



City of Santa Barbara California

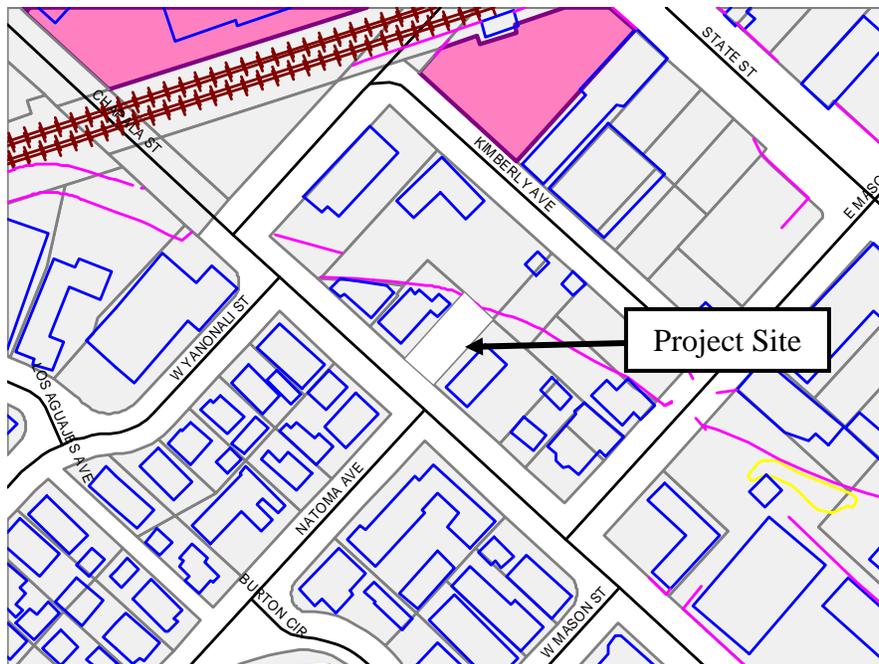
PLANNING COMMISSION STAFF REPORT

REPORT DATE: November 10, 2005
AGENDA DATE: November 17, 2005
PROJECT ADDRESS: 116 Chapala Street (MST2005-00180)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
Jan Hubbell, AICP, Senior Planner
Kathleen Kennedy, Assistant Planner

I. SUBJECT

The subject project consists of a proposal for a 529 square foot, single-story addition and a 206 square foot covered porch addition to an existing 1,090 square foot two-story, single-family residence. The residence is on the City's Potential Historic Resources list and is located adjacent to Mission Creek. The discretionary application required for this project is a Coastal Development Permit for development in the appealable jurisdiction of the Coastal Zone (SBMC § 28.45.009).

DATE APPLICATION ACCEPTED: October 24, 2005
DATE ACTION REQUIRED: December 23, 2005



Vicinity Map for 116 Chapala Street

II. SITE DESCRIPTION

Applicant: Harrison Design Associates, Architects
 Property Owners: Jerome and Gabrielle Boucher
 Project Address: 116 Chapala Street
 Parcel Number: APN 033-074-010
 General Plan: Hotel and Residential
 Zoning: R-4/SD-3, Hotel-Motel-Multiple Family Residence, Coastal Overlay Zones
 Environmental Assessment: Categorically Exempt per CEQA Guidelines Section 15301 (Existing Structures)
 Existing Use: Single-family Residence
 Proposed Use: Single-family Residence
 Topography: 2-3% slope
 Access: Chapala Street
 Adjacent Land Uses:
 North: Multi-Family Residential
 South: Multi-Family Residential
 East: Mission Creek
 West: Multi-Family Residential

III. SITE STATISTICS

LOT AREA: 4,333 square feet (0.10 acres)

LOT COVERAGE:

	<u>Existing</u>	<u>Proposed</u>
Creek	95 sq. ft. (2%)	95 sq. ft. (2%)
Building	525 sq. ft. (12%)	1,054 sq. ft. (24%)
Covered Porch	0 sq. ft. (0%)	206 sq. ft. (5%)
Paving	191 sq. ft. (4%)	191 sq. ft. (4%)
<u>Open Space/Landscaping</u>	<u>3,522 sq. ft. (82%)</u>	<u>2,787 sq. ft. (65%)</u>
Total	4,333 sq. ft. (100%)	4,333 sq. ft. (100%)

OPEN SPACE AREA (10% of lot area):

Required: 433 square feet
 Provided: 522 square feet

PRIVATE OUTDOOR LIVING SPACE:

Required: 120 square feet
 Provided: 240 square feet

PROPOSED PARKING:

- Required: 1 uncovered parking space
- Provided: 1 uncovered parking space

IV. PROJECT DESCRIPTION

The project site is a 4,330 square foot (0.10 acre) lot in the R-4/SD-3, Hotel-Motel-Multiple Family Residence and Coastal Overlay Zones, located on Chapala Street adjacent to Mission Creek. The site is currently developed with a 1,090 square foot, two-story, single-family residence and one uncovered parking space. The residence is on the City's Potential Historic Resource list.

The project consists of a proposal for a 529 square foot, single-story addition and a 206 square foot covered porch addition to the existing residence, as well as an interior remodel. The existing hedge, gate and fence along the Chapala Street frontage would be replaced with a new hedge, gate and fence, with a maximum height of 3-1/2'.

