



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: February 27, 2014
AGENDA DATE: March 5, 2014
PROJECT ADDRESS: 2105 Anacapa Street (MST2008-00311)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DJK*
 Jo Anne La Conte, Assistant Planner *JAL*

I. PROJECT DESCRIPTION

The 9,948 square-foot site is located on the corner of Anacapa and Padre Streets. The prior development on site consisted of a single family residence and a detached garage, which have been demolished. The current project is a revision to a previously approved single family residence. The original project was approved by the Staff Hearing Officer (SHO) on March 25, 2009, and heard by the Planning Commission (PC) on appeal on June 4, 2009. It requires compliance with SHO Resolution No. 024-09 and PC Resolution No. 021-09. The revised project proposal is to raise the finish floor level by six (6) inches, with commensurate increase in the ridge and plate heights, and for window and door changes. The discretionary applications required for this project are:

1. Front Setback Modifications to allow a new window within one of the thirty-foot front setbacks and an increase to the height of the dwelling within both thirty-foot front setbacks (SBMC § 28.15.060 and SBMC § 28.92.110);
2. Interior Setback Modifications to allow an increase to the height of the garage and the dwelling within both ten-foot interior setbacks (SBMC § 28.15.060 and SMBC §28.92.110).

Date Application Accepted: February 3, 2014 Date Action Required: May 4, 2014

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Britt Jewett, Architect	Property Owner:	Barbara E. Mathews
Parcel Number:	025-242-011	Lot Area:	9,448 sq. ft.
General Plan:	Low Density Residential 3 du/acre	Zoning:	E-1

Existing Use: Single Family Residential Topography: 8% slope

Adjacent Land Uses:

North – Single Family Residence East - Anacapa Street
South – Padre Street West – Single Family Residence

B. PROJECT STATISTICS

	Existing Prior to Demolition	Proposed
Living Area	1,752 sq. ft.	5,419 sq. ft.
Garage	340 sq. ft.	470 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 3,211 sf 34.3 % Hardscape: 1,251 sf 13.2% Landscape: 4,910 sf 52.5%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: .378 Proposed FAR: .367 = 97% of Max. Allowed FAR

IV. BACKGROUND

The prior development on site consisted of a single family residence and a detached garage, which encroached into both front and interior setbacks. On March 25, 2009, the SHO approved a project that required Modifications to allow alterations within both 30-foot front setbacks, and the proposal included the demolition of the existing structures on site. That decision was appealed to the PC, and on June 4, 2009, the PC denied the appeal, and upheld the SHO's decision to approve the project. On May 4, 2011, the project was reviewed by the SHO for comments to staff regarding a request for Substantial Conformance Determination (SCD) to reduce the scope of the project. On May 9, 2011, staff granted the SCD to reduce the scope of the project to include partial demolition of the existing structures and a smaller addition, resulting in a 2,860 square foot, one- and two-story residence and attached 420 square foot garage.

V. DESIGN REVIEW

The project received Preliminary Approval by the Single Family Design Board (SFDB) on July 20, 2009. That decision was appealed to the City Council and, on October 6, 2009, the City Council denied the appeal and upheld the SFDB's approval. The project received Final Approval by the SFDB on March 26, 2012. The current project was reviewed by the SFDB on November 18, 2013, and was forwarded to the Staff Hearing Officer with comments.

VI. DISCUSSION

The revised project involves raising the finish floor level by six (6) inches with commensurate increase in the ridge and plate heights and to remove two doors and replace them with a window.

The Modifications are to allow the removal of two doors to be replaced with a window in the front setback facing Padre Street and to allow the height of the dwelling to be raised by six inches in both of the required front and interior setbacks. The proposed change from two doors to a window substantially complies with the prior approval and will result in a reduction of the openings located in the front setback.

The proposed change to the height of the garage and the dwelling will result in minor increases to the height of the structure in the front and interior setbacks, to facilitate better site drainage. Although the height of the portion of the house facing Anacapa Street will increase by six inches, and the height of the garage will increase by one foot, the maximum height of the portion of the house opposite Anacapa Street will be slightly shorter than the approved plan (due to a plate height reduction), and the maximum overall height of the structures will not exceed the prior approved height of 24 feet.

