



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: September 11, 2014
AGENDA DATE: September 17, 2014
PROJECT ADDRESS: 1325 Morrison Ave (MST2014-00307)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner
 Michelle Bedard, Assistant Planner

I. PROJECT DESCRIPTION

The 4,411 square-foot site is currently developed with an existing, one-story, 754 square foot, single-family residence and an existing, 173 square foot, detached, one-car garage. The proposed project involves an interior remodel, the demolition and reconstruction of 50 square feet, construction of a total of 32 square feet of additions, and minor door and window alterations to the existing residence. Additional site alterations include the construction of a new trash enclosure, a 39 square foot patio cover, and the removal of the "as-built" trellis element attached to the non-conforming, one-car garage. The proposed total of 959 square feet, located on a 4,411 square foot lot, is 42% of the guideline floor-to-lot area ratio (FAR). The proposal will abate violations listed in ZIR2013-00335.

The discretionary applications required for this project are:

1. An Open Yard Modification to reduce the open yard location and configuration requirements (SBMC § 28.18.060 and SBMC § 28.92.110); and
2. An Interior Setback Modification to allow alterations within the required six-foot interior setback to the west. (SBMC § 28.18.060 and SBMC § 28.92.110.)

Date Application Accepted: August 18, 2014

Date Action Required: November 16, 2014

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Douglas Gheza	Property Owner:	Marina Wolf
Parcel Number:	029-091-023	Lot Area:	4,411 s.f.
General Plan:	Residential (12 DU/Acre)	Zoning:	R-2

Existing Use: Single-Family Residential Topography: 3.64%

Adjacent Land Uses:

North – Residential East - Residential
South – Residential West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	754 sf	+32 = 786 sf
Garage	173 sf	No change.

C. PROPOSED LOT AREA COVERAGE

Building: 959 sf 22% Hardscape: 609 sf 14% Landscape: 2,843 sf 64%

IV. DISCUSSION

The parcel is located within the Lower Riviera Special Design District, and the residence is on the City's list of Potential Historic Resources as a contributing historic resource to the potential Bungalow Haven Historic District. The project was reviewed by the City Urban Historian who found that the proposed alterations and additions meet the Secretary of Interior Standards and will not have a negative impact to the historic resource.

The project was reviewed by the Historic Landmarks Commission (HLC) on July 16, 2014. The Commission found the proposed modifications to be aesthetically appropriate and do not pose consistency issues with El Pueblo Viejo Design Guidelines or the Neighborhood Preservation Ordinance. The Commission found the project acceptable as proposed and ready for final Design Review approval, pending approval of the requested modifications.

The existing 4,411 square foot lot is located at the end of Morrison Ave, and is non-conforming with respect to lot size, open yard, setbacks, and parking. The lot is developed with an existing single-family residence and detached, one-car garage. No archive plans exist for the original residence. The earliest record available in the Street File is dated 1946, and it recognized the existing single-family residence and a detached one-car garage in the configuration as exists today. The proposed project will abate violations from the Zoning Information Report (ZIR2013-00335) and includes the demolition of the "as-built" patio cover at the rear of the residence, and the trellis element attached to the front of the garage. With the exception of eliminating the "as-built" trellis element, the existing, non-conforming, one-car garage will remain as is.

The applicant is requesting an Open Yard Modification and an Interior Setback Modification. The setback modification is requested to allow for changes to the window configuration on the rear (west) elevation, located within the required 6-foot interior setback. The window alterations will allow for improved light and air ventilation and an egress window at bedroom number two.

The open yard modification request is to further reduce the required open yard area by 19 square feet, which accounts for a 1.52% reduction, resulting in 1,115 square feet of required open yard area. The property is non-conforming to open yard requirements with 1,134 square feet of existing open yard area provided at the rear of the property. As briefly stated above, the lot is also non-conforming to lot size. The minimum lot size for an R-2 zone is 7,000 square feet. With only 4,411 square feet of lot area, the property is significantly undersized for the R-2 zone, and due to the location of the existing onsite development, the site is further constrained in the ability provide a conforming open yard.

The purpose of the open yard is to provide usable outdoor living space and/or visual open space. The 1,115 square feet of open yard is the remaining lot area that qualifies as required open yard, however the site provides additional open area that meets the intent of the usable outdoor living space requirement. Of the 4,411 square foot lot area, approximately 2,843 square feet (64%) accounts for undeveloped landscaped areas.

