



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: October 9, 2014
AGENDA DATE: October 15, 2014
PROJECT ADDRESS: 2314 De La Vina Street and 111 Junipero Street (MST2014-00224)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner
 Jo Anne La Conte, Assistant Planner

I. PROJECT DESCRIPTION

The 7,500 square-foot site located at 2314 De La Vina Street is currently developed with a six-unit apartment complex, five covered parking spaces and one uncovered parking space and the 11,557 square foot site located at 111 Junipero Street is currently developed with a six-unit apartment building, a single family dwelling and eight uncovered parking spaces. The proposed project involves landscape and hardscape alterations including the unpermitted removal of six existing mature Italian Cypress trees and three mature Queen Palm trees, approval of an "as-built" wood fence along the northern property line, a new trash enclosure area to serve both properties, relocation of parking spaces, returning a parking space back to its originally-permitted condition and the widening of an existing driveway. Also proposed is a new 14'-0" long, 6'-0" tall wood fence with motorized gate facing the alley at the interior of the site and replacement of an existing wood railing at 111 W. Junipero Street to match the existing metal railing at 2314 De La Vina Street. This project will address violations identified in enforcement case ENF2014-00308.

The discretionary applications required for this project are:

1. Interior Setback Modification to allow the new trash enclosure area to be located in the required six-foot interior setback at the Junipero property (SBMC §28.15.060 and SBMC §28.92.110); and
2. Interior Setback Modification to allow the new trash enclosure area and motorized gate equipment to be located in the required six-foot interior setback at the Junipero property (SBMC §28.15.060, SBMC §28.21.060 and SBMC §28.92.110).

Date Application Accepted: September 4, 2014 Date Action Required: December 3, 2014

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to conditions.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION – 2314 DE LA VINA ST.

Applicant:	Earthform Design	Property Owner:	Radis Family Trust
Parcel Number:	024-113-019	Lot Area:	7,500 sq. ft.
General Plan:	Medium High Density Residential (15-27 du/acre)	Zoning:	R-4
Existing Use:	Apartments	Topography:	4% slope
Adjacent Land Uses:			
North – Residential		East - Residential	
South –Residential		West - Residential	

PROPOSED LOT AREA COVERAGE

Building: 2,900 sf 40% Hardscape: 3,124 sf 40% Landscape: 1,476 sf 20%

B. SITE INFORMATION – 111 JUNIPERO STREET

Applicant:	Earthform Design	Property Owner:	Radis Family Trust
Parcel Number:	025-113-004	Lot Area:	11,557 sq. ft.
General Plan:	Medium High Density Residential (15-27 du/acre)	Zoning:	E-3/R-4
Existing Use:	Single Family Residence & Apartments	Topography:	6% Slope
Adjacent Land Uses:			
North – Residential		East - Residential	
South – Residential		West -Residential	

C. PROPOSED LOT AREA COVERAGE

Building: 4,574 sf 39% Hardscape: 4,709 sf 42% Landscape: 2,274 sf 19%

IV. DISCUSSION

The proposed project involves widening the driveway along the De La Vina Street property, a reconfiguration of the existing parking lot and driveway layout for the two properties, exterior alterations including a new motorized gate and a new trash enclosure area on the Junipero Street property which will serve both properties. This project was reviewed by the Architectural Board of Review (ABR) on June 9, 2014, and was forwarded to the Staff Hearing Officer (SHO) with comments.

The Junipero Street property is accessed from an unnamed alley and alleys are subject to interior setback requirements. The modification request is to locate the new trash area in two of the interior setbacks and to locate the new motorized gate equipment in one of the interior setback on the Junipero Street property. The Junipero Street property is zoned R-4/E-3 with the majority of the parcel located in the R-4 portion and an approximately 10-foot wide, 100-foot long portion of the property along the East property line located in the E-3 zone. Both the R-4 and E-3 zones require a 6-foot interior setback for buildings and structures and the proposed motorized gate is located in the interior setback in the R-4 portion of the lot and the trash enclosure area is located in both the R-4 and E-3 portions of the lot along the north property line and in the E-3 portion of the lot along the east property line. The City archive plans do not include any approved location for the trash area on either property. The property owner is attempting to establish a permanent legal location for the trash and recycling containers for both properties and it appears that the proposed location will provide an adequate solution based on the site constraints associated with the development on both sites.