VII. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the front and interior setback Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot, because the new window substantially complies with the prior approval and will result in a reduction of openings in the front setback and the increase in height of the structures in the front and interior setbacks will facilitate better site drainage, will not exceed the prior approved maximum height, and are not anticipated to adversely impact the adjacent neighbors.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated January 30, 2014
- C. SFDB Minutes dated November 18, 2013
- D. SHO Resolution No. 024-09
- E. PC Resolution No. 021-09.

Contact/Case Planner: Jo Anne La Conte, Assistant Planner
(jlaconte@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x3320



City of Santa Barbara Erosion Control Measures

- This plan is intended to be used for erosion control and sediment control only and is not to be used for any other purpose.
- Construction activities shall be planned to minimize erosion and sedimentation. Erosion control measures shall be installed and maintained throughout the construction process.
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Best Management Practices for Construction Activities

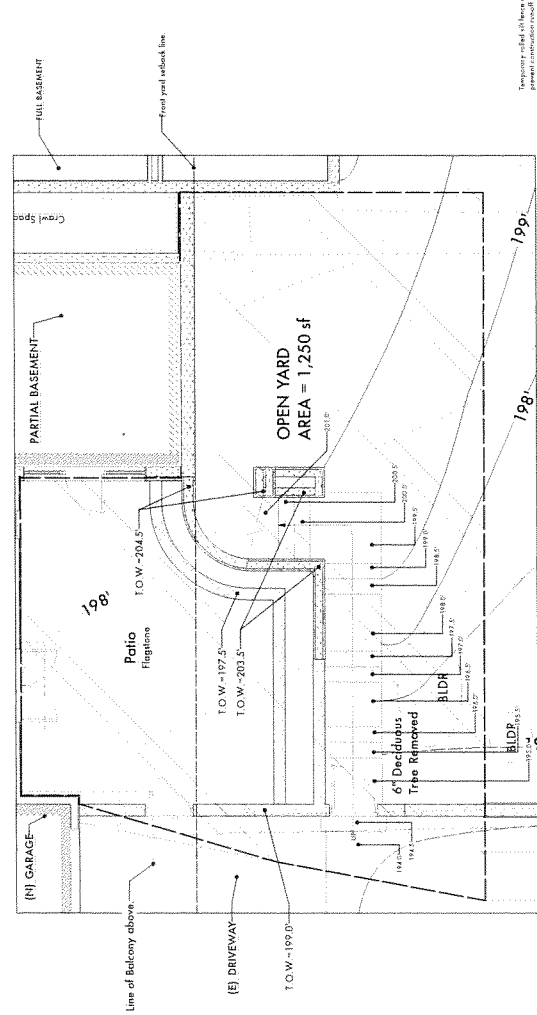
- Structures of earth, steel and other construction materials, when they are placed, shall be designed to prevent erosion and sedimentation.
- Earth, soil, debris and other materials shall be stored in accordance with their flammability and other characteristics. All exposed storage containers shall be protected from fire.
- Construction materials shall be stored in a manner that prevents them from being washed away by rain.
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2 Partial Site Plan

