



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** September 25, 2014  
**AGENDA DATE:** October 1, 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 *DK*  
 Jo Anne La Conte, Assistant Planner *JAL*

### I. PROJECT DESCRIPTION

The 9,372 net square foot project site is located on the corner of Anacapa and Padre Streets. The proposal involves revisions to a previously approved project. The revisions include an approximately six -square foot addition to the garage and minor alterations to the garage for compliance with the minimum two-car garage dimensions. The previously approved project involved the demolition of the existing structures, and the construction of a new single family residence with an attached garage and basement. The project requires compliance with Staff Hearing Officer Resolutions No. 024-09 and 010-14, and Planning Commission Resolution No. 021-09. The discretionary application required for this project is an Interior Setback Modification to allow the addition and alterations to the garage within the required ten-foot interior setback (SBMC § 28.15.060 and SMBC §28.92.110).

Date Application Accepted: August 21, 2014 Date Action Required: November 19, 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:	9,372 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 - Single Family Residence
South –Single Family Residence	West – Single Family Residence

**B. PROJECT STATISTICS**

	<b>Existing Prior to Demolition</b>	<b>Proposed</b>
Living Area	1,752 sq. ft.	5,416 sq. ft. (includes basements, no change from prior approval).
Garage	340 sq. ft.	476 sq. ft. (470 prior approval + 6 ft.)

**C. PROPOSED LOT AREA COVERAGE**

Building: 3,217 sf 34.3%    Hardscape: 1,251 sf 13.2%    Landscape: 4,904 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. On March 5, 2014, the SHO approved a revision to the project to raise the finish floor level by six inches, resulting in an increase in the ridge and plate heights, and for window and door changes.

**V. DISCUSSION**

The revised proposal includes an approximately six-square foot addition to the garage and minor alterations to the garage for compliance with the minimum two-car garage dimensions. The minimum interior dimensions for a new two-car garage are 20 feet by 20 feet, unobstructed. The prior approved garage design had an interior dimension of 20 feet in width but did not meet the interior 20-foot dimension in length along the west side of the garage. This proposal will extend the garage along the west side by approximately six feet to meet the minimum 20-foot dimension. Staff supports the request as it will allow for a conforming two-car garage for the single family residence and the minor addition to the garage is not anticipated to adversely impact the adjacent neighbor.

The project was reviewed by the Single Family Design Board (SFDB) on July 28, 2014 and was forwarded to the SHO with comments.

**VI. FINDINGS AND CONDITIONS**

The Staff Hearing Officer finds that the interior setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot because the uniform addition to the garage will provide the minimum interior dimensions for a two-car garage for the single family residence and the minor addition to the garage is not anticipated to adversely impact the adjacent neighbors.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated August 21, 2014
- C. SFDB Minutes dated July 28, 2014

Contact/Case Planner: Jo Anne La Conte, Assistant Planner  
(JLaconte@SantaBarbaraCA.gov)  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470 x**3320**



ARCHITECTURE & ALLIED ARTS

Britton Jewett  
Studio 7 Architecture and Allied Arts  
112 East De La Guerra Street #7  
Santa Barbara, CA 93101  
Date August 21, 2014

**RECEIVED**  
AUG 21 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 lot is currently vacant and the modifications requested are to the existing permit.

The modification being requested is to increase the depth of the garage as permitted to provide the minimum 20 foot clear dimension. The revised garage plan will provide a legal minimum parking space. The additional length was approved by the Single Family Review Board.

The revised drawings also show the minimal changes to the west and north elevation.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Britton Jewett', written over a white background.

Britton Jewett

BRITTON L. JEWETT, AIA

t.805.564.1800 112 e. de la guerra . studio 7 santa Barbara . ca . 93101 britt@s7arch.com

**EXHIBIT B**

**CONSENT AGENDA (11:00 A.M.)**

Items on Consent Agenda were reviewed by Brian Miller.

**REVIEW AFTER FINAL**

**A. 2105 ANACAPA ST**

**E-1 Zone**

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

(Proposal to construct a new 2,735 square foot, one-story residence above an existing 1,752 square foot basement, and add a 1,405 square foot partial basement and attached two-car garage. The proposed total of 5,892 square feet of development on a 9,372 square foot lot is 97% of the required maximum floor-to-lot area ratio (FAR).)

**(Comments only; Review After Final is requested for an additional three square feet and altered foundation walls in the garage for compliance with minimum garage dimensions. The revised project requires Staff Hearing officer review for an additional zoning modification.)**

**Continued indefinitely to Staff Hearing Officer to return to Consent with comments:**

- 1) The Board finds that the proposed modification is aesthetically appropriate and does not pose consistency issues with the design guidelines.