



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: March 26, 2015
AGENDA DATE: April 1, 2015
PROJECT ADDRESS: 1516 Castillo Street (MST2014-00319)
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 7,788 square-foot site is currently developed with a duplex and a single family dwelling. The proposed project involves the removal of two illegal dwelling units to restore the duplex and single family dwelling to their original three-unit configuration, demolition of 228 sq. ft. of "as-built" first and second story additions, demolition of an "as-built" deck, stairway and landing to the duplex, demolition of an "as-built" shed, deck, landing, and stairs to the single family dwelling, restoring the uncovered porch for the duplex and converting 453 square feet of unpermitted second-story floor area to attic space. Also proposed is permitting the "as-built" demolition of a one-car garage and three uncovered parking spaces. The proposal will address violations identified in an enforcement case (ENF2013-00688) and in a Zoning Information Report (ZIR2013-00248).

The discretionary application required for this project is a Parking Modification to allow three uncovered parking spaces instead of the one covered parking space required (SBMC § 28.90.100.G and SBMC § 28.92.110).

Date Application Accepted: February 25, 2015 Date Action Required: April 27, 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:	Ken Dickson	Property Owner:	Scott & Charlene Wilson
Parcel Number:	027-212-022	Lot Area:	7,799 sq. ft.
General Plan:	Medium High Density Residential	Zoning:	R-4
Existing Use:	Duplex & Single Family Residence	Topography:	4% slope

Adjacent Land Uses:

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

B. PROPOSED LOT AREA COVERAGE

Building: 1,891 sf 24% Hardscape: 2,820 sf 36% Landscape: 3,077 sf 40%

IV. BACKGROUND

There are no floor plans on file for this property. However the Sanborn Fire Map shows the front unit as a two-story duplex, and the rear unit as a one and one-half story single family dwelling. City records and the Sanborn Map indicate only three units are permitted on site, however, no verification can be made as to the number or configuration of rooms. A garage is also shown on the Sanborn Map. Prior to the sale of the property, a Zoning Information Report (ZIR2013-00248) was prepared and at that time violations were identified that included the removal of the one-car garage, and unpermitted additions and alterations resulting in two illegal dwelling units at the property.

V. DISCUSSION

The project was reviewed by the Architectural Board of Review (ABR) on August 4, 2014 and was forwarded to the Staff Hearing Officer (SHO) with generally positive comments. There are some design issues that will need to be resolved prior to ABR approval of the project.

The proposed project involves the removal of two illegal dwelling units to restore the duplex and single family dwelling to their original three-unit configuration. The proposal also includes three new uncovered parking spaces to replace the one covered parking space in a garage that was removed from the property without benefit of a permit. The proposal will address violations identified in an enforcement case (ENF2013-00688) and in a Zoning Information Report (ZIR2013-00248).

The property is conforming to density, with two dwelling units in a duplex and one in a single family residence and no new habitable space is proposed for the project. The proposed project will meet Open Yard requirements.

Parking

The required parking for the site is three covered parking spaces and three uncovered parking spaces. The existing parking on site is recognized as legal non-conforming to parking with one uncovered parking space in a garage. However, the one-car garage was removed from the property by a previous property owner without benefit of a permit, and the applicant is requesting a Parking Modification to allow three uncovered parking spaces to replace the one covered parking space that was removed. Staff is in support of the requested modification because the proposed uncovered parking spaces are located at the rear of the site and will meet current setback requirements, the proposal will result in two more parking spaces than what legally existed and will allow for a total of three uncovered parking spaces for the three one-bedroom dwelling units on site.

Transportation staff has reviewed the proposal and have confirmed that the three uncovered parking spaces will function as proposed.

Environmental Review

The project site is located within an area mapped as Prehistoric Watercourse Buffer, Hispanic Archaeological, American City Archaeological and Early 20th Century Archaeological (1900-1920) sensitivity areas.. An Archaeological Letter report prepared by David Stone, M.A., RPA, dated February 25, 2015 concluded that it is unlikely that artifacts will be encountered during the proposed construction but recommends that the standard unanticipated archaeological discovery condition be included. Therefore, staff has included a condition 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 will not cause an increase in the demand for parking space or loading space in the immediate area. The proposed uncovered parking spaces are located at the rear of the property and will meet current setback requirements. The uncovered parking spaces are appropriate because they will provide more off-street parking for the site than what previously existed.

