



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 21, 2006
AGENDA DATE: April 26, 2006
PROJECT ADDRESS: 819 N. Salsipuedes Street (MST2006-00013)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Roxanne Milazzo, Associate Planner

I. PROJECT DESCRIPTION

The existing 6,750 square foot, 37' wide, lot is currently developed with two single family residences which will be demolished. There has never been parking provided on this site. The proposed project consists of a new 735 square foot one-story residence on the front of the lot and a new 1,411 square foot, two-story residence on the rear of the lot, and a new 715 square foot three-car carport.

II. REQUIRED APPLICATIONS

The discretionary applications required for this project are Modifications to permit:
 Three (3) instead of the (4) four required parking spaces (SBMC § 28.90.100); and,
 The carport and the parking spaces to be located within the required six-foot (6') interior yard setback (SBMC § 28.21.060).

Date Application Accepted: March 27, 2006 Date Action Required: June 27, 2006

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Ron Sorgman	Property Owner: Elaine Webster
Parcel Number: 031-031-008	Lot Area: 6,750 Square Feet
General Plan: Residential 12 Units/Acre	Zoning: R-3 Multiple Family Residence
Existing Use: 2 Single Family Residences	Topography: 9% Cross Sloping Lot
Adjacent Land Uses:	
North - Residential	East - Residential
South - Residential	West - Residential

B. PROJECT STATISTICS

	Proposed
Living Area	Front Unit -735 Square Feet Rear Unit - 1,411 Square Feet
3-Car Carport	660 Square Feet

IV. LOT COVERAGE

Lot Area:	6,750 Square Feet
Building:	2,395 Square Feet; 35%
Landscape:	3,168 Square Feet; 47%
Hardscape:	1,187 Square Feet; 18%

V. DISCUSSION

- A proposal for two (2) residential units is required to provide 2 covered and 2 uncovered parking spaces. The applicant is requesting to provide a total of three parking spaces for the proposed project. Although Staff strongly encourages development involving vacant land to conform to all City standards, there are times when it is not possible. This lot has site constraints associated with its 37' width and justifies the Modifications being requested for parking in the required interior yard. The carport structure will be single story in height and will be screened by an existing six-foot (6') high fence. Locating the spaces and the carport in the interior yard setback allows space for maneuvers that result in a forward exit into the public right-of-way. Transportation Staff has reviewed the parking reduction being requested and has taken the position that if the front unit is limited to a maximum floor area of 750 square feet and one bedroom, the demand for the unit is one parking space. The required finding for a reduction in the number of required parking spaces is that the demand be met on site with the number of parking spaces being proposed. Based on Transportation Staff's input, Staff is able to make the required findings and supports this request.
- This project was reviewed by the Architectural Board of Review on two (2) occasions. Although the project needs design changes, the minutes reflect the Board's recognition that there are site constraints associated with this narrow cross-sloping lot, and have given favorable comments to only providing three (3) parking spaces.

VI. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the request to permit parking and the carport structure within the required interior yard, and for reduction in required parking numbers by making the finding that the Modifications are consistent with the purposes and intent of the ordinance, are necessary to secure an appropriate improvement, and will not cause an increase in the demand for parking space in the immediate area.

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Exhibits:

- A. Site Plan
- B. Applicant's letter, dated March 27, 2006
- C. ABR Minutes Summary

Contact/Case Planner: Roxanne Milazzo, Associate Planner
(rmilazzo@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805)564-5470

H:\Group Folders\PLAN\SHO\Staff Reports\2006 Staff Reports\2006-04-26_Item_-_819_N_Salsipuedes_Report.doc

Ronald A. Sorgman

Architect

1114 State Street Suite 208

Santa Barbara, CA 93101

Tel. No. (805) 965-2962

March 27, 2006

Modification Hearing Officer -- Roxanne Milanzo
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

Agent: Ron Sorgman

Owner / Applicant: Elaine Webster
2435 Calle Linares
Santa Barbara, CA 93109

Project Address : 819 N. Salsipuedes Street
Santa Barbara, CA 93101

Assessor's Parcel Number: 031-031-008

Zone: R-3

Dear Roxanne,

There is an existing lot that is 37.5 feet wide and 180 feet long. Historically there was never any parking on this site. We are proposing to remove two existing houses and replace with two new houses, and provide a new driveway with three covered parking spaces.

