



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: May 8, 2014
AGENDA DATE: May 14, 2014
PROJECT ADDRESS: 2301 Chapala Street (MST2013-00417)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Suzanne Riegler, Associate Planner *SR*

I. PROJECT DESCRIPTION

The 7,500 square-foot corner parcel is currently developed with a 1,028 square foot, single-family residence, detached 468 square foot, two-car garage, and a 206 square foot one-car-garage. The proposed project involves construction of a 200 square foot, main floor addition, a 200 square foot, lower level addition, and permitting as-built conversion of 361 square feet of unfinished area at the lower level to floor area. The proposed total of 2,384 square feet is 78% of the maximum floor-to-lot area ratio (FAR). The project will address all violations identified in ENF2012-00886 and ZIR2012-00441. The discretionary applications required for this project is a Front Setback Modification to allow additions and alterations to the existing residence within the required twenty-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: 4/7/14

Date Action Required: 7/3/14

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:	Tony Xiques	Property Owner:	Scott & Hsui Hua Kipp
Parcel Number:	025-113-013	Lot Area:	7,500 sq. ft.
General Plan:	Low Density Residential Max 5 du/acre	Zoning:	E-3
Existing Use:	Residential	Topography:	2% est. avg. slope

B. PROJECT STATISTICS

	Existing	Proposed
Residence	1,028 sq. ft.	+200 = 1,228 sq. ft.
Basement Accessory Space	No	+ 561 sq. ft.
Garage	468 sq. ft.	No Change
Garage	206 sq. ft.	No Change

C. PROPOSED LOT AREA COVERAGE

Building: 1,232 sf 16% Hardscape: 1,586 sf 21% Landscape: 4,682 sf 63%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.23 Proposed FAR: 0.32 = 78% of Max. Allowed FAR

IV. DISCUSSION

The existing residence was constructed in 1945, and is legal non-conforming to the required setbacks. At street level, the building appears to be a single-story building; however, because of a change in topography, the building is two-stories tall when viewed from the north. The proposed project involves the request for a Front Setback Modification to allow the construction of a uniform, two-story addition on the north end of the existing building, and the permitting of the “as-built” conversion of the understory to a storage space. All of the described improvements are proposed to encroach 3’- 3” into the required 20-foot front setback along Chapala Street. The lower level additions and conversion of understory will not affect the visual openness of the public street frontage due to the change in topography. The 200 square foot main level addition is a small addition that is at the same level as the street, and will have the appearance of a single-story residence from the street. Staff supports the requested front setback modification because it will allow an appropriate improvement to a single-family residence; it is a uniform improvement to the existing house, and it is not anticipated to adversely impact the visual openness of the public street frontage or the adjacent neighbors. Staff recommends a condition be added that the one car garage shall not be converted to any other use.

This project was reviewed by the Single Family Design Board on December 15, 2013 and February 24, 2014. The Board forwarded the project to the Staff Hearing Officer making the finding that the proposed modification is aesthetically appropriate. The proposed modification does not pose consistency issues with appearance, compatibility, quality architecture, and materials.

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 addition and alterations are appropriate improvements to a single-family residence, are uniform improvements to the existing building, and are not anticipated to adversely impact the visual openness of the public street frontage. Due to the abrupt change in topography along the Chapala Street frontage, the second story additions will appear to be a single story.

Said approval is subject to a condition that the one car garage shall not be converted to any other use.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated April 9, 2014
- C. SFDB Minutes

Contact/Case Planner: Suzanne Riegle, Associate Planner
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Phone: (805) 564-5470 x **2687**



DEXIGN SYSTEMS

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

April 9, 2014

Re: Modification Request for 2301 Chapala St.; APN 025-113-013; E-3 Zone

Dear Staff Hearing Officer,

My clients, Scott and Hsiu Kipp, recently bought a 1094 sq. ft. one-story house (all figures gross) with 220 sq. ft. detached accessory building and 498 sq. ft. detached garage on a 7,500 sq. ft. (.19 AC.) sloped corner lot at the above address.

The original 884 sq. ft. house was permitted and built in 1945 with an understory crawlspace to comply with all zoning ordinances in effect at the time.

According to the City Street File, at some point a 210 sq. ft. ground floor patio was added. This was roofed over in 1946 with 210 sq. ft. of additional living area, for a total permitted area of sq. ft. of 1094 sq. ft.

After submitting plans to abate a couple of minor zoning violations identified on ZIR2012-00441, it was discovered that there were some substantial violations not identified in the original ZIR.

This purpose of our project is to 1) Abate all Zoning violations listed on ENF2012-00886, and 2) Add 728 sq. ft. of habitable space to the Kipp Residence.

The modification being requested is to allow both lower and upper floors our addition to continue along the existing wall line of the house and to encroach 3'-3" into the Chapala Street (primary) front yard setback.

The major benefits of approving our Modification Requests are to allow the addition to now be better integrated both structurally and aesthetically into the overall design and to protect the original simplicity and charm of the house.

Thank you for your consideration in this matter, and please feel free to call me at the above number should you have any questions or comments regarding our request.

Sincerely,

Tony Xiques
DEXIGN Systems

Cc/SK/HK

EXHIBIT B



DESIGN REVIEW ACTIVITIES SUMMARY

2301 CHAPALA ST (MST2013-00417)

B-IDU AND NEW HABITABLE SPACE

Proposal for a 200 square foot upper-floor addition and a 482 square foot lower-floor addition to an existing, 1,028 square foot, single-family residence, located on a 7,500 square foot lot. The parcel includes an existing, 468 square foot, two-car garage and a 206 square foot accessory structure. The proposed total of 2,384 square feet is 78% of the maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications. The project will address all violations identified in ENF2012-00886 and ZIR2012-00441.

Status: *Pending*

DISP

Date 3

SFDB-Concept Review (New) - PH

POST

11/18/13

Postponed to the December 16 hearing at the applicant's request.

SFDB-Concept Review (New) - PH

CONT

12/16/13

(Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications.)

Actual time: 4:31 p.m.

Present: Tony Xiques, Architect;
Scott Kipp, Owner.

Public comment opened at 4:40 p.m.

1) Colleen Miller, rear neighbor, expressed concerns regarding privacy and obstruction of views.

A letter of expressed concern from Paula Westbury was received.

Public comment closed at 4:43 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board understands the reasoning for the modification.
- 2) Study the geometry of the addition, specifically the canted corners.
- 3) Study the window fenestrations to be more reminiscent of the original addition (and vertical break-ups).
- 4) Study the height of the second floor addition to consider neighbors concerns.
- 5) Study the roof shape.

Action: Sweeney/Woolery, 6/0/0. Motion carried. (Pierce absent).

SFDB-Concept Review (Cont.)

CONT

02/24/14

(Second concept review. Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications. The project was last reviewed on December 16, 2013.)

DRAFT

Actual time: 4:02 p.m.

Present: Tony Xiques, Architect; and Scott and Hsiu Kipp, Owners.

Public comment opened at 4:08 p.m. As no one wished to speak, public comment was closed.

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

- 1) The modifications are aesthetically appropriate. The proposed modifications do not pose consistency issues with appearance, compatibility, quality architecture and materials.
- 2) The Board is supportive of the design.
- 3) Study the cordials underneath the windows.
- 4) Study raising the header height of the windows on the north elevation (the study).

Action: Miller/Zimmerman, 7/0/0. Motion carried.