3 Site Plan

4 Survey

5 ADI BLDG

6 ADI BLDG

7 ADI BLDG

8 ADI BLDG

9 ADI BLDG

10 ADI BLDG

11 ADI BLDG

12 ADI BLDG

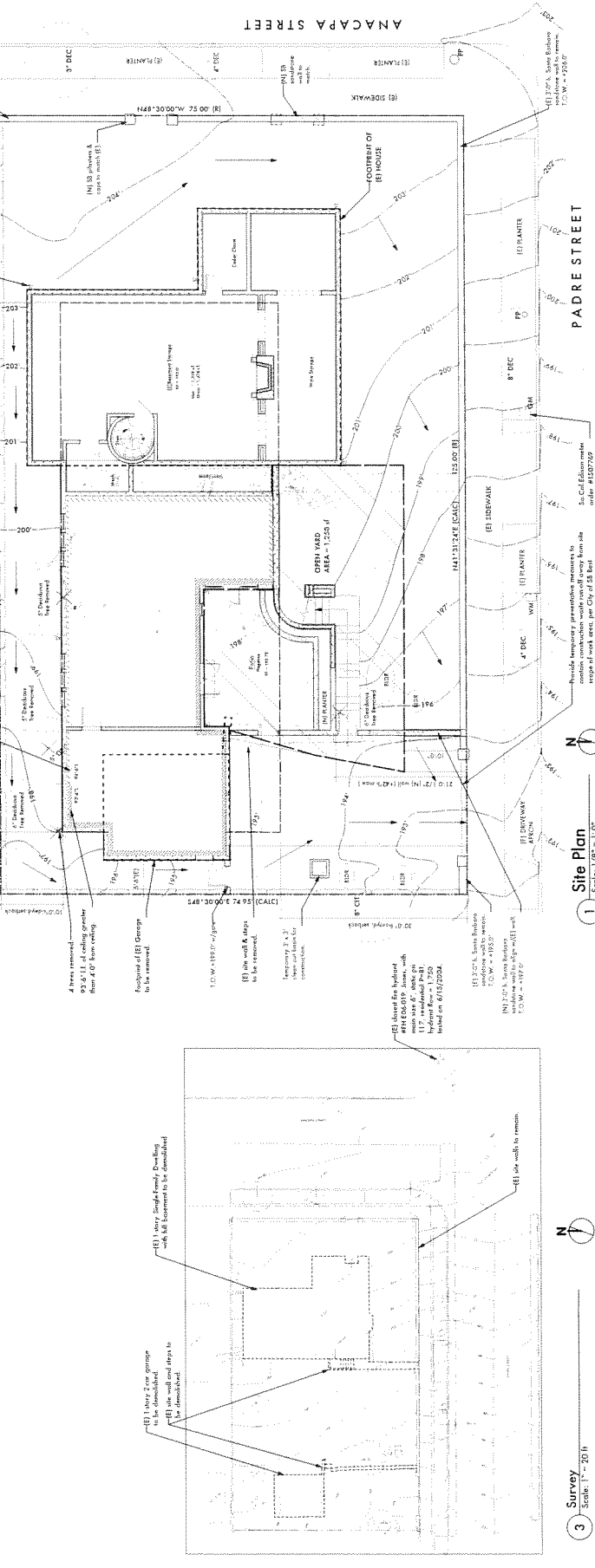
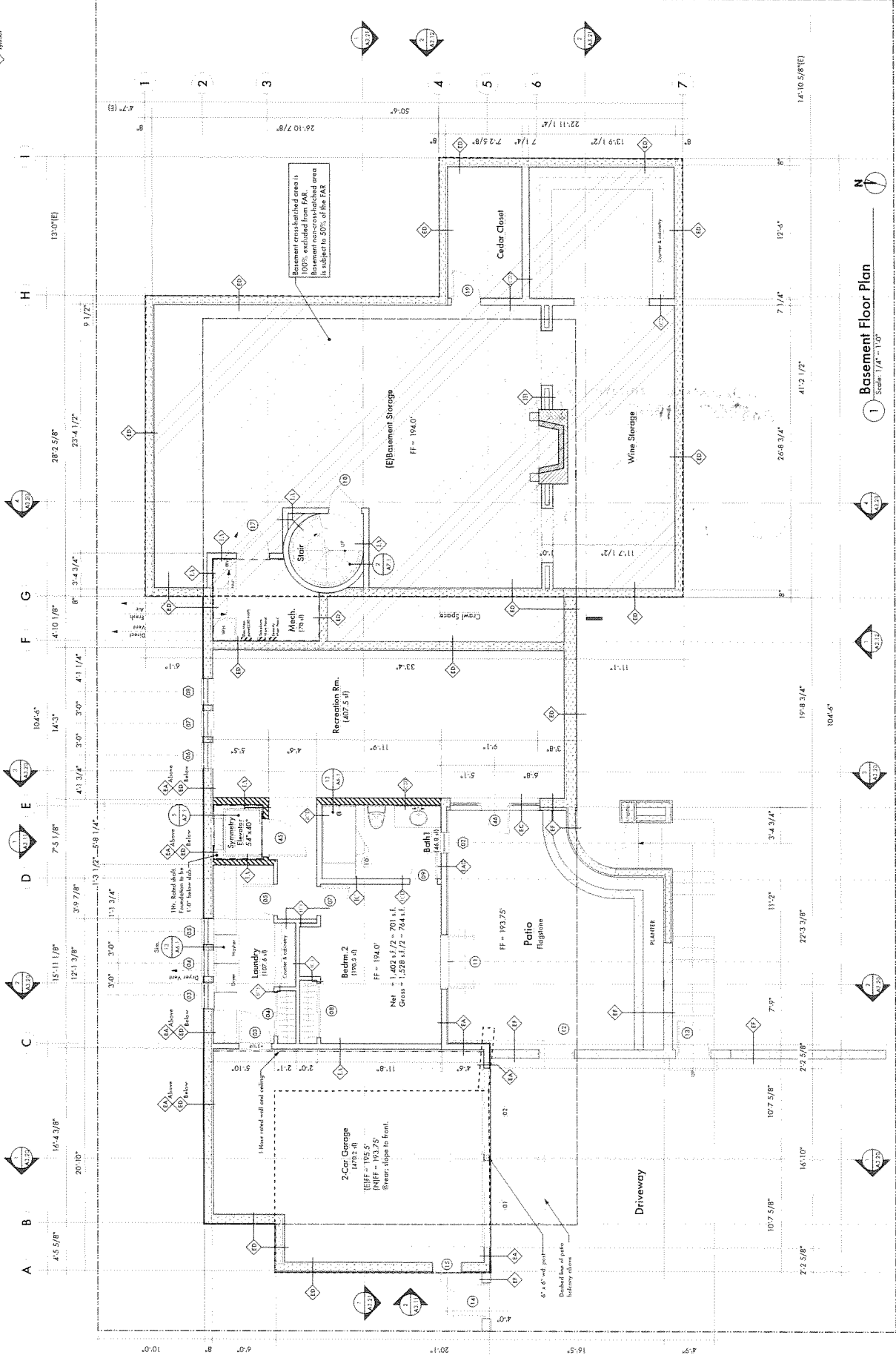


