




City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: October 11, 2012
AGENDA DATE: October 17, 2012
PROJECT ADDRESS: 220 Cottage Grove Avenue (MST2002-00341)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner
 Suzanne Riegler, Assistant Planner 

I. PROJECT DESCRIPTION

The 6,300 square foot lot is currently developed with a 1,300 square foot duplex (218 and 220 Cottage Grove Avenue) at the front of the lot, and an existing 700 square foot residence (220 ½ Cottage Grove Avenue) above a 1,000 square foot garage at the rear of the lot. The proposal includes additions and alterations to the existing units on a lot that is legal non-conforming to density requirements. Alterations to the existing duplex include a 51 square foot, as-built addition, and relocation of doors and windows. As-built alterations to the existing two-story building include a 7.5 square foot addition and a five square foot balcony expansion to the second-story residence facing the alley, and removal of an unpermitted window and door within the interior setback on the ground floor. The proposal will abate outstanding violations listed in ENF2011-00447. The discretionary applications required for this project are:

1. A Lot Area Modification to allow additional floor area to be permitted on a lot that is legal non-conforming to density. (SBMC § 28.21.080 and SBMC § 28.92.110); and
2. A Modification to allow the expansion of the balcony into the required ten-foot rear setback. (SBMC § 28.21.060 and SBMC § 28.92.110).

Date Application Accepted:

Date Action Required:

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Designer Catherine Dunbar	Property Owner:	Dario Pini
Parcel Number:	037-201-019	Lot Area:	6,300 sq. ft
General Plan:	Commercial & Medium-High Density Res.	Zoning:	C-2
Existing Use:	Residential	Topography:	2%

Adjacent Land Uses:

North - Residential	East - Mixed Use
South - Commercial	West - Multi-family

B. PROJECT STATISTICS

	Existing	Proposed
218 Cottage Grove	624.5 sq. ft.	+ 25.5 sq. ft. = 650 sq. ft.
220 Cottage Grove	624.5 sq. ft.	+ 25.5 sq. ft. = 650 sq. ft.
220 ½ Cottage Grove	692.5 sq. ft.	+7.5 sq. ft. = 700 sq. ft.
Three Car Garage/Accessory Space	1,000 sq. ft.	1,000 sq. ft

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/Allowance	Actual Lot Size
Lot Area	2,320 sq. ft. per 2 bedroom unit x 3 units = 6,960 sq. ft.	6,300 sq. ft.

V. DISCUSSION

The property is considered to be legally non-conforming to density with a total of three, two-bedroom units. Pursuant to SBMC §28.87.030.E.1., properties with non-conforming densities are not allowed to increase the amount of habitable square footage or the number of rooms without approval of a lot area Modification.

The applicant is proposing minor “as-built” additions and alterations to each of the buildings that exist on the lot. The addition and alterations to the duplex (218 and 220 Cottage Grove) consist of a 25.5 square foot addition to each of the kitchens and relocation of doors and windows. The alterations to the detached residence (220 ½ Cottage Grove) consists of a 7.5 square foot addition to a closet, a five square foot balcony expansion to the second-story residence facing the alley, and removal of an unpermitted window and door within the interior setback on the ground floor. The project will abate outstanding violations listed in ENF2011-00447 that are currently the subject of enforcement action.

The Medium-High Density Residential General Plan designation applies primarily to the periphery of the Downtown, and commercial corridors. This designation has a base density of 12 -18 dwelling units per acre and principally serves as a transition from the medium density

neighborhoods to the commercial centers of the city. A density range of 15 – 27 dwelling units per acre can be allowed under the proposed Average Unit-Size Density Incentive Program, which would apply to areas on the City's Eastside, Lower Riviera, Upper State Street, Westside, Laguna, Oak Park, and West Beach and East Beach. The project as proposed has a density of 21 dwelling units per acre, consistent with the anticipated Average Unit-Size Density Incentive Program. Allowing relatively minor additions to units to make them more functional on a site that is nonconforming to residential density allows for the maintenance and retention of existing rental housing stock, consistent with General Plan policies. Therefore, staff can support the requested Lot Area Modification.

The second floor, covered deck facing the alley was extended by 11.5 feet creating a uniform deck improvement and will not add floor area within the required setback. Therefore, staff can support the requested Rear Setback Modification.

This project received administrative Architectural Board of Review approval as submitted on August 28, 2012.