Modification request number one is to allow a reduction in the required parking of four spaces down to three.

Modification request number two is to allow parking with in the side yard setback. The trellis/ carport is adjacent to a large apartment block and a 6 ft high existing fence which would not impose on the adjacent apartment building.

Modification request number three would allow the trellis/ carport roof to be located four feet within the six foot side yard setback.

We feel these modifications would provide distinct improvements to the neighborhood and allow for much needed housing. We hope that you will grant this modification. Thank you for your consideration.

Sincerely,


Ron Sorgman



ALL ACTIVITIES SUMMARY

819 N SALSIPUEDES ST

MST2006-00013

R-ALTERATIONS

Proposal to construct two new single family residences on a 6,750 square foot lot. The project consists of a new 735 square foot one-story residence and attached 715 square foot two-car carport on the front of the lot and a 1,411 square foot, two-story residence on the rear of the lot. The project includes demolishing the existing 845 square foot one-story front residence and the 867 square foot one-story rear residence (total demolition of 1,712 square feet). A modification is requested to allow the reduction of one required parking space and the encroachment of a parking space in the interior yard setback.

<u>Activities:</u>	<u>Disp</u>	<u>Date 1</u>	<u>Date 2</u>	<u>Date 3</u>
<i>Proposal to construct two new single family residences on a 6,750 square foot lot. The project consists of a new 735 square foot one-story residence and attached 715 square foot two-car carport on the front of the lot and a 1,411 square foot, two-story residence on the rear of the lot. The project includes demolishing the existing 845 square foot one-story front residence and the 867 square foot one-story rear residence (total demolition of 1,712 square feet). A modification is requested to allow the reduction of one required parking space and the encroachment of a parking space in the interior yard setback.</i>				

<u>Status:</u> Pending	<u>DISP</u>	<u>Date 1</u>	<u>Date 2</u>	<u>Date 3</u>
Application Received	RECD			01/05/06
ABR-Correspondence/Contact	READ			01/05/06

Ron Sorgman will bring the plans noting the scale of the elevations, the net square footages, the statistic sheet and possible topography too the meeting.

Prelim Plan Check - Zoning	PLCK	01/10/06		01/10/06
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Preliminary Plan Check by Brenda Beltz 564-5470

1. ABR required - Two dwelling units
2. Project Data - Reproduce the Project Statistics Form on the plans. The following project data must be included on all plans: Call out the net and gross square footage for all existing and proposed structures, call out the APN, property address, slope, zone, property owner's name and contact information, lot size, number of residential units, number of existing and proposed parking spaces and a complete and accurate scope of work statement. SHOW THE SCALE. The plans do not scale.
3. Grading - Call out any grading.
4. Residential Density - OK. call out the residential density calculation. (One bedroom 1840 s.f.+ three bedroom 2,800 s.f. = 4,640 s.f. req'd and 6,856 s.f. provided.
5. Measure E Floor Area - N/A
6. Setbacks - NOT OK. The rear raised deck encroaches into the setback. Show the deck on the site plan and on the elevations to see if it qualifies as a yard encroachment. Please show all structures including decks, trash enclosures, etc. on the site plan and show the outline of the second story and show how it meets the 10' rear yard setback.
7. Parking - NOT OK. A Modification is required for the parking space to be located in the interior yard setback. Contact Transportation Planning regarding the parking configuration and to allow only one parking space for the front unit instead of the required two spaces. (Required parking is four spaces: two covered, two uncovered; because the houses are being completely demolished and rebuilt they must meet current code)
8. Building Height - Call out the building height and SCALE on the elevations.
9. Solar Height - Show compliance with the Solar Access Ordinance.
10. Open Yard - Please show compliance with the outdoor living space requirements for the R-3/R-4 zones (SBMC

