



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: August 11, 2016
AGENDA DATE: August 17, 2016
PROJECT ADDRESS: 1028 Olive Street (MST2015-00583)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *Dk*
 Megan Lowery, Associate Planner

I. PROJECT DESCRIPTION

The 7,500 square-foot site is currently developed with a 1,574 square foot single family residence and 409 square foot detached garage. The proposed project involves the demolition of the existing 409 square foot garage and construction of a one-story, 750 square foot, one-bedroom dwelling unit and three-car carport. The carport will connect the existing 1,574 square foot residence and the new 750 square foot dwelling unit, resulting in a duplex. A section of new 6-foot high wooden fence is proposed along the eastern property line in the area previously occupied by the garage.

The discretionary application required for this project is a Parking Modification to allow the reduction of required parking spaces from four to three (SBMC §28.92.110).

Date Application Accepted: June 6, 2016

Date Action Required: October 11, 2016

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:	Dexign Systems	Property Owner:	Adelaida Ortega
Parcel Number:	029-230-017	Lot Area:	7,500 square feet
General Plan:	Medium-High Density Residential (15-27 du/acre)	Zoning:	R-3
Existing Use:	Single Family Residential	Topography:	0.03%

Adjacent Land Uses:

North – Single Family Residential (2-story) East – Single Family Residential (1-story)
 South – Apartments & Church (2-story) West – Single Family Residential (1-story)

B. PROJECT STATISTICS

	Existing	Proposed
Main Residence		
Living Area	1,574 sq. ft.	1,574 sq. ft.
Basement	160 sq. ft.	160 sq. ft.
Garage	409 sq. ft.	-409 sq. ft. = 0 sq. ft.
Second Dwelling Unit		
Living Area	N/A	750 sq. ft.
Carport	N/A	540 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 2,144 sf 28% Hardscape: 1,804 sf 24% Landscape: 3,552 sf 48%

IV. DISCUSSION

This project was reviewed by the ABR on December 21, 2015 and April 25, 2016, and was forwarded to the Staff Hearing Officer (SHO) with generally favorable comments.

The proposed project involves construction of a three-car carport and a detached dwelling unit at the rear of the property. The dwelling unit would be 750 square feet in size and would have only one bedroom. Per the Zoning Ordinance, the additional unit would require one uncovered and one covered parking space for the new unit, resulting in a total of four (two uncovered and two covered) parking spaces for the property. Three spaces are proposed within a carport connecting the existing single family dwelling and the new proposed second dwelling. A fourth space was initially proposed by the applicant to be located at the front of the property, however because the residence is eligible for inclusion on the City's Potential Historic Resource List, the location was not supported by the City's Urban Historian, as it would not be consistent with the Secretary of Interior Standards for Treatment of Historic Properties. Therefore the applicant is requesting a modification to parking requirements to provide one vehicle parking space for the proposed for the new unit, instead of the two required spaces. The Transportation Division reviewed the parking modification application and is supportive of the request. Because the second unit is limited to 750 square feet and has only one-bedroom, the Transportation Division determined that one parking space is sufficient for the second unit and therefore the three-car carport would meet the parking demand for the property.

V. CEQA/ENVIRONMENTAL DETERMINATION:

The scope of work of the project is within the scope of the 2011 General Plan and the Program EIR analysis for the General Plan. The project is consistent with the development density

designated and analyzed by the Program EIR, and potential project-specific environmental effects are addressed with existing development standards and regulations. Based on City Staff analysis, no further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183-Projects Consistent with the General Plan). City Council environmental findings adopted for the 2011 General Plan remains applicable for this project. A decision-maker finding that the project qualifies for the §15183 CEQA determination is required.

The project site is located within an area mapped as Prehistoric Sites and Watercourses and American City Archaeological sensitivity areas. An Archaeological Letter report prepared by Brent Leftwich, Ph.D., RPA dated May 2016 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 at building permit submittal.

VI. FINDINGS AND CONDITIONS

The project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and the CEQA certificate of determination on file for this project.

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and will not cause an increase in the demand for parking space or loading space in the immediate area because the parking demand for the existing single family residence and new second dwelling unit will be met on site with the three covered parking spaces because the second unit is a one-bedroom, 750 square foot unit that's located in close proximity to services and public transportation.

