



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: March 18, 2009
AGENDA DATE: March 25, 2009
PROJECT ADDRESS: 2105 Anacapa Street (MST2008-00311)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Roxanne Milazzo, Associate Planner

I. PROJECT DESCRIPTION

The 9,448 square foot project site is located on the corner of Anacapa and Padre Streets. Current development on site consists of a single family residence and detached garage. The proposed project involves demolition of the existing structures and the construction of a 3,339 square foot single family residence and attached 420 square foot garage. The discretionary applications required for this project are Modifications to allow alterations within both thirty-foot (30') front setbacks (SBMC §28.15.060).

Date Application Accepted: January 20, 2009 Date Action Required: April 20, 2009

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project as submitted.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Britt Jewett	Property Owner:	Barbara Mathews
Parcel Number:	025-242-011	Lot Area:	9,448 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	8% slope

Adjacent Land Uses:

North – One-Family Residence	East - Anacapa Street
South – Padre Street	West – One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,752 sf	3,339 sf
Garage	340 sf	420 sf

C. PROPOSED LOT AREA COVERAGE

Building: 2,253 sf 24% Hardscape: 2,240 sf 24% Landscape: 4,955 sf 52%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.38 Proposed FAR: 0.376 = 99.6% of Max. Allowed FAR

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/Allowance	Existing	Proposed
Setbacks			
- Front (Anacapa)	30'	15'	15'
- Front (Padre)	30'	20'	20'
- Interior (North)	10'	4'	10'
- Interior (West)	10'	5'	5'
Parking	2 Covered	2 Covered	2 Covered
Open Yard	1,250 sf	± 2,585 sf	1,260 sf

V. DISCUSSION

This project was reviewed by the Single Family Design Board (SFDB) on January 5, 2009 and forwarded to the Staff Hearing Officer with comments. This project will require further review and approval by the SFDB.

The existing single family residence and detached garage currently encroach into all front and interior setbacks. The applicant is proposing complete demolition of the existing structures and construction of a new single family residence with attached garage. The proposed project requires Modifications to allow alterations within both front setbacks. At the time that the public notice was released for this project, a third Modification was necessary to allow encroachments into the required open yard area. The proposed open yard area was subsequently re-designed to meet the requirements in terms of size, location, and configuration, eliminating the need for a Modification.

Santa Barbara Municipal Code (SBMC) §28.87.030 allows for the demolition and replacement of non-conforming buildings, as long as the basic, exterior characteristics of the replacement structure are not changed. The proposed project is designed such that the footprint of the existing structure that encroaches into the front setbacks will not change with the new development. The footprint, wall heights, and roof pitch will be replaced "in-kind" in this area of the lot; however, Modifications are necessary to allow for proposed window, door and

architectural changes to the portions of the residence that are currently non-conforming to front setbacks.

Although the Code allows for rebuilding a structure in setbacks, Staff's position is that once a nonconforming structure is demolished, and the lot is vacant, every opportunity should be made to design a project that conforms to all current zoning regulations. The applicant's position is that there are recognized site constraints associated with two 30' front setbacks on a 9,448 square foot lot, and that utilization of the non-conforming rebuild provisions of the Code offset the hardship conditions unique to this lot.

The 9,448 square-foot lot is significantly smaller than the required 15,000 square feet for a new lot created in the E-1 Zone. Also, given its location on a corner, the site is subject to two 30' front setbacks, further reducing the developable area of the lot. The proposed project would eliminate the existing encroachment into the northern interior setback, improving that nonconforming situation, and would not extend any further into the front setbacks beyond what exists today.

Given that the Municipal Code allows for the demolition and reconstruction of nonconforming structures, the residence could potentially be re-built in the proposed footprint without the need for Modifications. Thus, the only element of the project that requires consideration of Modifications is the proposed window, door and architectural changes to the east and south facades of the one-story portion of the structure.

