



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 15, 2010
AGENDA DATE: April 21, 2010
PROJECT ADDRESS: 2017 Chapala Street (MST2010-00036)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 10,863 square foot project site is currently developed with two commercial buildings. The proposed project involves conversion of the rear building to residential use and upgrades to the front commercial building for occupancy as a dental office. Seven parking spaces will be provided to meet current zoning requirements. The discretionary application required for this project is a Modification to permit a change of use to the portion of the building located within the required six-foot interior setback (SBMC 28.18.060).

Date Application Accepted: March 29, 2010 Date Action Required: June 29, 2010

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Garcia Architects	Property Owner:	B.K. Rai
Parcel Number:	025-302-007	Lot Area:	10,863 sf
General Plan:	Office & Residential	Zoning:	R-2/R-O/C-2
Existing Use:	2 Commercial Buildings	Topography:	8% Slope

Adjacent Land Uses:

North – Chapala Street	East - Residential
South – Commercial	West - Residential

B. PROPOSED LOT AREA COVERAGE

Building: 2,983 sf 27% Hardscape: 4,374 sf 40% Landscape: 3,560 sf 33%

IV. DISCUSSION

The project site was originally developed with a single family residence and a duplex. In 1993 the duplex was converted to an office. The new property owner wishes to convert it back to a single family residence. A Modification is required to permit the change of use due to a portion of the building's location within the required six-foot interior setback. Staff understands that the purpose and intent of residential setbacks is to provide a buffer zone between residential neighbors. Conversion of the commercial space to residential use results in a less intense occupancy and because of the current location of the neighboring residence to the west, no impacts are expected to result from the change.

The lower "studio" area will be converted to a garage which will provide the one parking space required for the residence. Note: The second parking space below the residence does not meet minimum maneuver requirements, and although it may be used for parking purposes, it is not recognized as a legal space. The proposed project has been reviewed and revised based on comments by the Architectural Board of Review and no longer is proposing a covered parking space which was requesting a Modification for its location within the front setback.

V. FINDINGS

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed Modification will allow the existing building to be converted to its original use as a residence without having to demolish the portions within the setback.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated March 30, 2010
- C. ABR Minutes

Contact/Case Planner: Roxanne Milazzo, Associate Planner
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GARCIA ARCHITECTS, INC.
ARCHITECTURE · ENGINEERING · PLANNING

March 30, 2010

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

RE: MST:

APPLICATION OF GILBERT GARCIA, AGENT FOR Dr. BK RAI, 2017 Chapala Street, APN 25-302-07, R-O RESTRICTED OFFICE/R-2 TWO FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION; 12 UNITS PER ACRE.

Dear Staff Hearing Officer:

The 10,942 square foot project site is currently developed with two separate office buildings originally constructed as single family residences, 4 existing uncovered parking spaces at rear of site and patio with BBQ between the two buildings.

The proposed project involves a request to change the use of the commercial office building located at rear of site into a single family residence and to remodel the office building located at the front of the site into a Dental Office. The approval will result in site mix use of a three bedroom single family residence with a new two car garage at rear of property and a dental office at the front. Parking proposed for office use is 6 uncovered spaces consisting of 4 existing spaces, one new uncovered space, and one new ADA parking space located at the front of the property. Two new covered spaces are proposed for the residence in a new two car garage. The discretionary applications required for the project is a Modifications to permit:

Two foot encroachment of Residential habitable space, (change of use from existing habitable commercial office space of rear building) into the required residential six-foot interior yard setback (SBMC 28.21.060):

Justification for having the residential living spaces encroach into the required rear yard setback is:

- A. The existing commercial office building was originally constructed as a residence and the conversion back to a residence will accommodate the continued use of the original encroachment allowed at time of the original residential construction.

- B. The application approval would be in keeping with Housing element of the General plan that encourage recycling of commercial buildings by changing their use to residential.
- C. Application approval would greatly enhance quality of life amenities for the new residential tenants with the addition of quality landscaping throughout the site and open space both common and private per zoning requirements. In addition it would dramatically reduce the land use traffic and parking intensity of commercial office use.

Respectfully submitted:

Gil Garcia, AIA
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2017 CHAPALA STREET – ARCHITECTURAL BOARD OF REVIEW

February 22, 2010

Public comment: As no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged by the Board.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board is not in favor of the proposed cover parking space in the front yard and requests the applicant to study an alternative parking solution, including either relocating the parking space behind the commercial building and/or pursuing a waiver with the Building and Safety Division to provide an uncovered parking space.
- 2) The Board would prefer the parking space to be relocated behind the commercial building and would support a modification request to reduce the required open yard area to accommodate the parking space in that location.
- 3) The Board reserves comment on the proposal to remove the existing redwood tree at this time and requests the applicant provide an arborist report and photo documentation of the existing redwood tree at the next meeting.
- 4) The addition to the single-family residence to provide the required residential covered parking is acceptable.
- 5) The Board finds no negative aesthetic impacts for the existing buildings to encroach into the interior setback.
- 6) Study the locations and configurations of the proposed window(s) and door(s) for fenestration and massings on the residential building.

Action: Aurell/Zink, 4/0/0. Motion carried. (Manson-Hing/Gross/Rivera/Gilliland absent).

March 22, 2010

Public comment: No one wished to speak, public comment was closed.

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

- 1) The Compatibility Analysis is as follows:
 - a. The proposed project complies with the Design Guidelines and is consistent with the City Charter and applicable Municipal Code requirements.
 - b. The project's design is compatible with the City and the architectural character of the neighborhood.
 - c. The project's mass, bulk, height, and scale are appropriate for the neighborhood, given compliance with the other comments provided below.
 - d. The project's design is appropriately sensitive to adjacent City Landmarks and adjacent historic resources.
 - e. The project's design does not impact or block established public views of mountains or ocean.

- f. The project's design provides an appropriate amount of open space and landscaping.
- 2) Resolve the configuration of the accessible parking to comply with Code requirements.
 - 3) The Board finds no negative aesthetic impacts for the proposed modification for parking in the front yard setback. The Board appreciates that the parking in the front will not be covered parking.
 - 4) Study incorporating wing walls on the sides of the front entry, which is reminiscent of the existing architectural features.

LANDSCAPING:

- 1) The Board appreciates retaining the existing redwood tree.
 - 2) Provide an additional double trunk palm tree in the front landscape planter adjacent to the parkway.
 - 3) Substitute the ground cover in the brick section in the middle of the driveway.
- Action:Rivera/Aurell, 6/0/0. Motion carried. (Gilliland/Sherry absent).