



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: March 14, 2012
AGENDA DATE: March 21, 2012
PROJECT ADDRESS: 219 Gray Ave. (MST2011-00394)
TO: Bettie Weiss, City Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *FLB*
 Daniel Gullett, Associate Planner *DPG*

I. PROJECT DESCRIPTION

The proposed project involves a change of use of an existing 3,516 square foot commercial building to single-family residential on the 4,500 square foot parcel. The proposal includes permitting an as-built 320 square foot carport, a new six-foot tall wood fence and gate, and minor exterior alterations.

The discretionary applications required for this project are Modifications to allow required private outdoor living space, common open area, and storage of trash and recycling receptacles in the front yard (SBMC §28.21.081, §28.87.190 & §28.92.110).

Date Application Accepted: February 14, 2012

Date Action Required: May 14, 2012

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to conditions.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Harold Powell	Property Owner: Charlene Broudy
Parcel Number: 033-053-024	Lot Area: 4,500 sq. ft.
General Plan: Ocean Related	Zoning: HRC-2, OC, SD-3
Commercial/Medium High Residential	Topography: 2% avg. slope
Existing Use: Commercial	

Adjacent Land Uses:

North – Auto Body Repair
 South – Plumbing Shop

East - Meat Market
 West – Auto Body Repair

B. PROJECT STATISTICS

	Permitted	Proposed
Living Area	0 sq. ft.	3,516 sq. ft.
Carport	0 sq. ft.	320 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 3,600 sq. ft. 80% Hardscape: 710 sq. ft. 16% Landscape: 190 sq. ft. 4%

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/Allowance	Permitted	Proposed
Setbacks			
- Front	none	18 ft.	~2 ft.
- Interior	none	none	No change
- Rear	none	none	No change
Building Height	45 ft.	15 ft.	No change
Parking	2 covered spaces	5 uncovered spaces	2 covered spaces
Outdoor Space			
- Private	160 sq. ft.	none	160+ sq. ft.
- Open Space	450 sq. ft.	none	450+ sq. ft.
- Common	15 ft. x 15 ft.	none	225+ sq. ft.

V. DISCUSSION

The proposed project involves conversion of an existing non-residential building to single-family residential use. The building has most recently been used as a dance studio and yoga studio.

The subject parcel is located in the Coastal Zone and is designated in both the Ocean-Oriented Commercial (OC) and Hotel and Related Commerce 2 (HRC-2) zones. Uses in the HRC-2 Zone are allowed, but the OC Zone regulations apply to all new development. The stated purpose of the OC Zone is to achieve balanced use of the City's Waterfront and maintain the small scale, local character that is unique to the waterfront area and the intent is to foster a vital mixed use neighborhood and preserve and protect the coastal environment in terms of light, air and visual amenities. The Zoning Ordinance states that land uses are encouraged in the OC Zone that maintain and enhance the desirability of the Waterfront as a place to work, visit, and live. The OC Zone has no building setbacks and allows residential-only development on parcels less than 5,500 square feet in area. The lot area and outdoor living space requirements of the R-3 Zone apply to residential development in the OC Zone.

Because the building is single-story and constructed to the rear and both interior lot lines, the only remaining location for the required outdoor living space is in the front yard. The proposal provides the required amounts of outdoor living space, however, private outdoor living spaces

and common open area are not allowed within the front yard. Unlike the residential zones, where walls and fences are limited to 3.5 feet in height, there is no such restriction in the OC Zone. Staff supports the request to provide the required outdoor space in the front yard since the project provides adaptive reuse of an existing building consistent with the purpose of the OC Zone, the site is constrained by its size and the location of the existing building, and a six foot tall wall provides privacy for this area consistent with purpose and intent of the OC Zone. The applicant provided a noise study demonstrating that the project's outdoor living space meets the single-family residential noise thresholds.

The Zoning Ordinance also prohibits the storage of trash and recycling receptacles within the front yard. Trash and recycling are proposed to remain in a cabinet on the Gray Avenue right-of-way. Staff recommends that they be relocated inside the wall to lessen impacts of the storage and use of these containers on the public. Additionally, the Municipal Code requires that gates located near the line of any street swing inward so that gates do not obstruct use of the right-of-way. Staff has included conditions related to the as-built gates and trash and recycling location.