Said approval is subject to the following conditions:

1. The violations outlined in ENF2013-00688 & ZIR2013-00248 shall be corrected as part of this permit.
2. A floor plan of the attic space and a section drawing showing the height of the attic space shall be provided at building permit submittal.
3. 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 January 22, 2015
- C. ABR Minutes dated August 4, 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**

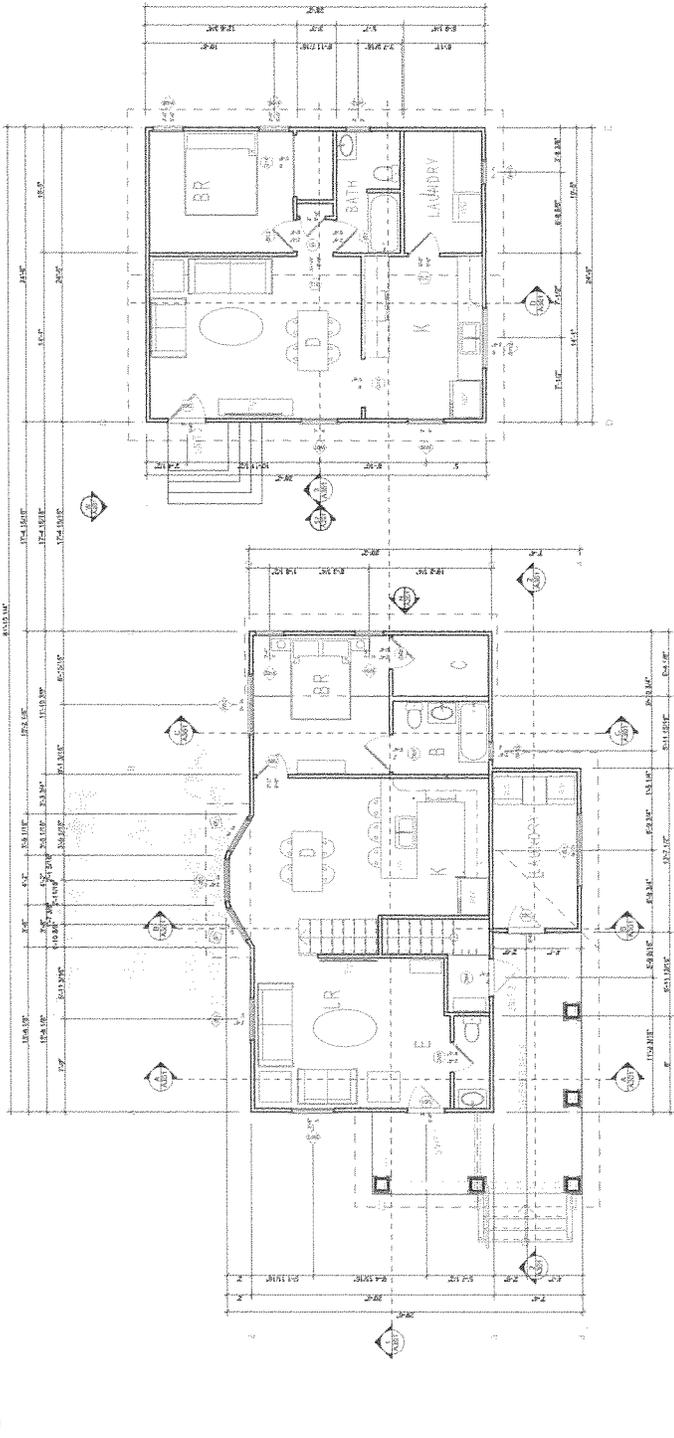
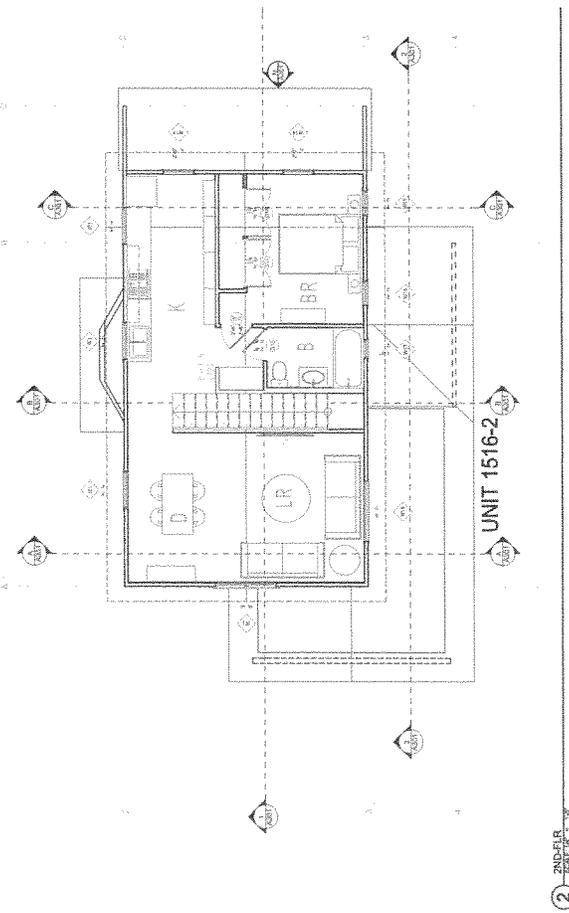
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DATES
1/20/19
REVISION

