

September 2017

Date: 8/8/17

Requested by: Alelia Parenteau aleliap@gmail.com

Address: 435 E. Valerio St., Santa Barbara, CA 93101

Location of Tree: 435 E. Valerio St., Santa Barbra, CA 93101

Tree Species: *Olea europae*

Common Name: Olive

Requested Reason for Removal: Tree is diseased, hoping to install new curb cut.

Current designated Street Tree: *Jacaranda mimosifolia*, Jacaranda

Alternate: *Hymenosporum flavum*, Sweetshade (May 25, 2011) (add shade)

Advisory Committee Recommendation: Postpone: Deny Removal:

Staff Recommendation: Approve Removal: Deny Removal:

Date Posted: 9/11/17

Comments: The Committee (5/0) recommends that the Commission postpone a decision until more information can be provided regarding the plans for the garage, and whether the driveway apron could be shifter to the south. Staff recommends the Commission approve the removal.

PHOTO INVENTORY





City of Santa Barbara
Parks and Recreation Department
STREET TREE REMOVAL APPLICATION

AJS 08 2017
PARK & RECREATION
PARKS DIVISION

Mailing Address:
PO Box 1990
Santa Barbara, CA 93102
(805) 564-5433 FAX (805) 897-2524

Office Address:
402 E. Ortega St.
Santa Barbara, CA 93101

Application Fee: \$50 (effective July 1, 2010)

PAID

DATE OF REQUEST:	8/8/2017
APPLICANT:	Alelia Parenteau
ADJACENT OWNER NAME: (IF DIFFERENT THAN APPLICANT):	Teddy Gasser
MAILING/EMAIL ADDRESS:	435 E. Valerio, SB, CA 93101 / aleliap@gmail.com
DAYTIME PHONE:	805-448-9137
TREE LOCATION (Address):	435 E. Valerio, SB, CA 93101
TREE SPECIES (IF KNOWN):	Olive
REASON(S) FOR REMOVAL:	Tree is diseased, hoping to install new curb cut

PROVIDE THE FOLLOWING SUPPLEMENTAL INFORMATION

- Property owner letter, indicating reasons for removal. Also include whether:
 - The removal application is associated with new development or redevelopment of property
 - Status of development application, including whether the project is scheduled for review by the Single Family Design Board, Architectural Board of Review or Historic Landmarks Commission
 - The tree is a designated Specimen or Historic Tree
- Photo of tree(s) proposed for removal
- Development plan/Landscape plan

August 8, 2017

435 E. Valerio

Santa Barbara, CA 93101

To whom it may concern,

We would like to apply for the removal of an olive tree located in front of the house at 435 E. Valerio (tree is actually located on Olive St). We currently share a driveway and garage with our neighbor. We are in the process of cleaning up our lot line, per our building permit #BLD-2015-02865. This will require us to cut a new curb cut and driveway right where the identified tree is located.

Because we deeply respect Santa Barbara's robust tree canopy we asked City Arborist, Timothy Downey, to look at the tree and give us his opinion. He shared that the tree did show signs of disease and that he would support its removal for a reasonable development of our property.

There are many other olive trees surrounding the one in question and the removal of this particular tree would not greatly disrupt the City's urban canopy.

This tree is not designated as historic, nor as a specimen tree. Additionally, it is likely that the tree's disease will not allow the tree to properly grow and contribute to the tree canopy.

We greatly appreciate your consideration of our request as we try and abide by the requested improvements from the City's Building and Safety Division.

Please let me know if you have any questions.

Best,

Alelia Parenteau



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: September 10, 2015
AGENDA DATE: September 16, 2015
PROJECT ADDRESS: 435 E Valerio Street (MST2015-00021)
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 5,900 square-foot site is currently developed with an existing two-story, 2,772 square-foot, single-family residence, and a detached, non-conforming, 307 square-foot garage. The proposed project involves the demolition of the existing non-conforming garage and construction of a new, detached, two-story accessory building consisting of a 400 square foot, two-car garage, and 322 square feet of accessory space. The project also includes: demolition of a total of 242 square feet of existing floor area and exterior stairs, an interior remodel, window and door alterations, repair and paint exterior siding, construct a new entry porch on the north elevation and a new raised deck on the north and west elevations, repair/replacement of existing walls/gates, new site walls and gates, new curb cut and driveway, and removal of an existing street tree. The proposal will abate violations outlined in ZIR2013-00596 and ENF2007-00477.

The discretionary applications required for this project are:

1. Front Setback Modification to allow window and door alterations within the required twenty-foot front setback (SBMC §28.18.060 and SBMC § 28.92.110).
2. Open Yard Modification to allow alterations to occur within the existing non-conforming open yard (SBMC §28.18.060 and SBMC § 28.92.110).

