



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: September 29, 2010
AGENDA DATE: October 6, 2010
PROJECT ADDRESS: 216 Natoma Avenue (MST2010-00145)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 6,000 square foot project site is currently developed with a two-story duplex and detached two-car garage with storage. The proposed project involves a remodel and 101 square foot addition to the lower unit, a 220 square foot addition to the upper unit, demolition of the existing garage and storage room, and construction of a 527 square foot two-car garage, outdoor fireplace, and barbeque area with counter and sink. The new garage will be approximately six inches taller than the previous structure. The discretionary application required for this project is a Modification to permit the garage expansion to be located within the required 6' interior setback (SBMC §28.21.060).

Date Application Accepted: September 7, 2010 Date Action Required: December 7, 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:	Pacific Architects, Inc.	Property Owner:	Nancy Mammel
Parcel Number:	033-062-019	Lot Area:	6,000 sf
General Plan:	Hotel & Residential	Zoning:	R-4/SD-3
Existing Use:	Duplex	Topography:	Flat

Adjacent Land Uses:

North – One-Family Residence
 South – Multi-Family Residence

East - One-Family Residence
 West – Multi-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	818 sf (upper unit) 985 sf (lower unit)	+ 219 sf (upper) = 1,037 sf + 101 sf (lower) = 1,086 sf
Garage	332 sf to be demolished	527 sf
Accessory Space	122 sf to be demolished	None Proposed

C. PROPOSED LOT AREA COVERAGE

Building: 1,736 sf 29% Hardscape: 2,035 sf 34% Landscape: 2,229 sf 37%

IV. DISCUSSION

The subject site is currently developed with a two-story duplex and detached two-car garage. The current owner is proposing a remodel and addition to the units, site and landscape improvements, and demolition and replacement of the garage. The existing storage room at the back of the garage will also be demolished. The current garage is non-conforming both to its location within the interior setback and its interior dimensions. The new two-car garage is proposed to be rebuilt in the same location, but with additional depth to meet the required 20' interior dimension. Because the existing garage is built along the interior lot line, the expanded depth of the new garage will result in approximately 18 square feet of new garage floor area located within the interior setback.

Rebuilding the garage in its existing location allows for ease of access down the narrow driveway while maintaining the largest possible open yard for the property. The driveway, which will be replaced with a permeable surface, will be widened to the East and provide improved access to the second garage stall. The roof of the proposed garage will be 6" higher than the existing garage. The increase in height will meet current building code requirements and provide a remedy to the existing flat roof drainage issues. The project was reviewed by the Architectural Board of Review and forwarded on to the Staff Hearing Officer with favorable comments. Staff supports the benefits of providing two functional covered parking spaces on the property.

V. FINDINGS AND CONDITIONS

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 encroachment into the interior setback is appropriate because it will allow the new two-car garage to provide functional parking spaces in the existing garage location.

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Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated July 16, 2010
- C. ABR Minutes

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



Pacific Arc INC. Architects

July 16, 2010

City Of Santa Barbara- Zoning Department- Modification Request
630 Garden Street
Santa Barbara, CA. 93102
805-564-5470

Re: Modification Request Letter
Project Address: 216 Natoma Ave. Santa Barbara, CA
APN: 033-062-019
Zone District: r-4/ sd-3 Coastal

Dear Modification Hearing Officer:

The existing structures for 216 Natoma Ave, consist of a 1803 s.f. two-story residential duplex located at the front, south - east portion of the property and a detached 332.5 s.f. one-story 2 car garage with a 122 s.f. storage room attached to the rear of the garage located in the north west corner of the property. The neighborhood consists of primarily multi-family residential buildings with some single family residences.

The existing garage/ storage space is non-conforming, as it is up against the west (side) property line and is approximately two feet off the north (rear) property line. The R4 Zoning for this area requires a six foot side yard setback and six foot rear setback for garages.

The new work involves adding a 1935 s.f. two-story addition to the duplex and a 77 s.f. eastward expansion to the garage. Also included are a new patio and deck area, an outdoor fireplace to replace the existing outdoor fireplace in the rear yard, and site walls and gates. All the new work will match the existing style of the house.

We will also be rebuilding the existing garage that is within the setback and applying the existing height and footprint of that demolished garage. The only exception for the garage is that we need to add length to the existing garage to meet the 20'-0" inside clearance required by public works.

Modification Request:

Within the scope of rebuilding the garage in place, our request for a Modification involves replacing 16.5 square feet of existing storage space (adjoining rear of garage) with garage space to allow the code required twenty feet inside depth of clearance - within the six foot side yard setback. Please refer to attached drawings with notations for further clarification of our proposal.

We felt the request was reasonable because we are not going to be impacting the property or the neighborhood any more then is already impacted with the current garage and storage area. In fact we will be removing about 70 square feet of storage room that currently encroaches into the side and rear setback areas. We will also be making the existing parking garage more usable for parking.

Please call if you have any questions or if you need anything else. Thank You,

Sincerely,

William S. Wolf
For Pacific Arc INC. Architects

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216 NATOMA AVENUE – ARCHITECTURAL BOARD OF REVIEW MINUTES

June 28, 2010

The following public comment spoke either in support or in opposition of the proposed project:

- 1) Roy Buford (adjacent condo property owner), in support; however, spoke of concerns regarding parking and screening between buildings.
- 2) Kellam de Forest, in opposition with concerns regarding building within the historic landmark district.
- 3) Robert Maxim, in support; however, spoke of concerns regarding the proposed large patios and lack of gables.

Letters of concern from Paula Westbury and Roy Buford, and an email of concern from David Wagner were acknowledged by the Board.

Jake Jacobus, Associate Planner/Urban Historian clarified for the Board that the building was considered of not of sufficient merit to be included on the Potential Historic Designation List.

Public comment closed at 5:19 p.m.

Motion: Continued indefinitely to Staff Hearing Officer 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, size, bulk, height, and scale are appropriate for the neighborhood, given compliance with additional comments provided below.
 - d) There are no impacts to adjacent City Landmarks, adjacent historic resources or established public views of mountains or ocean.
 - e) The project's design does not block established public views of mountains or ocean.
 - f) The project's design provides an acceptable/appropriate amount of open space and landscaping.
- 2) The architecture is ready for Preliminary Approval.
- 3) Return with a solution for landscaping replacement regarding removal of the two existing trees.
- 4) It is suggested by the Board that the applicant work with the neighboring parcel/property owner to the west, for an appropriate solution to maintain privacy between the two structures.

Action: Sherry/Rivera, 6/0/0. Motion carried. (Gross absent).