



City of Santa Barbara California

II.B.

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: January 2, 2013
AGENDA DATE: January 9, 2013
PROJECT ADDRESS: 502 East Anapamu Street (MST2012-00061)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Renee Brooke, AICP, Senior Planner
Suzanne Riegle, Assistant Planner

I. PROJECT DESCRIPTION

The 5,000 square foot site is currently developed with a 1,683 square foot triplex above a three-car carport and laundry area. The existing development is non-conforming to density requirements. The proposed project involves permitting “as-built” improvements including creating a 472 square-foot basement storage area, enclosing the 256 square-foot laundry area, and altering the 731 square-foot three-car carport to create three one-car garages.

The discretionary application required for this project is a Lot Area Modification to allow additions to a development that is non-conforming to the lot area requirements. (SBMC § 28.21.080 and SBMC § 28.92.110).

Date Application Accepted: 11/28/12

Date Action Required: 2/26/13

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:	Ken Dickson, Agent	Property Owner:	Neil & Sue Williamson Family Trust
Parcel Number:	029-180-001	Lot Area:	5,000 sq. ft.
General Plan:	Medium-High Density Residential	Zoning:	R-3
Existing Use:	Residential	Topography:	2%
Adjacent Land Uses:	Surrounding Residential Uses		

B. PROJECT STATISTICS

	Existing	Proposed
502 E. Anapamu Street	678 sq. ft.	No Change
1132 Olive Street	506 sq. ft.	No Change
1134 Olive Street	499 sq. ft.	No Change
Storage	0 sq. ft.	472 sq. ft.
Laundry	256 sq. ft.*	256 sq. ft.
Total	1,683 sq. ft.	2,411 sq. ft.
Covered parking	731 sq. ft.*	731 sq. ft.

* Area was not enclosed or previously counted as floor area.

Proposed Average Unit Size: 803 sq. ft.

Existing Density: 26 du/acre

IV. DISCUSSION

The proposed project involves permitting “as-built” improvements including creating a 472 square-foot basement storage area, enclosing the 256 square-foot laundry area, and altering the 731 square-foot three-car carport to create three one-car garages.

The property is 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 property owner previously completed improvements, including grading, installing a concrete floor, and making seismic improvements to create a 472 square foot storage room in an area previously recognized as an unfinished understory with a height less than five feet from grade to the floor joists above. In addition, the applicant converted the existing carports into three one-car garages, which also created a 256 square foot enclosed laundry room. The project will abate outstanding violations listed in ENF2011-00219 and ENF2012-00844 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 26 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. In addition, the General

Plan identifies that the consideration be given to reduce the parking requirements for Average Unit-Size Density Incentive Program units to one parking space per unit. The property provides three parking spaces on the site. Staff recommends a condition be added to assign a parking space to each of the three units. Therefore, staff can support the requested Lot Area Modification.

This exterior alterations related to this project were reviewed and approved by the ABR on February 27, 2012 and November 5, 2012.

V. **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 are sited away from neighboring structures and outside of setbacks. The resulting density and average dwelling unit size are 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.

Said approval is subject to the following conditions:

1. **Accessory Area.** The accessory areas identified on the plans as laundry and storage areas shall be limited to non-habitable square footage.
2. **Parking.** The driveway located in the required setbacks shall be labeled on the plans as not to be used for parking per SBMC §28.90.001.H Each unit shall be assigned a one-car garages consistent with the intent of proposed Average Unit-Size Density Incentive Program.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated November 28, 2012
- C. ABR Minutes

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



Applicant: Ken Dickson on behalf of Sue Williamson

11/28/2012

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

RECEIVED
NOV 28 2012
CITY OF SANTA BARBARA
PLANNING DIVISION

Re: Modification Request for 502 Anapamu Street; 029-180-001; R-3

Dear Staff Hearing Officer:

There is an existing 3-unit apartment (1,683 SF) over a basement area and three covered parking spaces. The proposal is to convert a portion of the basement area to storage area (472 SF), and convert a portion of the garage (256 SF) to a secured laundry.

The modification being requested is to allow for adequate storage for the small-sized units and for the creation of a secured laundry area.

The proposed work represents a floor area increase of less than 50%, is consistent with the goals and intent of the Average Unit-Size Density Incentive Program, and creates no new mass at the street.

Sincerely,

Ken Dickson
M: 805-259-8061
ken@windwardeng.com



DESIGN REVIEW ACTIVITIES SUMMARY

502 E ANAPAMU ST (MST2012-00061)

R-ALTERATIONS

Proposal for minor exterior alterations and interior remodel to an existing three unit, multi-residential building, located on a 5,000 square foot lot. The alterations include permitting an "as-built" stair and landing for Unit C, lattice screens for units A, B, & C, and addition of new garage doors to the original existing carports. Proposal will abate violations listed in ZIR2011-00368 and ENF2011-00219.

Status: *Design Review Approved/PC Approved, No Design Review Required*

DISP

Date 3

ABR-Consent (New)

APVD

02/27/12

(Action may be taken if sufficient information is provided.)

Project Design Approval and Final Approval with conditions:

1) reduce all lattice to a maximum height of 5' above the deck; 2) remove the lattice from above the stair handrails.

EXHIBIT C



DESIGN REVIEW ACTIVITIES SUMMARY

502 E ANAPAMU ST (MST2012-00419)

MULTI-FAM ALT

Proposal to add three new air conditioning compressor units, and replace three exterior lighting fixtures at an existing three unit apartment building.

Status: Design Review Approved/PC Approved, No Design Review Required

DISP

Date 3

ABR-Consent (New)

APVD

11/05/12

(Action may be taken if sufficient information is provided.)

Final Approval as Submitted.