Date Application Accepted: August 17, 2015 Date Action Required: November 15, 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:	Dan Weber	Property Owner:	Alelia Parenteau
Parcel Number:	027-123-008	Lot Area:	5,900 s.f.
General Plan:	Low Density Residential (Max 12 du/acre)	Zoning:	R-2
Existing Use:	Single Family Residential	Topography:	9%

Adjacent Land Uses:

North – Residential	East – Residential
South – Residential	West – Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,772 s.f.	-242 = 2,530 s.f.
Garage	307 s.f.	+93 = 400 s.f.
Accessory Space	0 s.f.	+322 = 322 s.f.

C. PROPOSED LOT AREA COVERAGE

Building: 2,099 sf 36% Hardscape: 431 sf 7% Landscape: 3,370 sf 57%

IV. DISCUSSION

Parking

The subject parcel currently has two covered parking spaces. One space is provided by a single car garage and the second space is within a two-car garage that is shared with the adjacent property. The existing two-car garage is split by the property line dividing the subject parcel and the adjacent parcel (1715 Olive Street), and is located within the interior and rear setbacks on both parcels. Currently both parcels access the parking by a shared common driveway with recorded access easements. The proposed project involves the demolition of the existing one-car garage and half of the existing two-car garage, construction of a new conforming two-car garage on the subject parcel, and retention of half of the nonconforming garage located on the adjacent parcel. Associated alterations include providing a new curb cut and driveway to the subject parcel. The project will resolve the existing development configuration by providing separate garages and driveways to each parcel. The subject property owner is working with the adjacent property owner to maintain/restore the remaining half of the existing non-conforming garage (work to be completed under separate permits). The adjacent property owner has expressed support for the project. Transportation staff is supportive of the proposed project.

Although the existing development configuration is unusual, staff believes that the parcels known as 435 East Valerio and 1715 Olive Street were originally one parcel and that a subdivision occurred legally, and predated the Subdivision Map Act.

Other project components include: replacement/repair of the existing entry steps, walls and pilasters, and add new entrance steps at the north side of the entrance, which will mirror the existing steps at the south side of the entrance. Portions of the existing site wall and pilasters are non-conforming as they exceed the maximum height requirement of 42 inches located within the 10 foot front setback for fences/walls. The proposal involves demolition and replacement of the conforming components, and will limit the repair of the non-conforming components not to exceed the maximum allowance of 10 percent. Staff is recommending that the project be conditioned that if the repair exceeds the allowed 10 percent that the location and heights of new/replaced construction will comply with SBMC §28.87.170.

Open Yard Modification

The existing site is non-conforming to the open yard requirements. The project results in alterations within the existing non-conforming open yard area and therefore requires an Open Yard Modification. Staff is supportive of the Open Yard Modification because: the proposed project will not significantly reduce the existing non-conforming open yard area; the overall proposed project will improve the use and function of the required open yard; the 5,900 square foot parcel is constrained because it is undersized to the minimum required lot size, and is a corner lot; and the existing residence is on a raised foundation and the proposed elevated deck will provide a usable outdoor space conveniently accessed from the main living areas of the existing residence.

Front Setback Modification

The proposed project involves window and door alterations within the front setback (Olive Street elevation) of the existing non-conforming residence. The proposed alterations result in new openings within the required front setback and therefore require modification approval. Staff is in support of the request for the Front Setback Modification as the proposed window and door alterations will not result in a significant increase of new openings, the alterations will enhance the aesthetics of the existing residence, and the alterations are not anticipated to adversely impact any adjacent neighbors or the visual openness from the street.

The proposed bay window at the second story of the new detached accessory building also requires a modification as it is located within the required 20 foot front setback and it is located two feet above the level of the finished floor. Staff is supportive of the bay window because: it is not anticipated to adversely impact the adjacent neighbors or the visual openness from the street, and the Single Family Design Board found the addition of the bay window to be an aesthetically appropriate design for the proposed building.

This project was reviewed by the SFDB on February 23 and March 9, 2015. The Board found the proposed modifications to be aesthetically appropriate and does not pose consistency issues with the Single Family Residence Design Guidelines.

V. **FINDINGS AND CONDITIONS**

The Staff Hearing Officer finds that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The proposed window and door alterations are appropriate because they improve the function of the existing nonconforming residence, and the changes are not anticipated to adversely impact the adjacent neighbors, or the visual openness from the street. The site alterations and new detached garage/accessory building are appropriate because: they will maintain the existing neighborhood character and provide a conforming two-car garage; they provide an improvement to the useable open yard area; and is not anticipated to adversely impact the adjacent neighbors, or the visual openness from the street.