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28.21.081). Choose either method "A" or "B". If using method "B" there must be 20' x 20' minimum area. If using method "A" show the required 10% open space area and the private outdoor living space (POLS) for each unit. The 10% does not include setback areas, nor include structures greater than 10" in height. The areas at the front entry doors (approx. 16 s.f.) may not be counted in either POLS or the 10% calculation. You may count areas under the eaves if there is a 7' clearance. The minimum dimension for ground floor units is 10' and the minimum dimension for second floor units is 6'. The POLS can overlap the 10% open space area and can extend into the interior and rear setback.				
11. Building Separation - OK				
12. Fences, Walls, Screens, and Hedges - Please call out the height, location (beginning and end) and materials of all existing and proposed fences, hedges and walls on the property. Please note that fences within 10' of the front property line and 10' on either side of the driveway within 20' of the front property line cannot exceed 3.5' max. Along the side and rear setbacks, the maximum height is 8'.				
13. Trash Enclosure - Show the trash enclosures on the site plan.				
14. Coastal Review - N/A				

(F) Print Prelim Plan Check	PRNT	01/10/06
ABR-FYI/Research	READ	01/10/06
Routed one set to Transportation for review and comments prior to ABR on January 30, 2006.		
ENV-MEA Prepared-action req	NEED	01/23/06

Need Phase 1 or evidence of previous ground disturbance and a soils report.

January 31, 2006

Mr. Ron Sorgman
1114 State Street, Suite 208
Santa Barbara, CA 93101

SUBJECT: ENVIRONMENTAL REVIEW FOR 819 N. Salsipuedes,
APN 031-031-008, MST2006-00013

Dear Mr. Sorgman:

Thank you for submitting the application for review for the above referenced project. An approval may not be granted until an environmental determination has been completed as required under the provisions of the California Environmental Quality Act (CEQA). Staff has determined that more information is necessary. Please refer to the comments listed below:

Based on a review of the City's Master Environmental Assessment, the project site is located within four Archaeological Resource Sensitivity Zones: Spanish/Mexican Period, the Hispanic-American Transition Period (1850-1870), the American Period (1870-1900), and the Early 20th Century (1900-1920). As a result, a Phase I Archaeology Report is required to be prepared and submitted for review and acceptance by the Historic Landmarks Commission. A copy of the submittal requirements for the required report and a copy of the List of City Approved Archaeological Consultants are attached. Please be sure that one copy of the report contains the original photographs, and that the remaining copies contain legibly reproduced photographs. Once the Report is submitted, its content will be reviewed and you will be notified of the next step(s) in the review process for your project.

Please note that the requirement to provide the Phase 1 Archaeology Report may be waived if previous ground disturbance

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Activities: **Disp** **Date 1** **Date 2** **Date 3**

documentation can be demonstrated. Please contact me as soon as possible if you believe that previous ground disturbance documentation is available.

In addition, a full soils report must be submitted for any new construction prior to the issuance of a building permit and all recommendations and mitigation measures contained in the report must be incorporated into the project's plans as well as drainage and erosion control measures.

If you have any questions, I can be reached at 564-5470 between the hours of 8:00 a.m. - 12:00 p.m. and 1:00 p.m. - 4:30 p.m., Monday through Friday.

Sincerely,

Kelly Brodison
Planning Technician II

Attachment: List of City Approved Archaeological Consultants

cc: Ms. Elaine Webster, 2435 Calle Linares, Santa Barbara, CA 93109
Design Review File

C:\Documents and Settings\KBrodison\Local Settings\Temporary Internet Files\OLK482\819 N Salsipuedes - Phase I and Soils.doc

Prelim Plan Check - Transp. **DONE** **01/24/06** **01/24/06**

ABR Preliminary plan check completed by Judith Johnduff 897-2599.

