



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: November 20, 2014
AGENDA DATE: November 26, 2014
PROJECT ADDRESS: 1215 E. Cota Street (MST2014-00310)
TO: Bettie Weiss, City Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DJK*
 Jo Anne La Conte, Assistant Planner *JAL*

I. PROJECT DESCRIPTION

The 11,285 square-foot site is currently developed with a 1,234 square foot, two-level, single-family residence with a 110 square foot covered porch and an attached 164 square foot one-car garage. The proposed project includes demolishing the existing garage, mud room, and upper level bedroom, and constructing a new master suite above a covered driveway in the same location. The total floor area of the residence would be approximately 1,370 square feet with a 110 square foot covered porch. The proposal also includes a new, detached 650 square foot three-car garage with an attached 300 square foot accessory structure, a kitchen remodel, and exterior alterations. The discretionary application required for this project is an Interior Setback Modification to allow the covered driveway with building additions to be located within the required six-foot interior setback to the south (SBMC § 28.18.060 and SBMC § 28.92.110).

Date Application Accepted: October 23, 2014 Date Action Required: January 21, 2015

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Leslie Colasse	Property Owner:	Leslie Colasse
Parcel Number:	031-190-022	Lot Area:	11,285 sq. ft.
General Plan:	Medium Density Residential (Max. 12 du/acre)	Zoning:	R-2
Existing Use:	Single Family Residence	Topography:	6% Slope

Adjacent Land Uses:

North – Residential
South – Residential

East - Residential
West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,344 sq. ft. (includes the porch)	1,478 sq. ft. (includes the porch)
Garage	164 sq. ft.	650 sq. ft.
Accessory Space	N/A.	300 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 2,301 sf 20% Hardscape: 2,225 sf 20% Landscape: 6,759 sf 60%

IV. BACKGROUND

There are no original City archives or building permits on file for the dwelling and garage at the property. However, the Sanborn Insurance Maps show the existing split level house with garage and there are subsequent permits on file for the property dating back from October 1936.

A Zoning Information Report (ZIR) from 2010 identified minor zoning violations at the property. Therefore, a condition has been included that the violations outlined in the ZIR from 2010 shall be corrected as part of this proposal.

V. DISCUSSION

The proposed three-car garage will comply with the 3 foot interior setback requirement, and the proposed accessory space will comply with the required 6 foot interior setback requirements.

The site is constrained by the location of the existing residence. According to the applicant's recent survey of the property, it is located approximately 5 1/2 feet from the north interior property line and approximately 3 feet from the south interior property line. It conforms to the required front and rear interior setbacks.

The proposed covered driveway with new habitable space above will be located 3 feet from the south interior property line, will result in a 26 square foot increase of habitable floor area for the master bedroom suite, a 26 square foot increase of non-habitable space for the covered driveway, and a six foot increase in building height in the south interior setback, resulting in a proposed building height of approximately 21 1/2 feet in the south interior setback. The increase in the building height is proposed in order to meet current building code requirements. In addition, the covered driveway will have three new openings located in the south interior setback, and the habitable space above will have one relocated window and two replaced windows of a smaller size in the south interior setback.

The project was reviewed by the Single Family Design Board (SFDB) on August 11, 2014 and on September 8, 2014 and was forwarded to the Staff Hearing Officer with comments.

Transportation Review

Transportation staff has reviewed the project and has confirmed that the garages will function as proposed and that they are able to support a Waiver of the Standards for Parking Design for the 8' wide opening at the covered driveway, if that is preferred by SFDB for aesthetic reasons. Therefore, a condition has been included that the applicant shall obtain a Waiver of the Standard for Parking Design for the 8' wide opening from the Public Works Department.

Fire Department Review

The project was reviewed by Fire Department in response to the applicant's request for a variance of the Fire Department access distance standard of 150 feet to all exterior walls. On April 2, 2014, a letter was sent to the property owner from the Fire Marshal, approving the request for variance (see attached Exhibit D). Therefore, a condition has been included that the applicant shall reproduce a copy of the letter dated April 2, 2014, from the Fire Department at building permit submittal.