EXHIBIT A

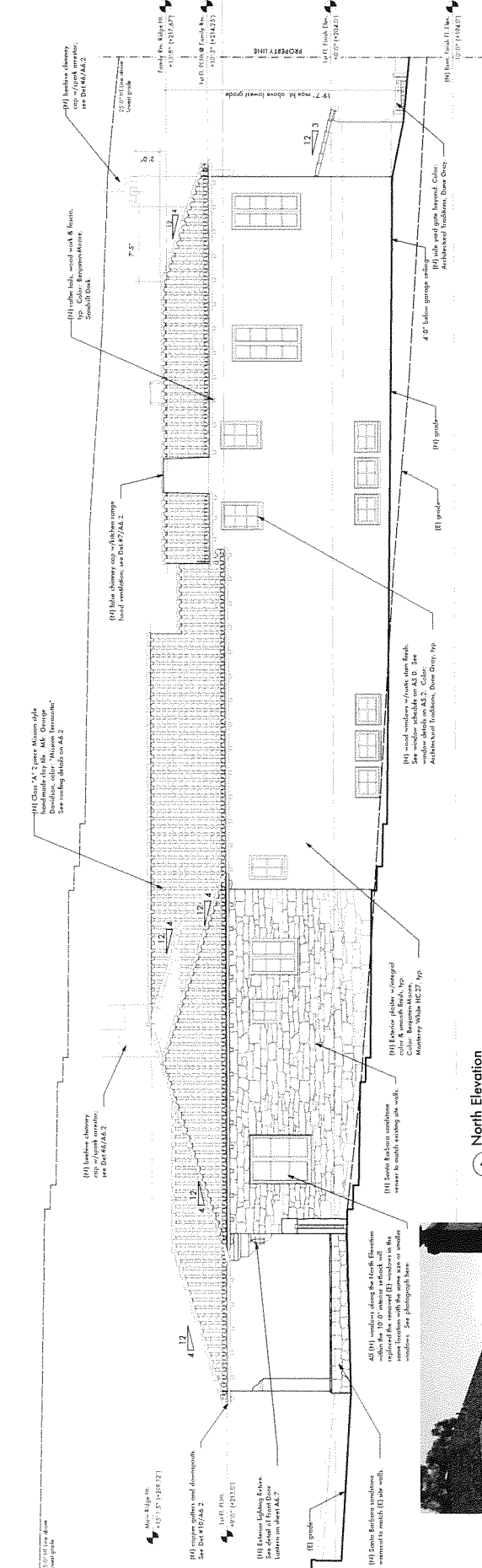


GENERAL NOTES

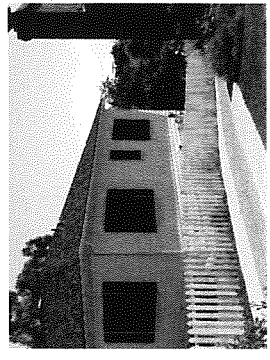
- Refer to Sheet A2.1 for Foundation, Slab, and Wall Details.
- Refer to Sheet A2.2 for Window Details.
- Refer to Sheet A2.3 for Stair Details.
- Refer to Sheet A2.4 for Mechanical Details.
- Refer to Sheet A2.5 for Electrical Details.
- Refer to Sheet A2.6 for Plumbing Details.
- Refer to Sheet A2.7 for Landscape Details.
- Refer to Sheet A2.8 for Site Details.
- Refer to Sheet A2.9 for Other Details.



