



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 31, 2014
AGENDA DATE: August 6, 2014
PROJECT ADDRESS: 917 Laguna Street (MST2013-00497)
TO: Bettie Weiss, City Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DYK*
 Jo Anne La Conte, Assistant Planner *JAL*

I. PROJECT DESCRIPTION

The 5,800 square foot lot is currently development with two single family dwellings. The proposed project involves the demolition of an existing 58 square foot laundry room and the construction of a new laundry room and a new bathroom totaling 137 square feet at the rear of the front dwelling unit at 917 Laguna Street. Also proposed are exterior alterations to the front unit including new windows to replace the existing windows, new and replaced doors, new fencing, a new trash area, reroof of the dwelling, rebuilding the front porch, replacing the ribbon driveway with concrete, three new uncovered parking spaces and repaving the parking area with permeable pavers. No exterior changes are proposed to the rear dwelling unit at 917½ Laguna Street.

The discretionary application required for this project is an Interior Setback Modification to allow alterations, including relocated windows, to the dwelling to be located within the required six-foot interior setback (SBMC § 28.21.060 and SBMC § 28.92.110).

Date Application Accepted: July 7, 2014

Date Action Required: October 5, 2014

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to conditions.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Gary Mosel	Property Owner: The Mosel Family Trust
Parcel Number: 029-301-009	Lot Area: 5,800 sq. ft.
General Plan: Commercial/Medium. High Residential (15-27 du/acre)	Zoning: C-2
Existing Use: Residential	Topography: 16% Slope

Adjacent Land Uses:

North - Commercial	East - Residential
South - Residential	West - Mixed-Use

B. PROJECT STATISTICS

	Existing	Proposed
Living Area (917)	689 sq. ft.	791 sq. ft.
Living Area (917 1/2)	510sq. ft.	No Change.

C. PROPOSED LOT AREA COVERAGE

Building: 1,464 sf 25% Hardscape: 2,051 sf 35% Landscape: 2,285 sf 39%

IV. DISCUSSION

The proposal consists of alterations to the existing front residence that will result in window changes to the dwelling in the required six foot interior setback. The project was reviewed by the Historic Landmarks Commission on December 18, 2013 and was forwarded to the Staff Hearing Officer with positive comments.

The Interior Setback Modification is requested to allow relocated windows on the nonconforming portion of the dwelling within the required interior setback. The dwelling is legally non-conforming to the south interior setback at five feet six inches. The window changes will result in a reduction of windows in the setback from four to three and the relocated windows will be larger. Staff regularly advises applicants to eliminate or minimize new openings within required setbacks that may cause privacy, noise, or light impacts on adjacent neighbors. In this instance, the relocated windows are not likely to create privacy issues. In addition, per the applicant, the exterior fenestration and siding for the dwelling are in need of repair, and the window changes are necessary to comply with new Building Code requirements for energy and egress. Staff supports the requested Modification, and finds that the window changes within the setback are appropriate improvements to a single family residence and are not anticipated to adversely impact the adjacent neighbors. Staff recommends that the standard unanticipated archaeological discovery condition shall be reproduced on the plans prior to submittal for building permit and that the storage shed shall be removed from the front setback.

Parking

The property is legally non-conforming to parking with no approved parking spaces on site, although it appears that the existing gravel area and driveway have been used as parking for many years. The proposal includes three new uncovered parking spaces for the development on site. Transportation Planning has reviewed the project, and has concluded that a Parking Design Waiver is required for the new parking as two of the three parking spaces require more than one maneuver to access. Transportation Staff has stated that they can support the parking design waiver to permit these spaces due to the large parking maneuvering area overall. Therefore, a condition has been added that a Parking Design Waiver shall be obtained.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the 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 windows are appropriate because the window changes are necessary to comply with building code requirements, and are not anticipated to adversely impact the adjacent neighbors.

Said approval is subject to the following conditions:

1. A Parking Design Waiver shall be obtained from the Public Works Department, prior to building permit issuance.
2. The detached storage shed and trash area located in the required front setback shall be removed from the property.
3. The following language shall be added to the plans submitted for building permit:

“Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and an archaeologist from the most current City Qualified Archaeologists List shall be retained by the applicant. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, etc.

If a 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 a discovery consists of possible prehistoric or Native American artifacts or materials, 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.”

