 square foot lot, is 106% of the guideline floor-to-lot ratio (FAR). The proposal includes Staff Hearing Officer review for requested zoning modifications. This is a City Landmark: The Pearl Chase Residence.

The discretionary applications required for this project are:

1. A Lot Area Modification to permit the “as-built” conversion of the one-car garage to an artist studio and allow the construction of new home office. (SBMC § 28.15.080, SBMC § 28.87.030.E.1, and SBMC § 28.92.110);
2. An Accessory Floor Area Modification to allow the total aggregate floor area of detached accessory building to exceed the 500 square foot maximum (SBMC § 28.87.160 and SBMC § 28.92.110); and
3. An Interior Setback Modification to allow the “as-built” conversion of garage to a studio within the required ten-foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak either in favor or in opposition of the application thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, September 24, 2014.
2. Site Plans
3. Correspondence received in opposition to or with concerns on the project:
 - a. Oscar Hensgen, Santa Barbara, CA.

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

- I.** Approved the subject application making the following findings and determinations:
 - A.** The Staff Hearing Officer finds that the Lot Area Modification and the Accessory Floor Area Modification to allow the total aggregate floor area of the accessory structures to exceed 500 square feet is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed 701 square feet of accessory floor area is an appropriate improvement for the two existing single-family residences on the lot and the proposed development is consistent with the pattern of development in the neighborhood. The additional floor area is not anticipated to adversely impact the adjacent neighbors.
 - B.** The Staff Hearing Officer finds that the Interior 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 proposed conversion of the garage to accessory space is appropriate because: the demolition of the structure would result in a significant adverse environmental impact on the City Landmark; given that the driveway has been removed, the topography would be required to be modified to restore vehicular access; the building has substandard dimensions for a one-car garage; and, the change of use is not anticipated to adversely impact the adjacent neighbor.
- II.** Said approval is subject to the following conditions:
 - A.** The applicant shall clearly note on the plans, both in the scope of work and on the floor plan, that the second set of laundry hook-ups are to be removed from the residence.
 - B.** A note shall be added to the accessory buildings' floor plans that these areas shall not be used as separate dwelling units.
 - C.** The applicant shall change the "Studio" and "Office" labels to an accessory use (e.g., art studio, home office, etc.) that conveys that the building is not a separate dwelling unit nor utilized for commercial use.
 - D.** The size of the footprint of the former garage that is to be converted to accessory space shall be confirmed and property indicated on the plan. The existing small storage building attached to the rear of this structure shall be indicated on the site plan as being removed and it shall be removed from the site.
 - E.** Prior to Final Approval by the Historic Landmarks Commission, a drainage plan must be submitted that clearly shows compliance with Tier 2 Storm Water Management Program (SWMP) requirements.
 - F.** A City-qualified archaeologist shall be retained to monitor ground disturbances during construction. If cultural resources are encountered, work shall be halted immediately, and the City Environmental Analyst shall be notified. The archaeologist shall assess the nature, extent and significance of any discoveries and develop appropriate management recommendations for archaeological 2012 Anacapa Street - Archaeological Resources Report resource treatment, which may include, but are not limited to, redirection of

grading and/or excavation activities, consultation with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, (if the resource is prehistoric) etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts, materials, or human remains, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization. The archaeologist shall determine the need for any other actions, including collecting a representative sample of prehistoric or historic remains, consistent with a Phase 3 Data Recovery excavation as defined in City MEA Guidelines for Archaeological Resources and Historic Structures and Sites criteria.

- G.** Archaeological Monitoring was required as a condition of the Phase 1 Arch report. Please provide the contract for review by the Environmental Analyst and the standard Archaeological Monitoring Language on the plans. See below for standard monitoring language. Any ground excavation on this site is required to have a qualified Archaeologist monitor the work in order to assess the importance of any artifacts that may be uncovered. A signed copy of the contract establishing a schedule for monitoring must be submitted prior to release of a building permit for this project, the contract shall be subject to review and approval of the Environmental Analyst. A final report on the results of the archaeological monitoring shall be submitted to the City's Environmental Analyst within 180 days of completion of the monitoring and prior to the issuance of the Certificate of Occupancy (Final Inspection), whichever is earlier. The information submitted will be evaluated and a decision will be made if additional analysis is required.

This motion was passed and adopted on the 1st day of October, 2014 by the Staff Hearing Officer of the City of Santa Barbara.