Environmental Review

The project site is located within an area mapped as the Early 20th Century Archaeological (1900-1920) sensitivity area. An Archaeological Phase 1 report prepared for a neighboring property did not find any evidence of archaeological resources. The Zoning Ordinance allows grading permits within an area of known or probable archaeological or paleontological significance to be conditioned in such a manner as to allow reasonable time for qualified professionals to perform archaeological or paleontological investigations at the site. Therefore, staff recommends that the standard unanticipated archaeological discovery condition shall be reproduced on the plans prior to submittal for building permit.

VI. 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 reconstruction and additions are appropriate because of the site constraints associated with the existing development on the lot, and because they will allow for the reconstruction of the two-story portion of the dwelling with a minor expansion and increase in height in basically the same location in order to meet current building code requirements. In addition, the additions in the setback are not anticipated to adversely affect the adjacent neighbor or the visual openness of the street frontage.

Said approval is subject to the following conditions:

1. The violations outlined in ZIR2010-00328 shall be abated as part of this permit and shall be included in the Scope of Work.
2. The camper located on the driveway shall be removed from the interior setback and shall not block access to the required parking area.
3. A Waiver of the Standard for Parking Design shall be obtained from the Public Works Department for the 8' wide opening at the driveway.
4. The variance letter dated April 2, 2014 from the Fire Marshal shall be reproduced on the plans at the time of building permit submittal.
5. The interior floor plan configuration of the detached accessory space shall be reconfigured at building permit submittal, subject to review and approval by Planning Staff.
6. The following language shall be added to the plans submitted for building permit:

“Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and an archaeologist from the most current City Qualified Archaeologists List shall be retained by the applicant. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, etc.

If a discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance

in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If a discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated October 22, 2014
- C. SFDB Minutes dated August 11, 2014 and September 8, 2014
- D. Letter dated April 2, 2014 from Joe Poire, Fire Marshal

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**



p.o. box 6425
santa barbara ca 93160

T: 805.451.8414
F: 805.569.3743

studiogarch.com

RECEIVED

OCT 23 2014

CITY OF SANTA BARBARA
PLANNING DIVISION

22 October 2014

**Staff Hearing Officer
City of Santa Barbara
PO Box 1990
Santa Barbara, CA 93102-1990**

*RE: Modification Request for 1215 E. Cota Street
MST2014-00310, APN 031-190-022, R2 Zone*

Dear Staff Hearing Officer:

The current residence located at the referenced address is approximately 1,300 square feet in size with an attached one-car garage and an existing covered front porch. The home sits towards the front (east) of the R-2 property that is 11,285 sq. ft. in size, and which grades very gently downwards towards the southwesterly corner of the property at the rear. The residence is single family in nature and contains three bedrooms and one full bathroom. There is a small mudroom adjacent to the existing kitchen on the main level of the home. The non-conforming one car garage sits at an elevation that is approximately 30" below the finished floor elevation of the residence. One of the three bedrooms is located above the garage, resulting in a split-level condition. The home is a Mediterranean (Spanish) bungalow that was built in 1924. A Historical Assessment has been completed on the home and it was deemed to have no historical significance. According to the recent survey that was completed for the property, the existing residence conforms to current front and rear yard setbacks, but is non-conforming as to sideyard setbacks. The residence appears to sit approximately 5'-6" from the northerly property line (uphill) and approximately 3' from the southerly property line (downhill). There is no work being proposed that would affect the northerly sideyard condition. The Modification being requested is related to the proposed work that will be done adjacent to the southerly property line in the area where the existing garage, upper level bedroom, and mudroom currently sit. There is a small, metal shed that sits in the backyard of the property that sits within the required sideyard setbacks. This shed would be removed as part of the proposed project.

The project being proposed consists of demolishing the existing non-conforming one car garage, the bedroom above it, and the mudroom that sits behind these two spaces in order to construct a diminutive master bedroom, closet and bathroom above a vehicular passage to the backyard. We are effectively trying to "rebuild" the condition that already exists, while providing access to the rear portion of the property. There is a small additional of square footage associated with the project within the required sideyard setback. This amounts to only 26 square feet. A new garage and accessory structure will be built at the rear of the lot and this will serve the parcel more adequately, relative to parking and the homeowner's needs. The residence will continue to be very modest in size and the ensuing accessory structure will provide a space where indoor activities may occur that would not otherwise be supported by the home itself.