VI. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the lot area 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 additions are appropriate because they are modest additions that do not increase the building footprint beyond the existing roof forms and the additions are sited away from neighboring structures. The proposed lot area is consistent with the goals and policies of the General Plan and the direction of City Council to implement the Average Unit-Size Density Incentive Program.

The Staff Hearing Officer finds that the rear setback 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 of the expanded balcony is appropriate because it does not add floor area, creates a uniform improvement and the balcony faces the adjacent alley.

Said approval is subject to the following conditions:

1. Abatement of all outstanding building and zoning violations listed in ENF2011-00447 must be shown on the building permit plan set.
2. The doors to the dining room in 220 ½ Cottage Grove shall be replaced with a cased opening. This room is not be used as a bedroom.
3. All items and/or improvements that block access to the three required off-street parking spaces shall be removed. Required off-street parking shall remain accessible for the parking of vehicles at all times.
4. Storage of trash/recycling/green waste receptacles shall be located within the permitted trash room of the two-story building.

STAFF HEARING OFFICER STAFF REPORT
220 COTTAGE GROVE AVENUE (MST2012-00341)
OCTOBER 11, 2012
PAGE 4

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated August 31, 2012

Contact/Case Planner: Suzanne Riegle, Assistant Planner
(SRiegle@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x 2687

applicant: Catherine Dunbar Design Consultants
3067 LUCINDA LANE, SB 93105
dunbar-design@cox.net 805-886-1018

owner: DARIO PINI 805-637-6966
239 E. CARRILLO, SB 93101

August 31, 2012

Staff hearing officer
City of Santa Barbara, CA.

RE: MODIFICATION REQUESTS for:

ADDRESS:
218, 220, 220 1/2 COTTAGE GROVE STREET, SANTA BARBARA, CA 93101

218 and 220 Cottage Grove is a one story duplex fronting on Cottage Grove. The building is 36' wide by 40' long. Each side has 2 bedrooms and one bathroom.

EACH UNIT IS 18 X 40=720 S.F GROSS, 650 S.F. net=-/

220 1/2 Cottage Grove is a two story SFR on top and 3 car garage w/ laundry/storage below

S.F.R. 770 S.F GROSS, 700 S.F. net=-/

GARAGE 34' X35'=- 1190 s.f. GROSS, 1000 S.F. net =-/

THE SITE FOOTPRINT FOR 218 AND 220 COTTAGE GROVE IS 1440 S.F.

THE SITE FOOTPRINT FOR 220 1/2 COTTAGE GROVE IS 1990 S.F.

PARKING-3 COVERED SPACES IN GARAGE-NO UNCOVERED PARKING

APN:	037-201-019
ZONE	C-P
OCCUPANCY	R-3/U
CONSTRUCTION TYPE	V-N
LOT SIZE:	45' X 140'=6300 S.F.
AVERAGE SLOPE	1%

Modification for the REAR SETBACK MODIFICATION along the rear alley for

220 1/2 Cottage Grove- 2 story SFR; involves a deck/balcony along the alley that was permitted as 4' wide x 9' long = 39, it was extended 11.5' to 4' x 20'-6"= 82 sf.

There are several decks/balconies along this alley that are similar in size and design. The deck/balcony over looks the alley and not into private backyards. The architectural design of the structure was not compromised with this additional balcony area. This project has had staff approval for ABR

Modification for LOT AREA MODIFICATION for

220 1/2 Cottage Grove- a 2 story SFR fronting on an alley. A small 2.5' x 3' =7.5 s.f portion was enclosed when the structure was built in 2006. It is being used as a part of a closet—it happened because a bathtub was placed in the bathroom instead of a shower and more room was needed for a closet. The architectural design of the structure was not compromised with this addition. This project has had staff approval for ABR

The rear side 218 and 220 Cottage Grove-the front duplex---an outdoor porch under the existing roof line of 2'-6" x 20'-6" =51.25 (where the water heaters lived, actually, if the water-heater closets were not included the space is 16' long making it 40 sf) was made part of the kitchens.

This porch could never have been legal as the size of a landing outside a door is 36". Again, the porch was enclosed as part of a remodel permit and signed off back in 2006. The old plans show bedrooms of 8', the existing current bedrooms are 10' wide—it is this area between the bedrooms where the kitchens are, that is enclosed. I know the argument—the building inspector signed it off doesn't work as the plans did not show it enclosed and all work must be reflected on the permitted plans. To re-cap a 51 sf gross, 40 net porch area w/ water heaters was enclosed-the water heaters moved, the kitchen changed walls and configuration. This project has had staff approval for ABR

EXHIBIT B