This project was reviewed by the Single Family Design Board (SFDB) on November 7, 2011. The SFDB continued the project to Staff Hearing Officer commenting that the requested Modifications did not pose any negative aesthetic impacts and indicated SFDB majority support for the proposed front trellis and carport, and heights and materials of the "as-built" walls and gates. The proposed development qualifies for an exemption from a Coastal Development Permit.

VI. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modifications to allow the outdoor living space and trash and recycling in the front yard are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The project is appropriate because it allows for the adaptive reuse of the existing single-story building and no other location on the site is available for required outdoor space. Because the OC Zone has no setback requirements and the existing walls provide adequate screening, relocation of trash and recycling in the front yard behind the front wall is appropriate.

Said approval is subject to the following conditions:

1. Trash and recycling storage shall be relocated to within the wall on Gray Avenue and the "as-built" trash and recycling storage area shall be removed and landscaped subject to review and approval by the Single Family Design Board;
2. Gates on the front wall shall not swing outward toward the right-of-way; and
3. Applicant shall provide a minimum 16 foot by 20 foot clear area for parking within the carport consistent with the City's Parking Design Standards.

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Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated February 7, 2012
- C. Single Family Design Board Minutes of November 7, 2011

Contact/Case Planner: Daniel Gullett, Associate Planner
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Phone: (805) 564-5470 x4550

City of Santa Barbara Planning Department
Modification Officer
Dan Gullett

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FEB 14 2012

CITY OF SANTA BARBARA
PLANNING DIVISION

Subject: Modification Request for 219 Gray Ave. APN 219-053-024; Zone OC/HRC-2/SD-3

Dear Dan Gullett,

This is a Modification Request to section 28.21.081, para. 3, to allow for the Common Open Area to be in the front yard. This is achieved by a partial overlap of the Common Open Area and the Open Space requirement per section 28.21.081, para. 3. (see attached plans, pg 1)

The overall scope of this project is: To convert an existing 3600 sq. ft commercial building (zone OC/HRC-2/SD-2) into a single family residence. The project also includes the remediation of as built conditions. There will be no new net building or structural changes.

The justification for this request is to achieve the conversion from commercial to residential with the least overall impact to the existing conditions. This Modification would preclude the construction of a second story, thereby reducing environmental impact caused by the added construction. It would also reduce the impact on the overall industrial character of the surrounding area. Though substantially upgraded the building would still maintain the "feeling" of it's industrial roots. The zoning allows for zero setbacks, so this shouldn't be an issue. The building will remain setback from the front property line and street by 18 feet. The required Common Open Area as well as the required Open Space will be enclosed in a walled off area creating privacy and insulation from the public.(see attached photos)

Sincerely,


Harold Powell

Single Family Design Board Minutes

November 7, 2011

219 GRAY AVE

Assessor's Parcel Number: 033-053-024
Application Number: MST2011-00394
Owner: Charlene Koonce Broudy, Revocable Trust
Applicant: Harold Powell

(Proposed change of use from an existing 3,516 square foot commercial unit to a single-family residential use, located on 4,500 square foot parcel. The proposal includes permitting an as-built 320 square foot carport, a new 6-foot tall wood fence and gate, minor exterior alterations, and addressing the violations identified in Enforcement Case ENF2011-00600. The proposed total of 3,836 square feet is 165% of the maximum guideline floor-to-lot area ratio (FAR). The project includes Coastal Review and Staff Hearing Officer review for a requested zoning modification.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modification.)

Present: Harold Powell, Applicant; Charlene Koonce Broudy, Owner; and Dan Gullett, Associate Planner.

Public comment opened at 5:37 p.m. As no one wished to speak, public comment was closed.

Emails expressing concerns from Don G. Van Buran for RLW Family-Gray, LLC, and Mark Benedict & Ronelle Wilson, Owners/Landlords of Douglas E. Wilson Plumbing, Inc. were acknowledged for the record.

Motion: Continued indefinitely to Staff Hearing Officer to return to Consent with comments:

- 1) The Board finds the proposed modification does not pose any negative aesthetic impacts.
- 2) A majority of the Board is supportive of the proposed architectural aesthetic changes, including the front trellis element, the heights and materials of the "as-built" walls and gates.
- 3) The Board looks forward to reviewing the project details and proposed landscaping details.

Action: Sweeney/Zimmerman, 6/0/0. Motion carried.