Said approval is subject to the following condition:

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,

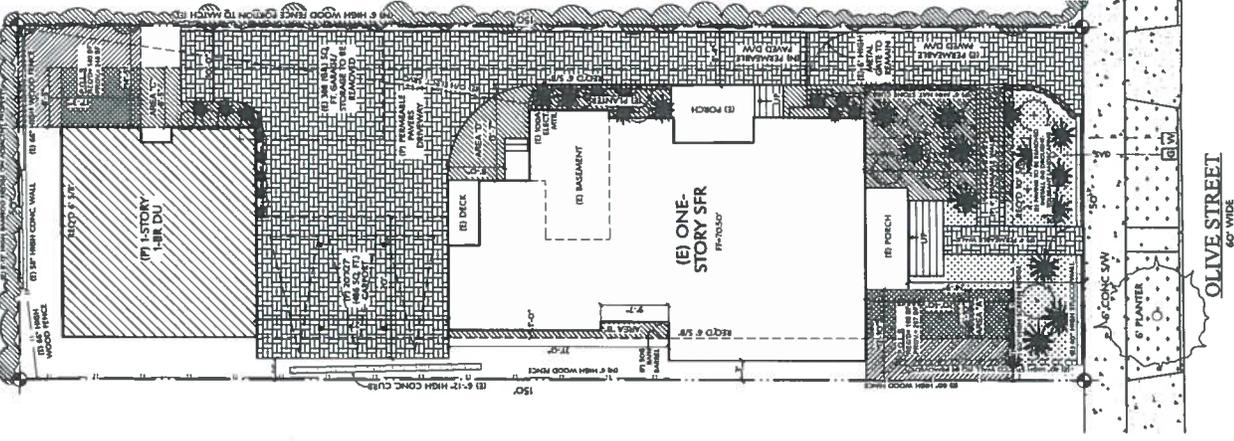
the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only 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.”

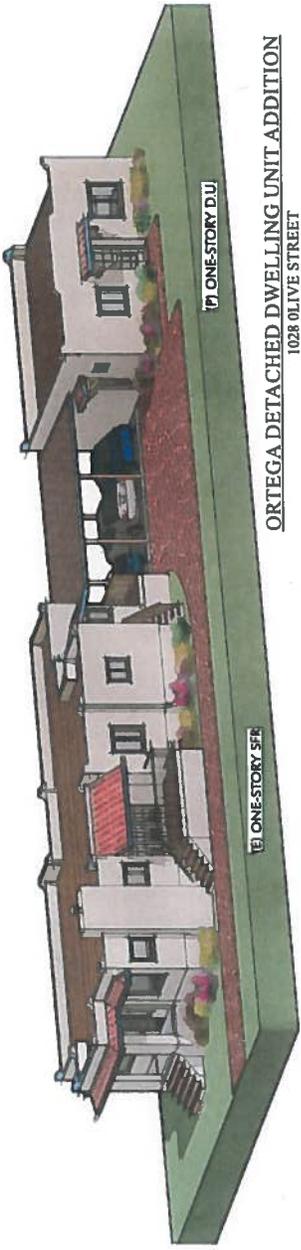
Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated March 7, 2016
- C. ABR Minutes

Contact/Case Planner: Megan Lowery, Associate Planner
(MLowery@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 560-7587



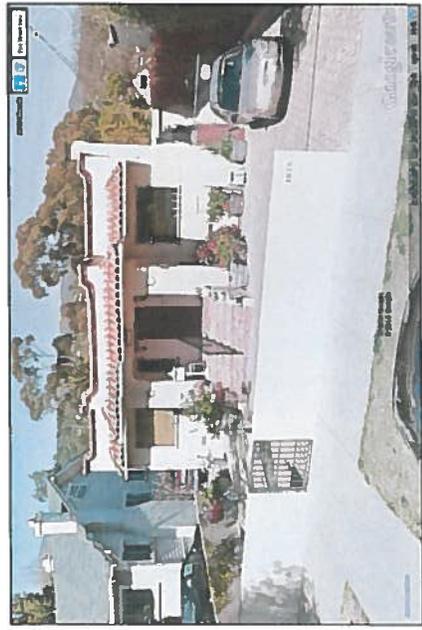
SITE PLAN
 SCALE 1/8" = 1'