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated June 20, 2014
- C. HLC Minutes dated December 18, 2013

Contact/Case Planner: Jo Anne La Conte, Assistant Planner
(jlaconte@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x**3320**

Gary Mosel Designs
P.O. Box 933
Santa Barbara, CA 93102

June 20, 2014

Acting agent on behalf of:
Mosel Properties
Rudi & Rosel Mosel Trustees
P.O. Box 1364
Goleta, Ca 93116

RE: Modification request for:

917 & 917 ½ Laguna Street
APN# 029-301-009,
Zoned C-2

RECEIVED
JUN 23 2014
CITY OF SANTA BARBARA
PLANNING DIVISION

Staff Hearing Officer:

1.) The subject property currently has 2 residential dwellings. One is located to the rear of the site and is a 1920ish, 532 square foot, 1 bedroom 1 bath, white plastered parapet type roof, and is perhaps Spanish in nature. This structure is in good condition and no work is proposed.

The main building is a 1900ish, 795 square foot, 2 bed and bath, board and batten craftsman style house. This house is in very poor condition and is in need of repair.

An additional structure was recently rebuilt without a building permit. This is a 58 square foot laundry room. It is positioned 3' within the R-2, 6' interior yard set back. We have obtained a permit and it has been demolished.

This project we propose to add about 82 square feet to the rear of 917 building for new laundry and mechanical rooms. In addition we propose new roofing, foundations, windows, doors, mechanical, electrical, plumbing, entry porch, interior remodeling, front retaining wall replacement, hedge removal, and new driveway approach Permeable pavers and are also part of this proposed.

2.) The modification being requested are technical in nature. The South elevation is within the interior yard set back by 5". The existing fenestration and exterior siding is severely blighted. The proposal is requesting the removal of the windows and reconfiguring to accommodate the new egress codes, energy management, and interior floor plan. The siding structural work and new framing will be required to accomplish the work.

3.) The major benefit to the public is to revive a blighted portion of downtown Santa Barbara to its better than former glory and to eradicate code and ordinance violations thereby creating a better quality of life for future tenants.

Sincerely,



Gary Mosel

EXHIBIT B

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 917 LAGUNA ST**

C-2 Zone

(3:50) Assessor's Parcel Number: 029-301-009
Application Number: MST2013-00497
Owner: Mosel Properties
Designer: Gary Mosel

(Proposal for a minor residential addition and alterations to an approximately 5,800 square foot parcel containing two one-story single-family dwellings. The proposal comprises the demolition of an existing 58 square foot laundry room and construction of two new laundry rooms totaling 137 square feet at the rear of a 795 square foot dwelling unit at 917 Laguna Street. (One of the two new laundry rooms is for use by the 532 square foot rear dwelling unit at 917-1/2 Laguna Street.) Also proposed at the front unit is to replace all windows and entry door, reroof, replace the existing ribbon driveway with concrete, and repave the parking area with permeable pavers. The existing front porch and site walls will be rebuilt, a new fence will be constructed in the front yard, and non-conforming hedges will be reduced in height. An unpermitted laundry shed will be demolished and a new trash enclosure will be constructed in the parking area. Four uncovered parking spaces are proposed. No exterior changes are proposed for the rear dwelling unit. This proposal will address violations outlined in enforcement case ENF2013-01037. Staff Hearing Officer review is requested for a zoning modification. A parking design waiver is requested.)

(Comments only; project requires Environmental Assessment, Staff Hearing Officer review, Parking Design Waiver, and Neighborhood Preservation Ordinance Findings.)

Actual time: 4:53 p.m.

Present: Gary Mosel, Designer

Public comment opened at 5:04 p.m.

John Chufar spoke in support of the project.

Public comment closed at 5:04 p.m.

A letter from Paula Westbury was received.

Motion: Continued indefinitely to the Staff Hearing Officer with positive comments and to the Consent Calendar with comments and findings:

1. The modification is aesthetically appropriate, it does not pose consistency issues with design guidelines, and is compatible with the neighborhood.
2. Relocate the trash enclosure to the back of the property.
3. Restudy door and window placement at the east and west elevations.
4. Stone veneers should look real and plaster was suggested as an alternative, if the cost is an issue.
5. Gray concrete color for the driveway is preferred.

6. The landscape strip at the driveway should remain.
7. The parking design waiver is supportable for the existing design.
8. The Commission has reviewed the proposed project and Compatibility Analysis Criteria have been generally met (per SBMC 22.22.145.B. and 22.68.045.B.).

Action:

Drury/Winick, 5/0/1. (Suding abstained as he was not present for the entire presentation. Murray/Orías absent.) Motion carried.