Relocation of Parking Spaces

The proposal includes the relocation of six uncovered parking spaces of which three are located in the required 6-foot interior setback. Santa Barbara Municipal Code (SBMC) Section 28.90.001.H, states that uncovered parking or turnaround areas may be allowed in interior setbacks in an R-3 or less restrictive zone for lots containing 3 or more residential units if at least 5% of total area used for parking and driveway turnaround is landscaped. As the percentage of landscaping exceeds 5%, the relocated parking spaces and turnaround areas may be located in the interior setbacks.

Outdoor Living Space - 111 Junipero Street

In the R-4 zone, SBMC Section 28.21.081.B requires 15% of the lot area to be provided as Common Outdoor Living Space accessible to all dwelling units on the lot and states that the area may be provided in multiple locations on the lot, but at least one location shall have a minimum dimension of 20 feet measured in perpendicular directions. On a lot size of 11,557 square feet, the required Common Outdoor Living Space would be 1,734 square feet based on current standards. The existing development at the Junipero property is legally non-conforming to Outdoor Living Space requirements as no portion of the existing Common Outdoor Living Space meets the minimum 20 foot by 20 foot dimensions. The City archive plans for the existing development on site includes an area of 426 square feet, labeled "yard area" on the west side of the property by the alley with dimension of 6 feet by 71 feet. Although, parking space number one is proposed to be relocated in a portion of the 426 square foot yard area, the reduction is approximately 64 square feet and the reduction for the trash area is approximately 172 square feet with dimensions of 6.6 feet by 26 feet. A compensating area of 476 square feet with minimum dimensions of 17 ft. x 28 ft. is proposed along the south east portion of the property. In addition, the Common Outdoor Living Space meets the 1,734 square foot requirement. Therefore, an Outdoor Living Space modification is not required.

Transportation Review

The proposal includes changes to the parking lot circulation and layout to allow reciprocal access to and from both properties and for the relocation of six uncovered parking spaces at the Junipero Street property. Transportation staff has reviewed the proposal and has determined that the parking lot design and layout are acceptable with the condition that the vine plantings

along De La Vina Street shall be located ten feet back from the property line as shown on the plans. Since parking space number 8 on the Junipero property straddles the property line, Transportation staff has advised that an easement or covenant of easement to straddle the property line is required to be recorded by the property owner. In addition, Transportation staff has reviewed the proposed fence with motorized gate facing the alley and has requested that a condition be included that keypad access to the alley gate shall be provided from both inside and outside of the property.

Environmental Services

The new trash area was reviewed by Environmental Services staff and they confirmed that the trash area is adequate to service both properties. Since the trash area will service both properties, staff has included a condition that a covenant of easement for refuse is to be recorded by the property owner.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the 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. The proposed new trash area and motorized gate equipment are appropriate because they will provide an adequate legal trash and recycling area for both properties with a motorized gate and they are not anticipated to adversely impact the adjacent neighbors.

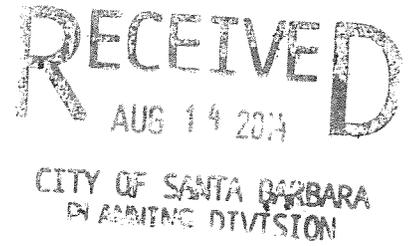
Said approval is subject to conditions that:

