



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: October 23, 2014
AGENDA DATE: October 29, 2014
PROJECT ADDRESS: 725 Olive Street (MST2014-00112)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner
 Michelle Bedard, Assistant Planner

I. PROJECT DESCRIPTION

The 5,100 square foot site is currently developed with an existing, one-story, 942 square foot single-family residence and a detached 908 square foot accessory structure (consisting of a 740 square foot three-car garage, and 168 square feet of storage). The proposed project involves the demolition of the existing detached accessory structure, construction of a new, 376 square foot, two-car carport, and a new second-story, 937 square foot residential unit, located above the existing, one-story residential unit. Also proposed are two (2) new uncovered parking spaces, a new deck above the carport, and the construction of a new wood fence located along the southern (interior) property line, with a height ranging between 42-inches and a maximum of 6-feet.

The discretionary application required for this project is an Interior Setback Modification to allow an addition and increase in roof height located within the required six-foot interior setback to the south (SBMC § 28.21.060 and SBMC § 28.92.110).

Date Application Accepted: October 6, 2014 Date Action Required: January 4, 2015

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:	Edward Deras	Property Owner:	Louis Sanchez
Parcel Number:	031-092-018	Lot Area:	5,100 s.f.
General Plan:	Medium High Density Residential (Max 15-27 du/acre)	Zoning:	R-3
Existing Use:	Single-family residential	Topography:	3%

Adjacent Land Uses:

North – Multi-family (2-story)
 South – Multi-family (2-story)

East – Multi-family (2-story)
 West – Multi-family (2-story)

B. PROJECT STATISTICS

	Existing	Proposed
Living Area:		
Ground floor unit (A)	942 sq. ft.	+ 0 = 942 sq. ft.
Second floor unit (B)	0 sq. ft.	+ 937 sq. ft.
Garage	740 sq. ft.	- 740 = 0 sq. ft.
Carport	0 sq. ft.	+ 376 sq. ft.
Accessory Space	168 sq. ft.	-168 = 0 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 1,417 sf 28% Hardscape: 1,414 sf 28% Landscape: 2,269 sf 44%

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/Allowance	Existing	Proposed
Setbacks			
- Front	10 feet	15 feet	15 feet
- Interior (south)	6 feet	4' 9"	5' 9"
- Interior (north)	6 feet	0	19 feet
- Rear	6 feet	0	21 feet
Building Height	45 feet	21 feet (1-story)	29' 6" (2-story)
Parking	4	3	4
Open Yard	765 sq. ft.	430 sq. ft.	953 sq. ft.

V. DISCUSSION

The proposed project involves the construction of a new residential dwelling unit to be constructed above the existing, one-story, single-family residence, which is proposed to remain, and the demolition of the existing non-conforming detached accessory building and construction of a conforming two-car carport. The demolition of the accessory building results in compliance with setback requirements on the north and west interior setbacks and the open yard requirements. The existing residence is non-conforming to the south interior setback (encroaches three inches), and the applicant is requesting an Interior Setback Modification to allow the new residential unit to be constructed in line with the existing residence. Staff is supportive of the requested modification for a number of reasons: The footprint and walls of the existing residence are proposed to remain intact; only roof alterations are proposed to allow for the addition of a new second floor. The parcel located directly south is currently developed with an existing multi-family development,

and the proposed encroachment is not anticipated to cause a negative impact as the area nearest the encroachment is the parking lot for the existing multi-family development.

The retention of the existing residence is a significant factor in Staff's support of the requested Modification; therefore, we requested a demolition plan to verify that the existing residence and the south elevation walls would not be completely demolished as part of this project. Since a complete demolition of the affected walls would allow for a project design that meets the setback requirements, Staff recommends a condition that the Modification shall be reevaluated if the work completed in the field should exceed the work shown on the approved plans.

This project was reviewed by the Architectural Board of Review on June 23, 2014. The Board continued the project indefinitely to the Staff Hearing Officer with the comments that the proposed modification is aesthetically appropriate and does not pose any adverse effect to the neighborhood.

VI. 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 addition is appropriate because it allows for an aesthetically appropriate design. Additionally, as described in Section V above, the proposed project will bring the property into greater compliance with the Zoning Ordinance, and is not anticipated to adversely impact the adjacent neighbors.

Said approval is subject to the following condition:

1. If the building is demolished beyond what is shown on the Staff Hearing Officer approved plans, then the construction of the project shall be halted, and the applicant and/or property owner shall contact Planning Division Staff for a determination on whether the interior setback Modification is still valid.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated July 28, 2014.
- C. ABR Minutes

Contact/Case Planner: Michelle Bedard, Assistant Planner
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Phone: (805) 564-5470 x 4551

THOMAS SANCHEZ & ILENE DAVIS
725 OLIVE ST.
SANTA BARBARA, CA 93101

JULY 28, 2014

STAFF HEARING OFFICER

RECEIVED

JUL 28 2014

CITY OF SANTA BARBARA
PLANNING DIVISION

EXISTING STRUCTURE WAS MOVED TO THE SITE AND SET ATOP A STEM WALL FOUNDATION. EXISTING STRUCTURE HAS A BLDG FOOTPRINT OF 1989 SF. A STORAGE AND GARAGE ALSO EXIST ON THE SITE ON THE WEST PROPERTY LINE AS WELL AS A PORTION OF THE RENTL NORTH PROPERTY LINE @ APPROX 980 S.F. WHICH WE PROPOSE TO DEMOLISH. ITS CURRENT LOCATION IS EXISTING AND NON CONFORMING.