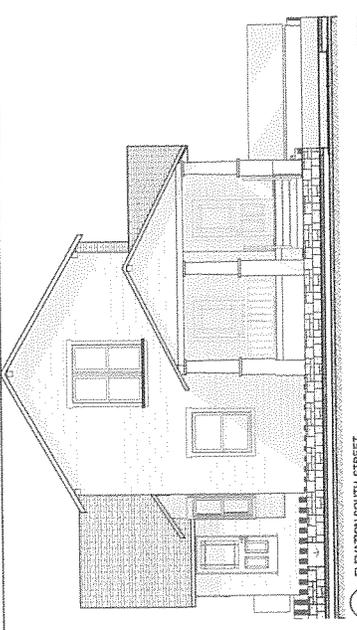
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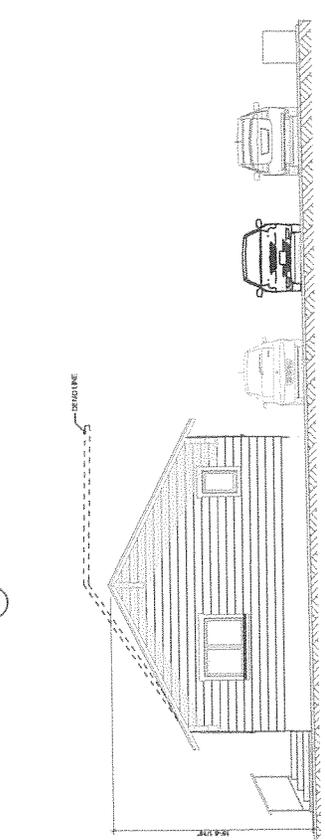
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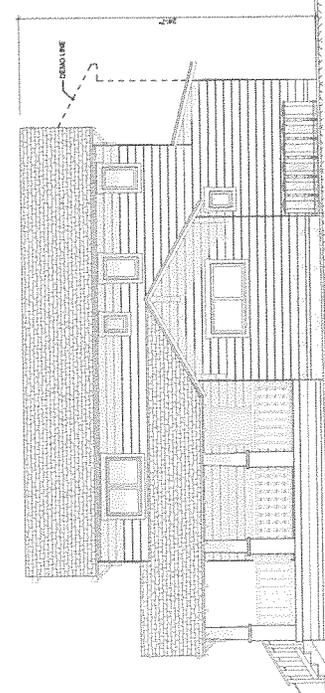
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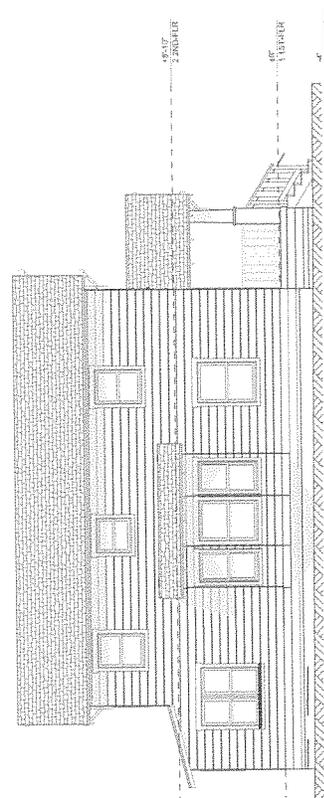
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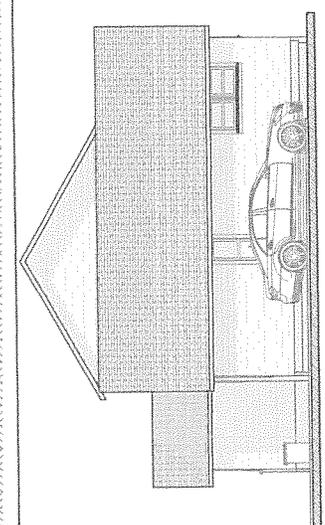
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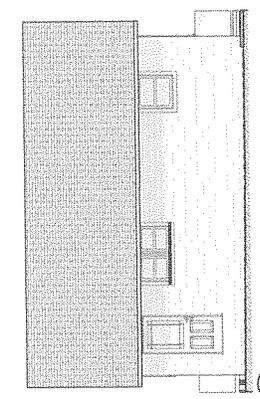
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RECEIVED