VI. 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, door and architectural alterations to the one-story portion of the rebuilt structure will not provide additional floor area within the setbacks. The amount of separation between the residence and the street is adequate and consistent with development in the surrounding neighborhood, and the proposed architectural changes will upgrade and enhance the structure without impacts to the neighborhood.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated January 20, 2009
- C. SFDB Minutes

Contact/Case Planner: Roxanne Milazzo, Associate Planner
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Phone: (805) 564-5470

January 20 2009
Staff hearing officer
City of Santa Barbara
P.O. box 1990
Santa Barbara, Cc 93102-1990

Re: Modification request for 2105 Anacapa Street,

Dear staff Hearing Officer:

1. There is an existing single family house (1,752 sq. ft.) and a detached two car garage (340 sq. ft.) on the property. The house currently encroaches into the front yard setback on the East and secondary front yard setback to the South. The garage encroaches into the side yard setback on the West. The existing nonconforming house is currently proposed to be demolished. The proposal is to build a new home with a first floor footprint that has a portion rebuilt on the existing house footprint located in the front yard setbacks and rebuilding on the footprint of the existing garage in the sideyard setback.
2. The modification being requested is to allow the rebuild of the new structure in the location of the existing residence. The wall and roof heights as proposed for the new structure are less than or equal to the existing conditions. The lot is substandard size for E-1 zone, being roughly sixty three percent of the minimum size. In addition the property is a corner lot and has two front yard setbacks that restrict the building envelope, the building envelop between setbacks is only forty feet of the seventy five foot lot width. Utilizing the existing footprint allows flexibility to distribute more plan area of the new home on the first floor, keeping the second story portions smaller. The proposed design also respects the existing neighborhood character by keeping the massing of the existing home at the corner.
3. A modification requested for encroachment into the Front Yard Setback allows the plan at the eastern side to be developed with a courtyard at the center of the house, necessary to create the required contiguous usable open yard area. The break in the plan is separated by twenty feet, the sum of E-1 side yard setbacks, allowing the side of house to read with massing consistent with the front elevation separations on Padre and Anacapa Street. That is, rather than the house having a long unbroken side elevation the massing is divided into two massing elements in scale with neighboring house fronts. The proposed design therefore blends favorably with the existing neighborhood fabric and massing of the block. The modification requested for encroachment into the Secondary Front Yard setback contributes to the opportunity to achieve the required open yard area and is necessary to achieve the plan massing as described. The modification requested for the side yard setback reuses the existing garage footprint and therefore allows the driveway location to remain in its present location. The driveway as located at the western property line maintains a greater portion at the interior of the lot that can be used as open yard area. If the garage were moved further into the lot it would take away from the usable open yard in the center of the lot by creating a small unusable strip along the western property line. The modification requested for the open yard area is in response to the slope of the lot. The terracing necessary to provide flat usable yard area creates a grade change greater than thirty inches at the western edge of the open yard.
4. The requested the encroachments offset hardship conditions unique to the lot, specifically the sub standard size of the lot for the E-1 zone, the corner condition requiring two font yard setbacks totaling forty percent of the lot width and the existing topography that drops a full story from the front to the rear of the lot. The modifications will allow for the flexibility to design a new structure that respects and is in keeping with the context of the existing neighborhood, streetscape profile and massing of nearby homes.

Sincerely,

Britton Jewett



Exhibit A

2105 ANACAPA STREET – SINGLE FAMILY DESIGN BOARD MINUTES SUMMARY

January 5, 2009

Straw vote: how many can support a recommendation to the Staff Hearing Officer to grant the modifications. 3/3/0.

Motion: Continued to the Staff Hearing Officer with the following comments:

- 1) Some Board members do not support the modification request or the current design because the existing structure in the 30 foot setback is too close to the corner, other structures on Anacapa Street are setback, the garage is not subterranean enough to mitigate 100% maximum FAR, and the project is too linear and should be reduced in size.
- 2) Some Board members do support the modification request and the current design because the existing single-story house which is already in the setback will be retained in the new design, alterations within the setbacks are reasonable, and the whole Board agrees the design is very nice.

Action: Mosel/Deisler, 6/0/0. Motion carried. (Zink abstained.)