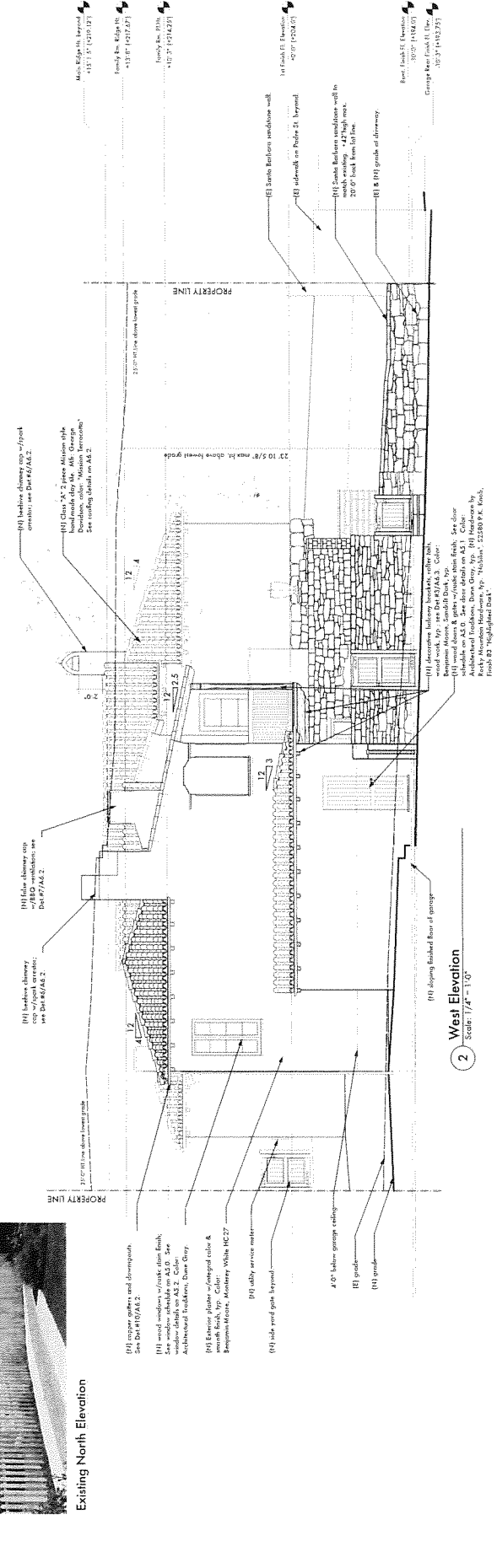
1 Basement Floor Plan
Scale: 1/4" = 1'-0"



1 North Elevation
 Scale: 1/4" = 1'-0"



Existing North Elevation



2 West Elevation
 Scale: 1/4" = 1'-0"

Architectural Firm: Santa Barbara, CA
 Architectural Firm: Santa Barbara, CA
 Architectural Firm: Santa Barbara, CA