1. A Covenant of Easement for Parking, Trash and Access shall be recorded for the two properties.
2. The applicant shall provide an Open Living Space plan that clearly identifies the minimum 15% total lot area to be landscaped with one area to be a minimum size of 16 feet x 20 feet to show the location of the non-conforming open yard per SBMC Section 28.21.081.B.
3. The applicant shall provide a plan that shows a minimum of 5% of the total area used for parking and vehicle turn around areas to be landscaped to allow uncovered parking in the interior setbacks per SBMC Section 28.90.001.H.
4. The applicant shall provide keypad access to the alley gate from both inside and outside of the property.
5. The vine plantings along the southern property line shall be located 10 feet back from the front property line along De La Vina Street as shown on the plans.
6. The storage of miscellaneous items and trash receptacles shall be removed from the required parking spaces and the parking spaces shall be available for the parking of vehicles at all times.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated August 13, 2014
- C. ABR Minutes dated June 9, 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**



8/13/14

City of Santa Barbara, Planning Department, 630 Garden St., Santa Barbara, CA 93101

Re: 2314 De La Vina St. and 111 & 113 West Junipero St.

Dear City Planning Department,

This letter is to address the requirement for a letter describing the project request. We are presenting a project that includes;

- a) Remodel of an existing parking lot and driveway layout,
- b) Additions and changes to landscaping areas,
- c) Establishing a permanent legal location for an enclosed trash and recycle storage,
- d) Addition of a Pedestrian Access gate and, a rolling automated Auto access gate,
- e) Widening of an entrance drive apron on De La Vina St. and,
- f) Changes to make the Junipero property more consistent to existing railings on the De La Vina apartment buildings.
- g) We are also required to get: **2- Modifications** for this property both are for interior setbacks **#1.** Relief from the setback for the trash area encroaching in the North interior setback. (*Justification; the trash and recycle containers are currently stored here and they work well for all tenants, this area is not next to any main living areas of adjacent properties*), **#2.** Relief for the same trash area that is in the East sideyard interior setback. (*Justification; is the same description as the #1 modification*) and,
- h) The open yard space has been expanded in the South East corner of the property to by 290 sq. ft. by pushing the original 2-parking stalls further to the West. This creates a raised garden open space area for the tenants to grow fruits and vegetables for their own consumption. The size of the total new area open area is 530 sq. ft. and it has a diagonal dimension of 34'.

The benefit of this remodel is to allow for better access and better open space for all Apartment residents. The property will have better parking organization and traffic flow through circulation as well as, gated security off Junipero St. and, a designated trash recycling areas. The landscape improvements will create a more aesthetic plantings scheme and, a community garden area.

Cordially,

Sam W. Maphis IV ASLA
Earthform Design

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ABR - NEW ITEM**B. 2314 DE LA VINA ST****R-4 Zone**

Assessor's Parcel Number: 025-113-019
Application Number: MST2014-00224
Owner: Radis Family Trust
Landscape Architect: Earthform Design

(This project involves two parcels at 2314 De La Vina Street and 111 W. Junipero Street. Proposal for landscape and hardscape alterations comprising the following: new landscape and hardscape plan including the unpermitted removal of six existing mature Italian Cypress trees and three mature Queen palm trees, approval of an as-built wood fence along the northern property line, a new trash enclosure, and returning a parking space back to its originally-permitted condition. Also proposed is a new 14'-0" long, 6'-0" tall wood fence with motorized gate facing the alley at the interior of the site and replacement of an existing wood railing at 111 W. Junipero Street to match the existing metal railing at 2314 De La Vina Street. This project will address violations identified in enforcement case ENF2014-00308. Staff Hearing Officer review is requested for a zoning modification.)

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

Continued indefinitely to the Staff Hearing Officer with comments:

- 1) Add a street tree on the De La Vina Street frontage, if feasible.
- 2) It is advised to enclose the new trash area and verify ADA requirements with Building and Safety staff.
- 3) On the plans, graphically represent the neighboring building footprints and adjacent uses.
- 4) The proposed modification is aesthetically appropriate and does not pose consistency issues with the Neighborhood Preservation Ordinance.