



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 30, 2015
AGENDA DATE: August 5, 2015
PROJECT ADDRESS: 2108 Chapala Street (MST2015-00302)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Jo Anne La Conte, Assistant Planner *JAL*

I. PROJECT DESCRIPTION

The 5,000 square foot site is currently developed with a 1,245 square foot one-story single family residence with a detached 292 square foot two-car garage. The proposed project is to construct a 63 square foot one-story addition and to permit "as-built" on-demand water heater, exterior shower and exterior lighting to the residence. The proposal will address violations outlined in a Zoning Information Report (ZIR2013-00239).

The discretionary application required for this project is an Open Yard Modification of the location of the open yard area and/or to reduce the size of the required open yard area (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: July 1, 2015

Date Action Required: September 29, 2015

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:	Ellen Bildsten	Property Owner:	Robert A. Deaton
Parcel Number:	025-241-019	Lot Area:	5,000 sq. ft.
General Plan:	Low Density Residential (Max. 5 du/acre)	Zoning:	E-3
Existing Use:	Single Family Residence	Topography:	9% slope
Adjacent Land Uses:			
	North – Residential		East - Residential
	South – Residential		West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,245 sq. ft.	+ 63 sq. ft = 1,308 sq. ft.
Garage	292 sq. ft.	No Change.

C. PROPOSED LOT AREA COVERAGE

Building: 1,642 sf 32.84% Hardscape: 1,980 sf 39.60% Landscape: 1,378 sf 27.56%

IV. DISCUSSION

This project is exempt from review by the Single Family Design Board. The proposed project includes a 63 square foot bathroom addition to the rear of the dwelling that will reduce the size of the required Open Yard area. The proposed addition will meet setback requirements.

The applicant is requesting an Open Yard Modification for the location of the open yard area and/or to reduce the size of the required open yard area to allow for the proposed addition. The Zoning Ordinance requires 1,250 square feet of open yard area, which may be provided in multiple areas with minimum dimensions of 20 feet by 20 feet. The property is currently non-conforming to open yard requirements with approximately 1,190 square feet of open yard that meets the City's requirements. The proposal will reduce the size of the required Open Yard area to 958 square feet of Open Yard Area that meets the requirements (approx 1,116 sq. ft. including areas that don't meet the minimum dimensions). The property is undersized for the E-3 Zone, as it is a 5,000 square foot lot, instead of the 7,500 square feet required today. Staff is in support of the Open Yard modification because of the undersized E-3 lot, the location of the existing development on site and because the remaining open yard is still useable. In addition, the open yard fulfills the intent of the requirements and allows for a minor expansion of the small residence while maintaining the existing neighborhood character.

The proposal also includes permitting "as-built" improvements such as the on-demand water heater, an exterior shower and exterior lighting. Therefore, a condition has been included that the exterior lighting shall comply with the City's Outdoor Lighting Ordinance

Environmental Review

The project site is located within an area mapped as American City Archaeological and Early 20th Century Archaeological (1900-1920) sensitivity areas. An archaeological letter report, prepared by David Stone, M.A., RPA, dated June 5, 2015, concluded that it is unlikely that artifacts will be encountered during the proposed construction but recommends that the standard unanticipated archaeological discovery condition be included. Therefore, staff has included a condition that the standard unanticipated archaeological discovery condition shall be reproduced on the plans prior to submittal for building permit.

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 addition is appropriate on a small lot with a single-family residence, because the proposed addition will meet the setback requirements and the resulting open yard area is useable by the residents and will fulfill the intent of the Open Yard requirements while maintaining the existing neighborhood character.

Said approval is subject to the following condition:

1. The exterior lighting shall comply with the City's Outdoor Lighting Ordinance.
2. 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 May 11, 2015

Contact/Case Planner: Jo Anne La Conte, Assistant Planner

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RECEIVED
JUN 18 2015
CITY OF SANTA BARBARA
PLANNING DIVISION

May 11, 2015

Staff Hearing Officer
City of Santa Barbara
PO Box 1990
Santa Barbara, CA 93102

Re: Modification Request for 2108 Chapala Street Santa Barbara, CA 93105; APN# 025-241-019; E-3

Dear Staff Hearing Officer,

1. Existing Conditions and Proposed Project

There is an existing house (1321 sf) and a detached two-car garage (321 sf). The existing open space is approximately 31'-3" x 38'-1" = 1190 sf. The proposal is to build a 73.5 sf bathroom addition (9'-11" x 7'-5") to the rear of the existing 2-bedroom, 1-bath home. The bathroom addition would reduce the lot's open space to 1116.5 sf.

2. Modification Request

The modification being requested is to allow for less open yard space than the required 1250 sf. This proposed bathroom addition would vastly improve the owners' use of the existing small house which currently has only one bathroom.

3. Project Benefits

The major benefits of adding additional space to the rear of the home is that it does not change the look of the house from the street and eliminates the need to build a second story in order to gain space. Adding a bathroom to the existing bedroom improves the layout of the home without building a new second story master suite.

Sincerely,

*Ellen Bildsten, Architect AIA, LEED AP
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EXHIBIT B