EXHIBIT B



In order to pursue the proposed project, which was design-driven by the desire to maintain the basic massing of the existing home when viewed from Cota Street, we are requesting that a Modification be approved to allow the described demolition, reconstruction, and minor addition to take place within the currently required 6'-0" sideyard setback along the southerly property line. This area and the small increase in square footage would be placed 3'-0" from the southerly property line which is consistent with the current location of the residence. We feel that this request is reasonable for the following reasons.

1. The residence was originally built in its current location according to City records. Its location, relative to property lines, was conforming as to required setbacks at the time that it was built.
2. The condition of the garage is poor and requires replacing due to significant termite and water damage.
3. The existing bedroom above the garage, and the garage itself are substandard in height, relative to current building codes.
4. Proper fire separation does not exist between the garage and the mudroom, as well as, the garage and the bedroom above it.
5. The existing garage is non-conforming in size and currently houses the water heater and FAU for the home - which renders the garage useless for parking purposes.
6. The proposed project will not adversely affect the neighbor to the south, relative to their privacy. (Overall quantity of fenestration within the habitable spaces on the upper level of the home will be significantly reduced and the lower level will no longer be an occupied space.)

And we believe that the following benefits would result from the proposed project.

1. Adequate parking would be provided for the residents of the home on-site. Cota Street is significantly congested as a result of parcels that do not meet their respective parking demands on-site. This would serve to become part of an incremental solution towards solving this neighborhood problem.
2. The owners would no longer need to back their cars out of the driveway onto Cota Street which is a dangerous situation, given the quantity of traffic on Cota Street, the speed with which people travel down the street, and the relatively narrow width of the street.
3. This project retains the single-family use that currently exists on the parcel. To my knowledge, all of the neighbors whose properties directly abut the parcel are strongly in support of this aspect of the project.
4. The project retains the basic massing of the existing home, as viewed from Cota Street, while bringing aesthetic improvements to the neighborhood that are consistent with the context of the neighborhood. (The neighborhood is not negatively impacted by a visibly larger project that is out of scale.)



5. The home resulting from this project is diminutive in nature, which supports a significant need in our community for middle class housing stock.
6. The project results in a safer condition not only for the homeowner, but also for the residents in the home to the south because unsafe building conditions would be rectified which are in relatively close proximity to their home.
7. The existing, non-conforming shed in the rear yard would be removed.

We look forward to your review of our request. Please feel free to contact me should you have any questions or require any clarifications regarding our applications.

Submitted Respectfully,

Leslie M. Colasse, Architect
805.451.8414

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

- 1) The Board is not supportive of the one-car garage at the street level.
- 2) The Board finds the location and the change of use appropriate for the accessory building.
- 3) Provide an alternate location for a two-car garage, with consideration given to re-grading the driveway to accommodate the alternate garage location.
- 4) Study front elevations and reduce the colonnade arches on the eastern portion of the home.
- 5) Study reducing the size of the arched windows on the north elevation to be consistent with the other windows on the home.

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

**** THE BOARD RECESSED AT 5:00 P.M., AND RECOVERED AT 5:09 P.M. ****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 1215 E COTA ST

R-2 Zone

(4:35) Assessor's Parcel Number: 031-190-022
 Application Number: MST2014-00310
 Owner: Leslie Marie Colasse
 Architect: Leslie Marie Colasse

(Proposal to demolish an existing one-car garage, mud room, and split-level bedroom at an existing 1,398 square foot two-level residence, and construct a new master suite in the same location above a covered driveway. The proposal also includes a new 650 square foot three-car garage with an attached 300 square foot accessory structure, a kitchen remodel, and exterior improvements. The proposed total of 2,768 square feet on an 11,285 square foot lot is 71% of the guideline maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for zoning modifications.)

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

Actual time: 5:09 p.m.

Present: Leslie Marie Colasse, Architect and Owner.

Public comment opened at 5:13 p.m.

- 1) Roger Goldtrap, adjacent neighbor, expressed his opposition to the project and requested that the three-car garage and master suite be altered to preserve his views.

Letters of expressed concerns from Roger Goldtrap were acknowledged.

Public comment closed at 5:18 p.m.

Motion: Continued two weeks to Full Board with comments:

- 1) The Board appreciates the sensitivity of the proposal in response the constraints of the existing home.
- 2) Study the arch detail of the driveway cover on the east elevation while ensuring adequate vehicular ingress and egress.
- 3) The Board finds the three car garage and the F.A.R. acceptable.
- 4) Provide a streetscape plan of the property and adjacent homes.