Said approval is subject to a condition that if at any time the repair of any nonconforming fence/wall should exceed the maximum 10% allowance that the location and heights of new/replaced construction will comply with SBMC §28.87.170.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated March 4, 2015
- C. SFDB Minutes

Contact/Case Planner: Michelle Bedard, Assistant Planner
(MBedard@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x4551



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 053-15
435 E. VALERIO STREET
MODIFICATIONS
SEPTEMBER 16, 2015

**APPLICATION OF DAN WEBER, ARCHITECT FOR ALELIA PARENTEAU,
435 E VALERIO STREET, APN: 027-123-008, R-2 ZONE (TWO-FAMILY RESIDENTIAL),
GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (12DU/ACRE)
(MST2015-00021)**

The 5,900 square-foot site is currently developed with an existing two-story, 2,772 square-foot, single-family residence, and a detached, non-conforming, 307 square-foot garage. The proposed project involves the demolition of the existing non-conforming garage and construction of a new, detached, two-story accessory building consisting of a 400 square foot, two-car garage, and 322 square feet of accessory space. The project also includes: demolition of a total of 242 square feet of existing floor area and exterior stairs, an interior remodel, window and door alterations, repair and paint exterior siding, construct a new entry porch on the north elevation and a new raised deck on the north and west elevations, repair/replacement of existing walls/gates, new site walls and gates, new curb cut and driveway, and removal of an existing street tree. The proposal will abate violations outlined in ZIR2013-00596 and ENF2007-00477.

The discretionary applications required for this project are:

1. Front Setback Modification to allow window and door alterations within the required twenty-foot front setback (SBMC §28.18.060 and SBMC § 28.92.110).
2. Open Yard Modification to allow alterations to occur within the existing non-conforming open yard (SBMC §28.18.060 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 10, 2015.
2. Site Plans

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

- I. Approved the Front Setback and Open Yard Modifications making the findings and determinations that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The proposed window and door alterations are appropriate because they improve the function of the existing nonconforming residence, and the changes are not anticipated to adversely impact the adjacent neighbors, or the visual openness from the street. The site alterations and new detached garage/accessory building are appropriate because: they will maintain the existing neighborhood character and provide a conforming two-car garage; they provide an improvement to the useable open yard area; and is not anticipated to adversely impact the adjacent neighbors, or the visual openness from the street.

- II. Said approval is subject to the following conditions:
 - A. If at any time the repair of any nonconforming fence/wall should exceed the maximum 10% allowance that the location and heights of new/replaced construction will comply with SBMC §28.87.170.

 - B. Applicant shall study relocating the garage doors facing Olive Street toward the interior north property line.

 - C. The proposed 10' x 7' door on the south garage elevation shall be removed. A maximum of two man doors may be located on this elevation.

This motion was passed and adopted on the 16th day of September, 2015 by the Staff Hearing Officer of the City of Santa Barbara.

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Staff Hearing Officer at its meeting of the above date.

Kathleen Goo, Staff Hearing Officer Secretary

Date

PLEASE BE ADVISED:

1. This action of the Staff Hearing Officer can be appealed to the Planning Commission or the City Council within ten (10) days after the date the action was taken by the Staff Hearing Officer.
2. If the scope of work exceeds the extent described in the Modification request or that which was represented to the Staff Hearing Officer at the public hearing, it may render the Staff Hearing Officer approval null and void.
3. If you have any existing zoning violations on the property, other than those included in the conditions above, they must be corrected within thirty (30) days of this action.
4. Subsequent to the outcome of any appeal action your next administrative step should be to apply for **Single Family Design Board (SFDB)** approval and then a building permit.
5. **PLEASE NOTE: A copy of this resolution shall be reproduced on the first sheet of the drawings submitted with the application for a building permit.** The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.
6. **NOTICE OF APPROVAL TIME LIMITS:** The Staff Hearing Officer's action approving the Performance Standard Permit or Modifications shall expire two (2) years from the date of the approval, per SBMC §28.87.360, unless:
 - a. A building permit for the construction authorized by the approval is issued within twenty four months of the approval. (An extension may be granted by the Staff Hearing Officer if the construction authorized by the permit is being diligently pursued to completion.) or;
 - b. The approved use has been discontinued, abandoned or unused for a period of six months following the earlier of:
 - i. an Issuance of a Certificate of Occupancy for the use, or;
 - ii. one (1) year from granting the approval.