The existing driveway provides access to the uncovered parking space located in the front yard area. The existing residence was once a carriage house or garage and the driveway had extended to the structure at the rear of the lot. It is believed that the structure was converted to a residence in 1922. Because the square footage of the residential addition is less than fifty percent of the total existing square footage of the residence, the project is not required to meet the zoning requirement of two parking spaces.

The residential addition would be attached to the existing structure by a six foot long recessed hyphen which serves two purposes. From a historical resource perspective, it provides a connection that would allow one to distinguish between the existing historic structure and the new structure. From a FEMA perspective, the addition would be considered a separate building; therefore, the existing building would not be required to be improved per their 'substantial improvement' criteria.

V. ENVIRONMENTAL REVIEW

Archaeological Resources: The City's Master Environmental Assessment showed that the project site is within the Prehistoric, Prehistoric Watercourse, Hispanic-American Transition (1850-1870), American (1870-1900), and Early 20th Century (1900-1920) zones and that a Phase I Archaeological Resources Report was required to be prepared and submitted for review and acceptance by the Historic Landmarks Commission (HLC). The Phase I Archaeological Resources Report prepared by Western Points Archaeology was reviewed and accepted by the HLC on May 25, 2005, with the requirement that there be monitoring during pavement removal, followed by completion of a Phase I Archaeological Resources Report of the exposed ground surfaces, and acceptance of the report by the HLC. The condition of approval addressing these archaeological requirements has been included.

Historic Resources: The existing residence is on the City's Potential Historic Resources list; therefore, a Historic Structures Report was required to be prepared and reviewed by the HLC. The Historic Structures Report dated July 14, 2005, prepared by Post/Hazeltine Associates, was reviewed by the HLC on August 3, 2005. The report states that the property had been surveyed as part of the Mission Creek Flood Control Project and was found eligible for designation at the City, State and National level and, in 2002, was found eligible for listing as a contributing property to the proposed West Beach

Historic District. The report concludes that the proposed addition would somewhat alter the setting of the house and that this would be a significant but mitigatable impact. The recommended mitigation measure is documentation of the west elevation and setting with large format photography in order to preserve a visual record for the community and future researchers. An advisory recommendation is the relocation, rather than removal, of the two existing citrus trees. The Historic Structures Report was accepted with the amendment that the Historian address, in the advisory section of the report, the use of a masonry material in the chimney as opposed to wood shingles. The Historic Structures Report, without the maps and figures, is attached as Exhibit D. The addition was specifically designed to allow for its removal in the future with minimal effects on the historic structure, which helped reduce its impact to less than significant levels.

Conclusion: Staff has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Structures).

VI. HISTORIC LANDMARKS COMMISSION

The Historic Landmarks Commission (HLC) reviewed the proposed project on August 3, 2005, and it was continued indefinitely to the Planning Commission. The recommendations from the Commission to change the chimney material and to change the porch roof to a gable roof have been incorporated into the new plans. Although the Commission suggested that the porch be reduced in size, the owner prefers the proposed size of this covered outdoor area. The minutes from the HLC meetings are attached as Exhibit E. Preliminary and final approval by the HLC will be required following Planning Commission approval of the project.

VII. ISSUES

A. LOCAL COASTAL PLAN CONSISTENCY

The project site is located in Component Three of the Local Coastal Plan, which is bounded by the City College campus to the west and Chapala Street on the east, between Cliff Drive/Montecito Street and Shoreline Drive/ Cabrillo Boulevard. The project site is located in the section of the component that is zoned R-4. This classification allows single and multiple family dwellings, hotels, and motels. This area is the focal point for tourist-related facilities and the General Plan encourages this with a "Hotel and Residential" classification. The only major coastal issues within this component that would apply to this site would be hazards from flooding of Mission Creek. City Staff has coordinated with the Santa Barbara County Flood Control and Water Conservation District to acquire easements from the owner for the future Mission Creek Improvement Project. These easements are described in the attached conditions of approval. The Flood Control Project has been designed to avoid this house and other buildings on the 100 block of Chapala Street, due to their value as historic resources.

B. ZONING ORDINANCE AND GENERAL PLAN CONSISTENCY

The proposed residential addition is consistent with the regulations of the R-4, Hotel-Motel-Multiple Family Residence zone, related to setbacks, building height, and open yard requirements and is consistent with the General Plan designation, Hotel and Residential.

C. NEIGHBORHOOD COMPATIBILITY

The project consists of a proposal for a single-story addition to an existing two-story residence. The addition to the residence would be located considerably further back from the street than the immediately adjacent structures. No modifications are requested. The proposed project is compatible with respect to the scale, size and design of existing development in the surrounding neighborhood.

VIII. RECOMMENDATION/FINDINGS

The proposed residential addition is consistent with the Zoning Ordinance, General Plan and Local Coastal Plan; therefore, staff recommends that the Planning Commission make the findings outlined below and approve the project subject to the attached conditions of approval.

COASTAL DEVELOPMENT PERMIT (SBMC§28.45.009)

1. The project is consistent with the policies of the California Coastal Act (commencing with Section 30200) including public access and public recreation because it would not affect public access or recreation opportunities.
2. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Municipal Code.

Exhibits:

- A. Conditions of Approval
- B. Proposed Site Plan
- C. Applicant's letter dated November 4, 2005
- D. Historic Structures Report (without maps and figures)
- E. Historic Landmarks Commission Minutes dated August 3, 2005