JAN 22 2015

**CITY OF SANTA BARBARA
PLANNING DIVISION**

Applicant: Ken Dickson on behalf of Mr. & Mrs. Wilson

1/22/2015

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

Re: Modification Request for 1516 Castillo Street; 027-212-022; R-4

Dear Staff Hearing Officer:

There is an existing two-story duplex (1,518 SF) and a detached single family dwelling (690 SF) with parking at the rear of the property. The proposal is to legalize the as-built parking conditions which include the demolition of one covered parking space to allow for three uncovered parking spaces.

The modifications being requested are:

- To provide uncovered parking spaces only as this will allow for three parking spaces. Given the site conditions, providing covered parking would eliminate one parking space.

Sincerely,



Ken Dickson

M: 805-259-8061

ken@windwardeng.com

EXHIBIT B

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 1516 CASTILLO ST****R-4 Zone****(3:15)**

Assessor's Parcel Number: 027-212-022
Application Number: MST2014-00319
Owner: Scott and Charlene Wilson
Applicant: Windward Engineering
Owner: Scott Wilson

(Proposal to eliminate two illegal dwelling units and restore the two residential structures to their original three-unit configuration by demolishing unpermitted improvements. The work proposed at the front structure includes demolishing a 64 square foot addition and 164 square feet of covered porches on the first and second floors. The work proposed at the rear structure includes converting 453 square feet of unpermitted second story floor area back to unconditioned attic space and removing a deck, landing, and stairs. Also proposed is to remove an unpermitted metal storage shed from the interior setback and to permit the as-built demolition of a single-car garage, allowing three uncovered parking spaces. The project will result in an originally-permitted duplex in the front and a single family dwelling in the rear on a 7,788 square foot parcel. This project will address violations identified in enforcement case ENF2013-00688 and Zoning Information Report ZIR2013-00248. Staff Hearing Officer review is requested for a zoning modification.)

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

Actual time: 3:13 p.m.

Present: Ken Dickson, Applicant for Windward Engineering; and JoAnne LaConte, Assistant Planner.

Public comment opened at 3:21 p.m.

- 1) Mark Sheridan (neighbor), expressed support for the project, and also expressed concern regarding the parking issues from on-street parking density in the neighborhood.

Public comment closed at 3:23 p.m.

Ms. La Conte confirmed the parking modification request to replace the one covered parking space with three uncovered parking spaces.

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

- 1) The Board finds the proposed parking modification request for three uncovered parking stalls to be aesthetically appropriate, and does not pose consistency issues with Architectural Board of Review Design Guidelines.
- 2) Provide adequate landscaping around the three uncovered parking stalls; preferably taller screening landscaping.
- 3) Provide a landscape plan with an outdoor lighting fixture plan and details.
- 4) Provide vine pockets along the fence.
- 5) Show Storm Water Management Program (SWMP) compliance.
- 6) Provide a street tree at the front of the property, as well as landscape plans. Enhance the ground plane at the parkway area with paving or landscape material.
- 7) Add permeable paving for the driveway.
- 8) Provide additional window details on the front structure; study to provide a consistent window style to replace the original double-hung style.

Action: Hopkins/Miller, 5/0/0. Motion carried. (Gradin/Cung absent).