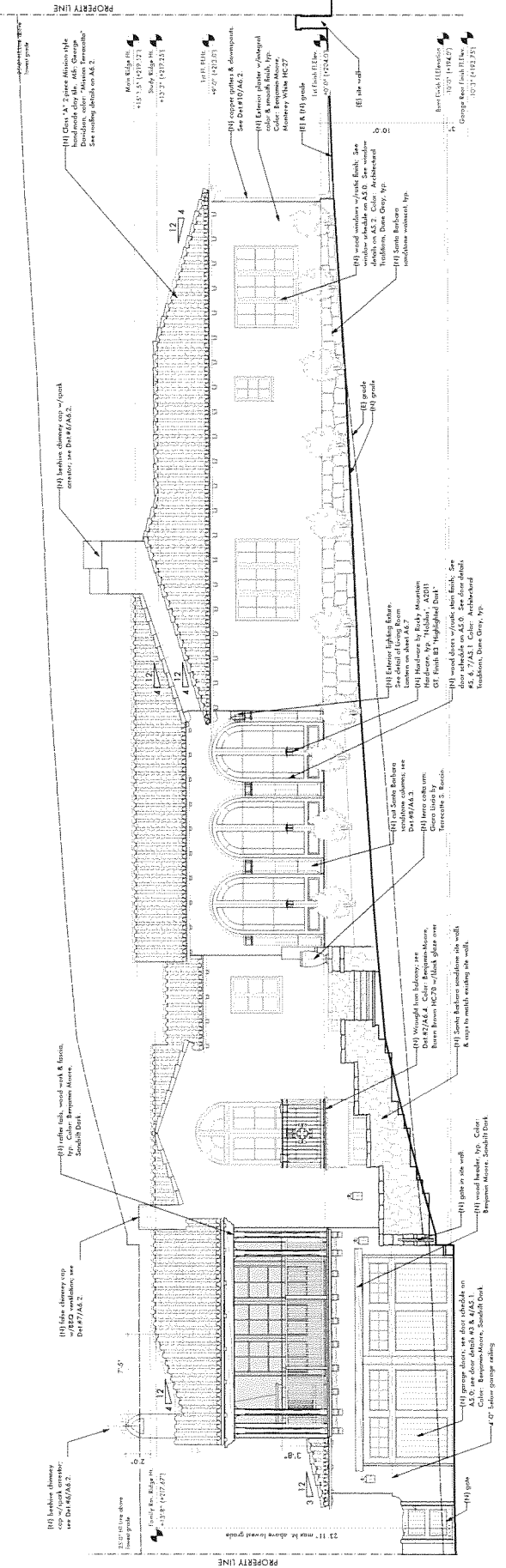


BRYTON L. SWETT, AIA
ARCHITECTURE & INTERIORS
1120 S. GARDEN STREET, SUITE 100
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313.763.1100
www.brytonswett.com

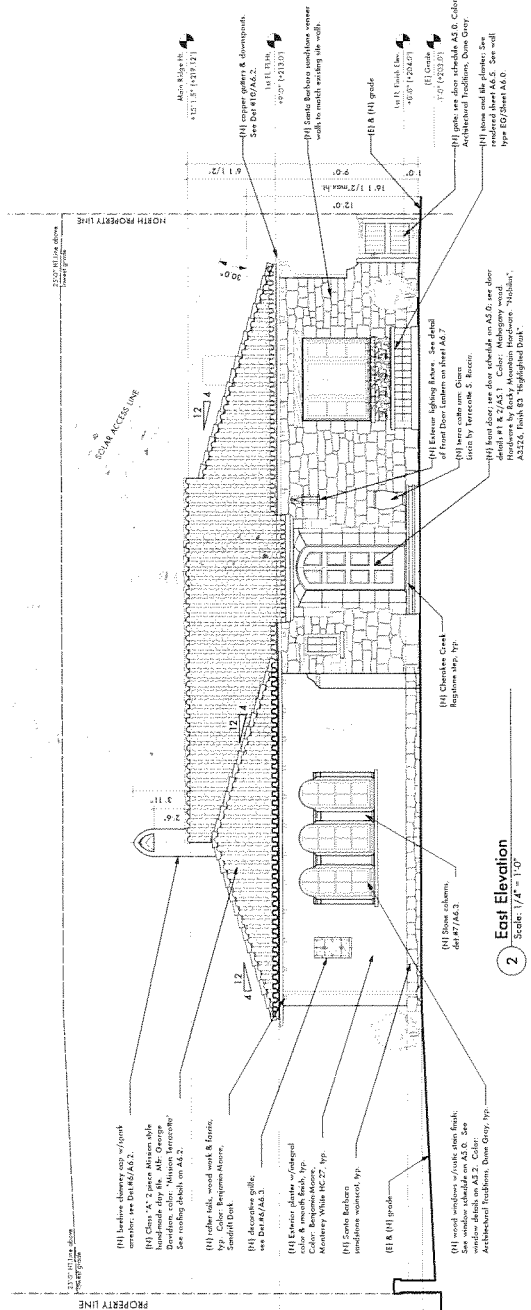


NEW RESIDENCE FOR
2105 ANCAPA ST.
SANTA BARBARA, CA

DATE: January 29, 2017
SHEET: EXTERIOR ELEVATIONS
SHEET NO.: A3.12



1 South Elevation
Scale: 1/4" = 1'-0"



2 East Elevation
Scale: 1/4" = 1'-0"



ARCHITECTURE & ALLIED ARTS

Britton Jewett
Studio 7 Architecture and Allied Arts
112 East De La Guerra Street #7
Santa Barbara, CA 93101
Date January 30, 2014

