



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** May 22, 2014  
**AGENDA DATE:** May 28, 2014  
**PROJECT ADDRESS:** 1734 Gillespie St (MST2014-00107)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner *for DYC*  
 Suzanne Riegle, Associate Planner *(SRP)*

### I. PROJECT DESCRIPTION

The 6,000 square-foot corner site is developed with a 2,474 square foot, two-story duplex with two attached two-car garages totaling 857 square feet. The total floor area of Unit "A" is 1,356 square feet and Unit "B" is 1,118 square feet. A previous project for a 2,207 square foot, two-story duplex with 857 square feet of attached garage floor area was approved under MST2002-00760 and a building permit issued (BLD2003-02308). The proposed project includes revisions to the permitted project including: permitting a total of 267 square feet of "as-built" additions, permitting 342 linear feet of "as-built" masonry walls ranging in height from 3'-6" to 6'-0", and permitting a 59 square foot, second floor deck.

The discretionary application required for this project is a Front Setback Modification to allow a portion of the as-built second story to encroach into the required 20'-0" front setback along Islay Street. (SBMC § 28.18.060 and SBMC § 28.92.110)

Date Application Accepted: 4/14/14

Date Action Required: 7/11/14

### II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project as submitted.

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Don Swann, Designer	Property Owner:	J. & A. Velazquez
Parcel Number:	043-181-001	Lot Area:	6,000 sq. ft.
General Plan:	Medium Density Residential	Zoning:	R-2
	Max 12 du/acre		
Existing Use:	Residential Duplex	Topography:	3% est. avg. slope

**B. PROJECT STATISTICS**

	<b>MST2002-00760</b>	<b>Proposed</b>
Unit A	1,133 sq. ft.	+223 = 1,356 sq. ft.
Garage	426 sq. ft.	No change.
Unit B	1,074 sq. ft.	+44 = 1,118 sq. ft.
Garage	431 sq. ft.	No change.

**C. PROPOSED LOT AREA COVERAGE**

Building: 3,350 sf 55.8%    Hardscape: 1,698 sf 23.3%    Landscape: 952 sf 15.9%

**IV. BACKGROUND**

A previous project was reviewed under MST2002-00760 for a 2,207 square foot, two-story duplex with 857 square feet of attached garage floor area and was approved on August 25, 2003. A building permit (BLD2003-02308) was issued on March 3, 2004, the project continues to receive building permit inspections. The duplex was occupied sometime in 2005. During the inspection for rough framing and final inspections, the building inspector notified the contractor that the construction did not match the approved plans and directed the contractor to obtain a revision to the existing building permit. In January 2014, the applicant met with Staff to discuss the revisions to the project and an application for the “as-built” revisions to the project was submitted under MST2014-00107.

**V. DISCUSSION**

The proposed project involves a total of 267 square feet of “as-built” additions, a new deck, and site walls. This project was reviewed by the Architectural Board of Review on April 1, 2014, and the Board forwarded the project to the Staff Hearing Officer. The Board continued the project to the Consent Calendar and found that the design is consistent with the ABR Guidelines, and the proposed zoning modification has no adverse aesthetic impact on the surrounding neighborhood.

The Front Setback Modification is requested to allow the “as-built” second-story addition to encroach five feet into the required 20’ front setback for a second story, as measured from the Islay Street frontage. The encroachment represents approximately 80 square feet of second-story floor area. The “as-built” addition was constructed in 2004 and was occupied in 2005. To Staff’s knowledge, the City has not received any complaints regarding the “as-built” addition. Staff supports the requested modification, finding that the addition is an appropriate improvement to the duplex and that the addition does not adversely impact the visual openness of the public street frontage.

**VI. FINDING**

The Staff Hearing Officer finds that the Front 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 second-story addition is appropriate improvement to the duplex and that the addition does not adversely impact the visual openness of the public street frontage.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated February 11, 2014
- C. ABR Minutes

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

Feb. 11, 2014

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

Re: Modification Request for 1734 Gillespie St., Santa Barbara, APN: 043-181-001, R-2 Land Use Zone

Dear Staff Hearing Officer

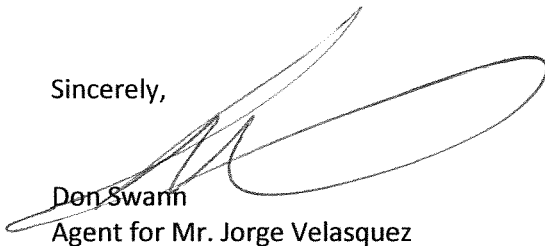
The existing two story duplex structure was built in 2004 with permits. Unit A, 1734 Gillespie Street, and Unit B, 835 West Islay Street consist of 5,184 sf of habitable space with two, (2) car garages, totaling 901 sf.

In 2004, during the construction framing phase of work an upper floor bedroom was added to Unit A. This as-built 189 sf. (net), 208 sf. (gross) room encroaches into the West Islay Street five (5) feet, a total of 80 sf.

The modification requested is, as follows:  
Allow the "As-built" upper floor bedroom of unit A to remain as is, encroaching five (5) feet into West Islay St. front setback.

The "As-built" conditions of the project has been given positive comments by the City of Santa Barbara's Board of Architectural Review.

Sincerely,



Don Swann  
Agent for Mr. Jorge Velasquez

APPROVED  
CITY OF SANTA BARBARA  
RECEIVED



## DESIGN REVIEW ACTIVITIES SUMMARY

**1734 GILLESPIE ST (MST2014-00107)**

**R-NEW DUPLEX**

*Revised approval for a project previously approved under master application MST2002-00760 and permitted under building permit application BLD2003-02308. The project has been revised to include permitting 300 square feet of as-built additions to the previously-approved 3,299 square foot two-story duplex with two attached two-car garages. Also proposed is to permit 342 linear feet of as-built masonry walls ranging in height from 3'-6" to 6'-0" and a 59 square foot as-built second floor deck. Unit "A" will be 1,357 square feet and Unit B will be 1,118 square feet, for a total of 2,475 square feet of development on a 6,000 square foot parcel. Staff Hearing Officer review is requested for a zoning modification.*

**Status: Pending**

**DISP**

**Date 3**

**ABR-Consent (New)**

**CONT**

**04/01/14**

(Comments only; requires Environmental Assessment and Staff Hearing Officer review.)

Continued indefinitely to Staff Hearing Officer to return to Consent Review with the comments that the design is consistent with the ABR Guidelines, and the proposed zoning modification has no adverse impact on the neighborhood.

**EXHIBIT C**