- 1) Due to the size of the lot; the proximity of the project to the city center and transit lines; and the 750 square foot size of the small unit proposed for this project, Transportation Planning would support a Small Unit Parking Modification to allow one parking space for the small unit instead of the required two.
- 2) The parking configuration as proposed does not meet the parking design standards of the City. The proposed uncovered parking space scales to 13' in length which does not meet the City of Santa Barbara Parking Design Standards. The project also proposes parking spaces that are pull in and back out only. The Standards only allow backing out in driveways that are less than 75' in length. The rear two spaces exceed this distance.
- 3) The plan calls for one uncovered parking space to be located within the side yard set back. Please coordinate with Zoning regarding the covered parking requirement and whether parking in the side yard set back will be permitted.
- 4) Prior to resubmitting for plan check please make sure all of the site plan requirements listed on Page 1 and 2 of the Parking Design Standards are shown on the plans. Please show the dimensions of the carport and uncovered spaces. Please note that some of the dimensions shown on the plans seem to be somewhat inconsistent when using a scale. Please note that the scale is 1/8" not 1/4" as noted on the plans.

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ABR-Concept Review (New) - PH	CONT			01/30/06

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)

(8:12)

Ron Sorgman, Architect; Chuck McClure, Landscape Architect; present.

Motion: Continued indefinitely with the following comments: 1) The Board finds the proposal challenging due to the long, narrow, cross-sloping site. 2) The Board would support a parking modification, but is concerned with the current parking diagram as presented.

3) The long carport structure attached to Unit A, is making the one bedroom unit to appears too long and is constricting the pedestrian access to Unit B. 4) Consider encroachment for the parking on the west side of the property instead of the east side of the property. 5) Study incorporating the two covered parking stalls into more of a freestanding trellis structure between the two units. 6) The Board is concerned with the lack of charm giving elements on the exterior elevations and looks for applicant to provide more detail with respect to beam ends, planter boxes, rail details and porch details; all which are reminiscent of the neighborhood. 7) Minimize the hardscape around Unit B. 8) The Board appreciates the proposed ribbon driveway as depicted on the landscape plan. 9) There is some concern with the solid porch elements on the rear Unit B, as it hides one of the most charming elements. The Board looks for a more traditional expression. 10) Some Board members feel the side elevations of the rear unit are awkward and in conflict with the design style of the front elevation. 11) The front street facing of Unit A needs more charm giving elements and the Board looks for further enhancement.

Action: Mudge/Mosel, 8/0/0.

ABR-Optional Notice Prepared	300			01/30/06
ABR-Concept Review (Continued)	CONT			02/27/06

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)

(8:16)

Ron Sorgmann, Architect, present.

Motion: Continued indefinitely with the following comments: 1) The two-stall carport is supported by the Board, but parking for three cars on the site would be preferable.

2) Opening of the porch on the rear unit is acceptable. 3) Applicant to return with landscape plan including access to the rear unit. 4) Applicant to ensure that the distance from the carport to the structure is appropriate for zoning. 5) The ribbon driveway is viewed as an enhancement.

Action: Mudge/Mosel, 7/0/0 (LeCron absent).

ENV-Arch. Report Rec'd/Routed	RECD		03/23/06	03/23/06
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13 sets received.

MHO-Preliminary Plan Check Rev	DONE		03/27/06	
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Jake has reviewed and has approved demolition - ABR has asked for covered parking - Transpo has supported reduction in

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parking numbers - Phase I report scheduled for HLC on 4-5-06 - Application needs lot coverage stats, photos, and adjacent footprints -				

HLC-Building Permit Conditions

03/28/06

If HLC accepts this report on 4/5/06: ("Alerting to the possibility...")

The following language shall be on the plans:

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.

HLC-Archaeology Report

APVD

04/05/06

(Review of Archaeological Resources Report prepared by Larry A. Carbone, Western Points Archaeology.)

(1:44)

Staff comment: Susan Gantz, Planning Technician II, stated Dr. Glassow has reviewed the report and agrees with its conclusions and recommendation that there is negligible potential for buried archaeological deposits or cultural resources to be encountered during ground disturbance.

Motion: The Commission accepts the report as submitted.

Action: Hausz/Rager, 7/0/0.

**** COMMISSION RECESSED FROM 1:46 P.M. TO 1:48 P.M. ****

HLC-Archaeology Rpt Accepted

APVD

04/05/06

(F) Print ALL Actions of Case

04/18/06

MHO-Hearing (New)

SCHE

04/26/06

PC-Tentative PC Hearing Date

MHO

04/26/06