Action: James/Zimmerman, 5/2/0. Motion carried. (Miller/Bernstein opposed).

SFDB-CONCEPT REVIEW (CONT.)**4. 1215 E COTA ST****R-2 Zone**

(4:30) Assessor's Parcel Number: 031-190-022
 Application Number: MST2014-00310
 Owner: Leslie Marie Colasse
 Architect: Leslie Marie Colasse

(Proposal to demolish an existing one-car garage, mud room, and split-level bedroom at an existing 1,398 square foot two-level residence, and construct a new master suite in the same location above a covered driveway. The proposal also includes a new 650 square foot three-car garage with an attached 300 square foot accessory structure, a kitchen remodel, and exterior improvements. The proposed total of 2,768 square feet on an 11,285 square foot lot is 71% of the guideline maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for zoning modifications.)

(Second Concept Review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review. Project was last reviewed on August 11, 2014.)

Actual time: 4:32 p.m.

Present: Leslie Marie Colasse, Architect and Owner; and Chuck MacClure, Landscape Architect.

Public comment opened at 4:45 p.m.

- 1) Roger Goldtrap, neighbor at 1217 E. Cota St., expressed opposition to the project regarding obstruction of his view. He urges the Board to require story poles and schedule a site visit.
- 2) Trevor Martinson, 1849 Mission Ridge Rd., expressed concerns regarding the project's compliance with the Fire Code.

Public comment closed at 4:51 p.m.

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

- 1) The Board finds the modifications aesthetically appropriate and do not pose consistency issues with the design guidelines.
- 2) Study lowering the roof height of the garage and the main building.
- 3) Provide a section through the garage.
- 4) The Board supports the 2nd and 5th design options.

Action: James/Bernstein, 5/0/0. Motion carried. (Miller/Zimmerman absent).

PROJECT DESIGN REVIEW**5. 3753 LINCOLN RD****E-3/SD-2 Zone**

(5:00) Assessor's Parcel Number: 053-430-015
 Application Number: MST2014-00312
 Owner: Gregory Gallant
 Applicant: Christine Nolte

(Proposal to construct a new 1,967 square foot, one-story, single-family residence, with an attached, 487 square foot, two-car garage, and a 126 accessory building on a vacant lot. The proposed total of 2,574 square feet of development on a 7,500 square foot lot is 84% of the maximum required floor-to-lot area ratio (FAR).)

(Project Design Approval is requested. Project was last reviewed on August 25, 2014.)



City of Santa Barbara

Fire Department

www.SantaBarbaraCA.gov

April 2, 2014

Leslie Colasse
Studio G Design
P.O. Box 6425
Santa Barbara Ca. 93160-6425

Administration

Tel 805.965.5254
Fax 805.564.5730

Fire Prevention/ Public Education

Tel. 805.564.5702
Fax 805.564.5715

121 W. Canillo St.
Santa Barbara, CA
93101

Subject: 1215 E Cota

Dear Leslie:

This letter is in response to your request for a variance of the Fire Department access distance standard of 150 feet to all exterior walls. The partial plans of March 27 that you sent by email confirm the phone conversation that we had previously: The project consists of a remodel/ addition to the existing residence in the front and a new garage / accessory use at the rear of the lot. Both buildings will be fully sprinklered and the distance issue presents at the rear building only.

We have concluded that the variance request is reasonable and approve it with the following caveat: Since access to the rear structure would ultimately require travel through another structure, in this case the driveway overhang, it will be necessary to leave enough room for foot access on the east side of the main house. It is understood that either the existing or a new proposed gate will be in that location and that gate will suffice as an alternate method of accessing the rear of the property on foot.

Keep in mind that distance to a residential fire hydrant is also required for the new structure and that it may not exceed 500 feet. We currently show the nearest hydrant as FH-J07-014, a qualifying residential hydrant located near Cota Street and Casitas Road, a distance of approximately 112 feet from the east property line. Remember to show the hydrant on your site plan.

Please attach or imprint a copy of this letter to your plan when you submit for a building permit. If you have any further questions feel free to call me at 805 564 5702.

Sincerely,

Joe Poiré
Fire Marshal

EXHIBIT D