WE PROPOSE TO DEMOLISH THE EXIST AUXILIARY STRUCTURE AND PROVIDE A NEW CARPORT W/ A NEW DWELLING UNIT BUILT OVER THE NEW CARPORT AND A PORTION OF THE EXISTING SFD.

THE PROPOSED PROJECT WILL BE 2- UNITS W/ 2-COVERED AND 2-UNCOVERED PARKING SPACES.

WE WOULD LIKE TO REQUEST RELIEF @ THE SOUTHERN PROPERTY LINE TO ALLOW US TO ENCRUCH INTO THE REQUIRED SETBACK 3 1/2 TO 4" IN ORDER TO ALIGN OUR BUILDING WALL LINE W/ THE EXISTING STRUCTURE. CODE RESEARCH REVEALED THAT @ THE TIME THE HOUSE WAS RELOCATED THE SETBACK WAS 5' NO THE SETBACK FOR THE SAME PROPERTY IS 6', AND NOW

THE STRUCTURE IS NOT IN CONFORMANCE
W/ THE CURRENT CODES, FOR THIS ZONE.

WE FEEL THAT OUR REQUEST IS
NOT UNREASONABLE, SINCE IT IS TO
ALIGN THE LOWER LEVEL W/ THE PROPOSED
NEW CONSTRUCTION. DUE TO THE NATURE
OF OUR PROJECT WE WILL REQUIRE NEW
SHEARWALLS AND THESE WILL GO FROM THE
2ND LEVEL TOP PLATE TO THE FOUNDATION.
IT SEEMS LOGICAL TO ALIGN THE WALLS
SO THAT THEY STACK ATOP EACH OTHER
AS OPPOSED TO HAVING A 3" OFFSET
IN THE SHEARWALL SYSTEM AND ULTIMATELY
THE EXTERIOR FINISHES AS WELL.

WE FEEL THAT BY OBTAINING A
MODIFICATION WE CAN ALIGN THE WALLS
AND WILL BE ABLE TO PROVIDE A VERY
CLEAN PLANE ON THIS SOUTHSIDE WALL
AND BE MORE AESTHETICALLY PLEASING
TO THE EYE W/ OUT A 3" JOG ON
THE PROPOSED WALL LINE.

THANK YOU FOR YOUR CONSIDERATION

SINCERELY

Edward V. Deras

EDWARD V. DERAS, AGENT

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 725 OLIVE ST****R-3 Zone**

(4:30) Assessor's Parcel Number: 031-092-018
 Application Number: MST2014-00112
 Owner: Louis Sanchez
 Designer: Edward Deras

(Proposal to add a 937 square foot second story single-family dwelling on an existing 942 square foot single-family dwelling with attached new 376 square foot two-car carport. An existing 908 square foot three-car garage will be demolished. Also proposed on this 5,300 square foot parcel is a 112 square foot deck on top of a portion of the new carport, two uncovered parking spaces, and minimal grading to be balanced on site. The maximum building height will be 29.5 feet and the total floor area will be 1,895 square feet. This project requires Staff Hearing Officer review of a zoning modification.)

(Comments only; requires Environmental Assessment, a Waiver of Parking Design Standards, and Staff Hearing Officer review.)

Actual time: 4:16 p.m.

Present: Edward Deras, Designer; and Eileen Davis and Louis Sanchez, Owners.
 Public comment opened at 4:27 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Staff Hearing Officer for return to Full Board with the findings that the proposed modification is aesthetically appropriate, poses no adverse effect to the neighborhood, and does not pose consistency issues with the Neighborhood Preservation Ordinance.

Action: Poole/Wittausch, 4/0/0. Motion carried. (Zink/Hopkins/Cung absent).

***** THE BOARD RECESSED AT 4:48 P.M., AND RECONVENED AT 5:02 P.M. *****

CONCEPT REVIEW - CONTINUED ITEM**4. 200 HELENA AVE****OC/SD-3 Zone**

(5:15) Assessor's Parcel Number: 033-052-018
 Application Number: MST2014-00186
 Owner: Funk Zone Parking, LLC
 Architect: AB Design Studio Inc.

(Proposal to reduce the size of an existing 1,567 square foot one-story commercial building to 1,292 square feet and exterior remodel including new siding, windows, doors, and roof. The existing 225 square feet of building perimeter paving will be enlarged by 315 square feet for a total of 540 square feet. A new parking layout on an existing concrete parking lot, new landscape planters, and approximately 144 linear feet of 6'-0" tall metal panel fence is also proposed. A previously-permitted shed located at the west corner of the parcel will remain unchanged.)

(Second Concept Review. Action may be taken if sufficient information is provided, contingent upon submittal to Public Works for improvements to the right-of-way prior to building permit issuance. Project was last reviewed May 12, 2014.)

Actual time: 5:02 p.m.

Present: Clay Aurell, Architect; and Glen Deisler, Project Manager, for AB Design Studio, Inc.; and Chris Gilliland, Landscape Architect.

EXHIBIT C