RECEIVED
JAN 30 2014
CITY OF SANTA BARBARA
PLANNING DIVISION

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

Re: Modification Request for 2105 Anacapa Street; APN 02-242-011; MST2008-00311

Dear Staff Hearing Officer,

There are existing modifications to the two interior yard setbacks and the two front yard setbacks for the proposed house located at 2105 Anacapa Street.

The modification revision being requested is to raise the floor level of the proposed residence by six inches to facilitate better site drainage. As a result of the raised floor elevation, the wall heights and roof ridges will be raised by six inches from the previously approved scheme. The new proposal does not exceed the height limit nor alter the approved footprint of the previous scheme.

The revised floor elevation requested will simplify surface water flow and collection from the adjoining property. The additional height was approved by the Single Family Review Board.

The revised drawings also propose eliminating one of two doors at the south elevation and changing the second door to a window, both doors are located in the secondary front yard setback. The changes reduce the number and size of openings located in the setback. Additionally a window at the north elevation, not in the setback is removed in the new proposal.

Sincerely yours,

Britton Jewett

BRITTON L. JEWETT, AIA

REVIEW AFTER FINAL

2. 2105 ANACAPA ST

E-1 Zone

(3:35)

Assessor's Parcel Number: 025-242-011
Application Number: MST2008-00311
Owner: Barbara E. Matthews Revocable Trust
Architect: Britt Jewett
Landscape Architect: Arcadia Studio

(A revised proposal to raise the finish floor level by 6-inches with commensurate increase in the ridge and plate heights for the construction of an approved single-family residence. The proposal includes Planning Commission review for a floor area modification to exceed 25-feet in height and 85% of the required floor-to-lot area ratio (FAR), and an increase to the roof height within the required setbacks. The project includes Staff Hearing Officer approval (Resolution No. 024-09) and Planning Commission approval (Resolution No. 021-09).)

(Comments only; project requires Planning Commission review for requested zoning modifications.)

Actual time: 3:48 p.m.

Present: Britt Jewett, Architect.

Public comment opened at 3:54 p.m. As no one wished to speak, public comment was closed.

A letter of expressed concerns from Paula Westbury was received.

Ms. Bedard announced that at the time the project was submitted and noticed, the project as designed required Planning Commission Review for a FAR modification. The project was revised after the final notice and agenda were processed to reduce the maximum height of the roof to comply with the maximum 25-foot height requirement, and therefore no longer necessitate the FAR modification. The application, if deemed acceptable by the Single Family Design Board will proceed to the Staff Hearing Officer for the requested zoning modification to increase the height of the roof within the setbacks.

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

1) The proposed modification is aesthetically appropriate, and does not pose consistency issues with the Single Family Design Guidelines.

Action: Peirce/Miller, 4/0/0. Motion carried. (Bernstein/Woolery/Zimmerman absent).



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 024-09
2105 ANACAPA STREET
MODIFICATION
MARCH 25, 2009

APPLICATION OF BRITT JEWETT FOR BARBARA MATHEWS, 2105 ANACAPA STREET, APN 025-242-011, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2008-00311)

The 9,448 square foot project site is located on the corner of Anacapa and Padre Streets. Current development on site consists of a single family residence and detached garage. The proposed project involves demolition of the existing structures and the construction of a 3,339 square foot single family residence and attached 420 square foot garage. The discretionary applications required for this project are Modifications to allow construction within both thirty-foot front setbacks (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305.

WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, two people appeared to speak in opposition thereto, and the following exhibits were presented for the record:

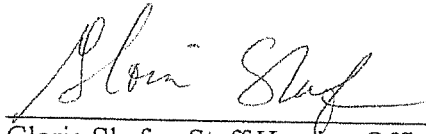
1. Staff Report with Attachments, March 18, 2009.
2. Site Plans
3. Correspondence received in opposition to the project:
Paula Westbury, 650 Miramonte Drive

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

Approved the project making the finding that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The proposed window, door and architectural alterations to the one-story portion of the re-built structure will not provide additional floor area within the setbacks. The proposed architectural changes will upgrade and enhance the structure without impacts to the neighborhood.