ORTEGA DETACHED DWELLING UNIT ADDITION
 1028 OLIVE STREET
 SANTA BARBARA, CA 93101



AERIAL VIEW



STREET VIEW



ACROSS STREET VIEW

STORM WATER MANAGEMENT PLAN

- SWAMP TO CONCRETE TO TRILLI
- PROVIDE MINIMUM OF 1% SLOPE TO SWAMP
- SPREADING OF DISCHARGED WATER
- PROVIDE PERMEABLE DRIVEWAY PAVING

SITE NOTES

- AS APPLICABLE, PROVIDE 2% SLOPE FOR MIN. OF 10' TO SWAMP
- SWAMP SHALL BE PROVIDED ON SLOPE
- IN EACH ADDRESS SHALL BE PLANNED
- WALKS AND WALLS WITHIN 10' OF A FRONT LOT LINE SHALL NOT EXCEED A HEIGHT OF 6"
- PRINCE, EXPOSED WALL AND WEDGE SHALL NOT EXCEED A HEIGHT OF 8" IN ANY STRUCTURE

OPEN SPACE REQUIREMENTS
 (METHOD 2.A)

REQUIRED: 10% OF LOT AREA
 7500 SQ. FT. X 10% = 750 SQ. FT.
 AREA 100-141 SQ. FT.
 AREA 141-180 SQ. FT.
 AREA 180-228 SQ. FT.
 TOTAL = 79 SQ. FT.

P.O.L.S. REQUIREMENTS
 (METHOD 2.A)

160 SQ. FT. REQUIRED
 247 SQ. FT. PROPOSED
 FRONT YARD - 74 SQ. FT. (BOC DRIVEWAYS)
 267/74 = 3.4 ON 28'

REAL LANE 1:
 100 SQ. FT. REQUIRED
 247 SQ. FT. PROPOSED

DATE	REV.

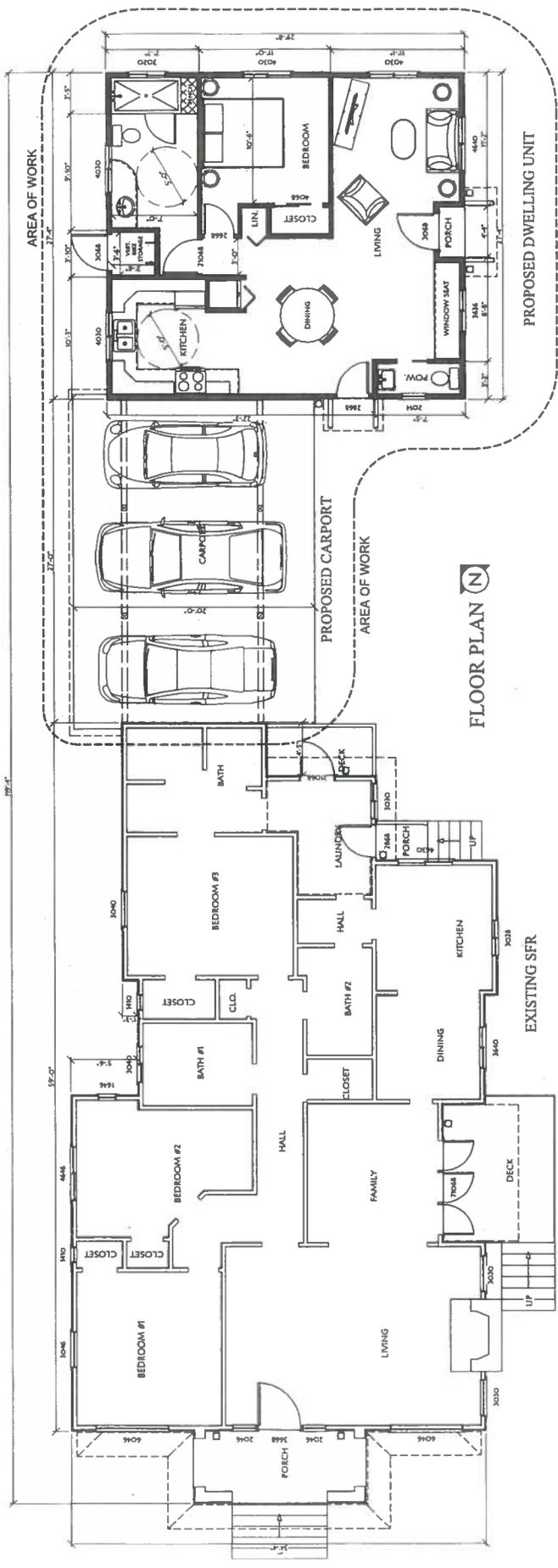
DESIGN SYSTEMS
 10000 S. DEER CANYON RD. SUITE 100
 SANTA BARBARA, CA 93108
 TEL: 805.965.1111
 FAX: 805.965.1112