In conclusion, Staff supports both the open yard modification and interior setback modification, as proposed. The proposed window alterations on the rear (west) elevation are minor in nature and are not anticipated to adversely affect the adjacent neighbors. Staff finds the requested open yard modification to be supportable due to the existing site constraints associated with the small size of the lot and that the alterations result in a less than 2% reduction of the existing non-conforming open yard.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements on the lot because they allow for minor additions and alterations that will provide an improved use and functionality of the existing single-family residence, and as described in Section IV above.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated August 13, 2014
- C. HLC Minutes

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Douglas Gheza
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8/13/14

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

RE: Modification Request for 1325 Morrison Ave, Santa Barbara, CA, 029-091-023, R-3

Dear Staff Hearing Officer:

1. There is an existing house, 754 sq ft, with a portion of the bedroom encroaching into the north westerly side set back 3'-8 1/4". There is an existing detached garage that sits into the westerly and southern interior yard set backs. All of the buildings have city building permits. The proposal is to add a bathroom accessible from the master bedroom. The kitchen is also being remodeled with a combined net square footage addition of 32 sq ft.
2. The areas of addition are completely within the set backs. We are requesting an open yard modification representing a 13 sq ft reduction, due to additional landscaped areas that though lacking the minimum dimension, more than offset the loss providing a total of over 1,250 sq ft of open space for the lot. The modification request also includes, incorporating two new windows into the west facing wall of bedroom #2, allowing for natural light and ventilation along with egress.
3. We are requesting two modifications. An open yard modification and an addition of windows into existing wall within the interior yard set back. One provides a much needed second bath for a growing family and the other allows for needed light, ventilation and increased egress.
4. The benefits of this addition is that it provides a desperately needed additional bathroom for a growing family, it takes the laundry room out from the porch into the interior of the home for easier access, incorporating it into the remodeled kitchen. The kitchen is extremely dated and with a minimal amount of additional space, provides the interior space needed to bring the laundry room into the interior of the home, creating an opportunity to lay out the kitchen to function for this growing family. Both of these enhancements will make the home function in such a way that the family can live comfortably, benefiting from the better use of the interior space. The exterior has been treated with a high degree of sensitivity, architecturally. Though completely unseen from the street, this project will clean up a neglected after thought porch area to the rear of the property.

Sincerely,



EXHIBIT B

REFERRED BY FULL COMMISSION**C. 631 GARDEN ST**

Assessor's Parcel Number: 031-152-033
 Application Number: MST2014-00256
 Owner: City of Santa Barbara
 Architect: Paul Poirier

(Proposal to request new approvals for a previously approved and subsequently expired project; the original project (MST2007-00089) was approved in 2008. Proposal for minor façade alterations and interior remodel of an existing 3,320 square foot building and an existing 1,443 square foot building, for a new community arts workshop. The proposal includes new doors, windows, and skylights, replacement of existing gates and fencing, revised site parking configuration with a total of 12 vehicle parking spaces and 6 new bicycle spaces, new site paving, new site lighting, revised site landscaping, compliance with ADA accessibility requirements and approximately 50 cubic yards of grading. The proposal also includes minor improvements to accommodate the City Water Department facility. No new non-residential floor area is proposed.)

(Final review of the overhead, roll-up door, and site landscape details.)

Final Approval of details as submitted.

NEW ITEM**D. 1325 MORRISON AVE****R-2 Zone**

Assessor's Parcel Number: 029-091-023
 Application Number: MST2014-00307
 Owner: Marina Wolf
 Applicant: Douglas Gheza
 Engineer: Patrick Marr

(Proposal to demolish and reconstruct 50 square feet of the existing residence and construct 32 square feet of new one-story additions to an existing, 754 square foot, one-story, single-family residence, with an existing, 173 square foot, detached, one-car garage. Site alterations include the construction of a new trash enclosure and patio cover. The proposed total of 959 square feet, located on a 4,411 square foot lot, is 42% of the guideline floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for a requested zoning modification. The parcel is located within the Lower Riviera Special Design District and the residence is on the City's list of Potential Historic Resources as a contributing historic resource to the potential Bungalow Haven Historic District. The proposal will address violations listed in ZIR2013-00335.)

(Comments only; project requires environmental assessment and Staff Hearing Officer review for a requested Zoning modification.)

Continued indefinitely with positive comments to the Staff Hearing Officer and continued indefinitely to the Consent Agenda with comments:

1. The modification is aesthetically appropriate. The proposed modification does not pose consistency issues with El Pueblo Viejo Design Guidelines or the Neighborhood Preservation Ordinance.
2. The project is ready for final approval, subject to Staff Hearing Officer approval and completion of environmental assessment.

**** MEETING ADJOURNED AT 4:25 P.M. ****

EXHIBIT C