This motion was passed and adopted on the 25th day of March, 2009 by the Staff Hearing Officer of the city of Santa Barbara.

I hereby certify that this Resolution correctly reflects the action taken by the city of Santa Barbara Staff Hearing Officer at its meeting of the above date.



Gloria Shafer, Staff Hearing Officer Secretary

3-26-2009

Date

PLEASE BE ADVISED:

1. This action of the Staff Hearing Officer can be appealed to the Planning Commission or the City Council within ten (10) days after the date the action was taken by the Staff Hearing Officer.
2. If the scope of work exceeds the extent described in the Modification request or that which was represented to the Staff Hearing Officer at the public hearing, it may render the Staff Hearing Officer approval null and void.
3. If you have any existing zoning violations on the property, other than those included in the conditions above, they must be corrected within thirty (30) days of this action.
4. Subsequent to the outcome of any appeal action your next administrative step should be to apply for Single Family Design Board (SFDB) approval and then a building permit.
5. **PLEASE NOTE: A copy of this resolution shall be reproduced on the first sheet of the drawings submitted with the application for a building permit.** The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.
6. **NOTICE OF APPROVAL TIME LIMITS:** The Staff Hearing Officer's action approving the Performance Standard Permit or Modifications shall expire two (2) years from the date of the approval, per SBMC §28.87.360, unless:
 - a. A building permit for the construction authorized by the approval is issued within twenty four months of the approval. (An extension may be granted by the Staff Hearing Officer if the construction authorized by the permit is being diligently pursued to completion.) or;
 - b. The approved use has been discontinued, abandoned or unused for a period of six months following the earlier of:
 - i. an Issuance of a Certificate of Occupancy for the use, or;
 - ii. one (1) year from granting the approval.



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 021-09

2105 ANACAPA STREET

MODIFICATIONS

JUNE 4 2009

**APPEAL OF TONY FISCHER ON BEHALF OF THE FRIENDS OF OUTER STATE STREET
ON THE APPLICATION OF BRITT JEWETT FOR BARBARA MATHEWS, 2105 ANACAPA
STREET, APN 025-242-011, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN
DESIGNATION: 3 UNITS PER ACRE (MST2008-00311)**

The 9,448 square foot project site is located on the corner of Anacapa and Padre Streets. Current development on site consists of a single family residence and detached garage. The proposed project involves demolition of the existing structures and the construction of a 3,339 square foot single family residence and attached 420 square foot garage. The discretionary applications required for this project are Modifications to allow construction within both thirty-foot front setbacks (SBMC §28.15.060). On March 25, 2009, the Staff Hearing Officer made the required findings and approved the request. This is an appeal of that action.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 & 15305.

WHEREAS, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, 1 person appeared to speak in favor of the appeal, and one person appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, May 28, 2009
2. Site Plans
3. Correspondence received in favor of the appeal:
 - a. Paula Westbury, Santa Barbara, CA
4. Correspondence received in opposition to the appeal:
 - a. Richard Monk, Hollister and Brace, Santa Barbara, CA
 - b. Mina and Sam Welch, via email
 - c. Frank Kelly, Santa Barbara, CA
 - d. Jean Gates Hall, Santa Barbara, CA
 - e. Sarah Stapelton Dobbs, Santa Barbara, CA
 - f. Oscar E. Hensgen, via email

EXHIBIT E

PLANNING COMMISSION RESOLUTION No. 021-09
2105 ANACAPA STREET
JUNE 4, 2009
PAGE 2

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

Denied the appeal making the findings as outlined in the Staff Report, and upheld the decision of the Staff Hearing Officer, and referred back to the Single Family Design Board with 1) Concern with fill used to transform non-conforming garage into a basement; and 2) Direction to study reduction of the massing to make more compatible with neighborhood and lot size.

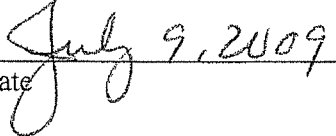
This motion was passed and adopted on the 4th day of June, 2009 by the Planning Commission of the city of Santa Barbara, by the following vote:

AYES: 5 NOES: 0 ABSTAIN: 0 ABSENT: 2 (Larson, Jacobs)

I hereby certify that this Resolution correctly reflects the action taken by the city of Santa Barbara Planning Commission at its meeting of the above date.



Julie Rodriguez, Planning Commission Secretary



Date

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.