THIS PLAN IS THE PROPERTY OF DESIGN SYSTEMS AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF DESIGN SYSTEMS. THE USER ASSUMES ALL LIABILITY FOR THE USE OF THIS PLAN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO DESIGN SYSTEMS. DESIGN SYSTEMS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.

THE ORTEGA PROPERTY
 1028 OLIVE STREET
 SANTA BARBARA, CA 93101

FLOOR PLAN
 DWELLING UNIT & CARPORT ADDITION TO

DATE	7/12/2016
SCALE	1/4" = 1'-0"
DRAWN BY	CAITICA
CHECKED BY	CAITICA
SHEET	3



FLOOR PLAN (N)



DEXIGN SYSTEMS
Residential Design & Drafting

RECEIVED

JUN 06 2016

P.O. Box 3861, Santa Barbara, CA 93130 Tel/Fax (805) 682-5753 DEXIGNS@aol.com www.dexignsystems.com
CITY OF SANTA BARBARA
PLANNING DIVISION

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102

March 7, 2016

Re: Parking Modification Request for 1028 Olive St; APN 029-230-017; R-3 Zone

Dear Staff Hearing Officer,

My client, Adeliada Ortega, (who is sight-impaired, and does not own a car) is the owner of a 1706 sq. ft. one-story house (all figures gross) with 438 sq. ft. detached garage/storage area on a 7,500 SQ. FT. (.17 AC) lot at the above address. The original house and detached garage/storage area was permitted and built in 1929 to comply with all zoning ordinances in effect at the time. In 1999, a 91 sq. ft. bathroom at the rear of the house was permitted and built. My client, Adeliada, has spent her entire life in this house, and is planning on leaving it to her heirs and keeping it in the family for the foreseeable future.

At this time, she would like to fully utilize the property's R-3 Zoning by adding a detached dwelling unit at the rear of the property, where she would move into and have her adult son move into the existing house. This addition would require one uncovered and one covered parking spaces per unit, for a total of four (two uncovered and two covered) parking spaces.

We have designed our project to provide three covered parking spaces under a carport at the rear, and one uncovered parking space at the front of the property, out of the front yard setback, per City requirements. Unfortunately, Nicole Hernandez, the urban historian for the City, cannot support the one uncovered parking space at the front of the property, so we are now requesting a Zoning Modification to allow us to provide three covered parking spaces for our project

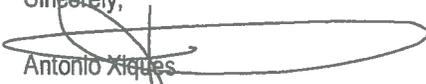
The modification being requested is to allow three covered parking spaces only instead of four (two covered and two uncovered).

The major benefits of approving our Modification request are:

- To provide much-needed additional housing downtown, provide (3) off-street covered parking spaces at the rear of the property, instead of leaving the under-utilized property as-is, with the existing (1) covered parking space in the undersized garage.
- To keep the project as a ground-level addition, precluding any sight-line and privacy issues with adjacent neighbors, keeping the project within our budget, as well as keeping my sight-impaired client from having to negotiate a stairway to get to a second floor.

Thank you for your consideration in this matter, and please contact me should you have any questions or comments regarding our request.

Sincerely,



Antonio Xiques
DEXIGN Systems
Cc/AO

EXHIBIT B

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING – POSTPONED INDEFINITELY**1. 1028 OLIVE ST****R-3 Zone****(3:15)**

Assessor's Parcel Number: 029-230-017
Application Number: MST2015-00583
Owner: Adelaida Ortega
Applicant: Dexign Systems

(Proposal to demolish an existing 409 square foot detached one-car garage and construct a one-story, 782 square foot dwelling unit and 540 square foot three-car carport. The carport will connect an existing 1,574 square foot dwelling unit at the front of the parcel to the new one at the rear, resulting in a duplex. Parking will be provided with three covered and one uncovered parking spaces on this approximately 7,500 square foot parcel.)

(Comments only; requires Environmental Assessment.)

Postponed indefinitely at the Applicant's request.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1028 OLIVE ST****R-3 Zone**

(4:30) Assessor's Parcel Number: 029-230-017
 Application Number: MST2015-00583
 Owner: Adelaida Ortega
 Applicant: Dexign Systems

(This is a revised project description. Proposal to demolish an existing 409 square foot detached two-car garage and construct a one story, 750 square foot dwelling unit and 540 square foot three-car carport. The carport will connect an existing 1,574 square foot dwelling unit at the front of the parcel to the new one at the rear, resulting in a duplex, on a 7,500 square foot parcel. A total of three onsite parking spaces will be provided. The project includes Staff Hearing Officer review for a requested zoning modification to provide three instead of the required four parking spaces. This structure is eligible for inclusion on the City's Potential Historic Resource List.)

(Comments only; requires Environmental Assessment and Staff Hearing Officer approval.)

Actual time: 4:19 p.m.

Present: Antonio Xiques, Designer; Adelaida Ortega, Owner; and JoAnne LaConte, Assistant Planner.

Public comment opened at 4:28 p.m. As no one wished to speak, public comment was closed.

An email of concern from Scott Wenz, and a letter of support with suggestions from Ellis Cumberbatch and Suzanna Stafford, were acknowledged.

Motion: Continued indefinitely to Staff Hearing Officer for return to Full Board with comments:

- 1) Study adding landscaping at the southeast corner facing the carport.
- 2) Study adding some glass at the secondary door facing the carport and/or adding an architectural enhancement, such as an eyebrow roof element.
- 3) Study raising the plate height at the rear unit.
- 4) Add a powder room window on the west elevation that is shown on the floor plans, and resolve other inconsistencies between the floor plan and elevations.
- 5) Return the parapet by one foot at each side at the east elevation.
- 6) **The Board has reviewed the proposed project and the Compatibility Analysis criteria (SBMC 22.22.145.B. and 22.68.045.B.) were generally met as follows:**
 - a) **Compliance with City Charter and Municipal Code; General Consistency with Design Guidelines:** The Board made the finding that the proposed development project's design complies with all City Regulations and is consistent with ABR Design Guidelines. Regarding parking issues, the Board finds the rear unit is small enough that one parking staff has been deemed sufficiently adequate for that unit.
 - b) **Compatible with Architectural Character of City and Neighborhood.** The proposed design of the proposed development is compatible with the distinctive architectural character of the Santa Barbara and of the particular neighborhood surrounding the project. The Board finds the front and rear dwelling units match the architectural style and are not an issue.
 - c) **Appropriate size, mass, bulk, height, and scale.** The proposed development's size, mass, bulk, height, and scale are appropriate for its neighborhood. Other than the plate height being raised, the Board finds the project sensitively matches the character of the front house.

- d) **Sensitive to Adjacent Landmarks and Historic Resources.** *(This criteria is not applicable to the proposed project, as the project is not in close proximity to any adjacent City Landmark/designated historic resources, historic sites or natural features.)*
- e) **Public View of the Ocean and Mountains.** *(This criteria is not applicable to the proposed project, as the project does not inhibit and is not in close proximity to any established scenic public vistas.)*
- f) **Appropriate Amount of Open Space and Landscaping.** The project's design provides an appropriate amount of open space and the additional landscaping.

Action: Hopkins/Wittausch, 7/0/0. Motion carried. (Miller/Moore)