



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: May 7, 2015
AGENDA DATE: May 13, 2015
PROJECT ADDRESS: 1635 San Pascual Street (MST2015-00049)
TO: Susan Reardon, Senior 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 5,663 square-foot site is currently developed with 1,137 square foot single family residence. The proposed project involves construction of a 669 square foot detached three-car garage with a new 501 square foot dwelling unit above, and for construction of 27 square feet of accessory storage space to be located under a new stairwell. Also proposed is demolition of an existing 350 square foot concrete slab at the rear of the property. The existing 1,137 square foot, one-story dwelling unit at the front of the parcel will remain unaltered.

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

Date Application Accepted: April 9, 2015

Date Action Required: July 8, 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: | Thomas A. Woodard | Property Owner: | Thomas A. Woodard |
| Parcel Number: | 043-221-008 | Lot Area: | 5,663 sq. ft. |
| General Plan: | Medium High Density | Zoning: | R-3 |
| Residential (15-27 du/acre) | | | |
| Existing Use: | Single Family Residence | Topography: | 0% slope |

Adjacent Land Uses:

North – Single Family Residence
South – Single Family Residence

East - Single Family Residence
West – Single Family Residence

B. PROJECT STATISTICS

| | Existing | Proposed |
|-------------|-----------------|----------------------------------|
| Living Area | 1,137 sq. ft. | + 501 (new unit) = 1,638 sq. ft. |
| Garage | n/a | 669 sq. ft. |

C. PROPOSED LOT AREA COVERAGE

Building: 1,953 sf 35% Hardscape: 1,008 sf 18% Landscape: 2,769 sf 47%

IV. BACKGROUND:

There are discrepancies in the City files as to whether covered parking existed behind the dwelling on the concrete slab. However, in 2009, the parking on site was determined to be legal non-conforming to parking with two uncovered parking spaces located at the rear of the property and accessible from the alley.

V. DISCUSSION

The project was reviewed by the Architectural Board of Review (ABR) on March 2, 2015 and was forwarded to the Staff Hearing Officer (SHO) with generally favorable comments. There are some design issues that will need to be resolved prior to ABR approval of the project.

The proposed project involves construction of a new 669 square foot three-car garage with a 501 square foot new one-bedroom dwelling unit above. The existing 1,337 square foot, three-bedroom single family residence at the front of the property is to remain unaltered.

The required parking for the project is two covered and two uncovered parking spaces. However, the applicant is requesting a modification to provide three covered parking spaces instead of the two covered and two uncovered parking spaces required.

Transportation staff can support the parking modification for three covered parking spaces because the new unit is small at 501 square feet in size and the property is located close to commercial amenities and transit. However, Transportation staff has requested that a condition be included that a portion of the alley behind the property that runs the length of the property shall be paved with asphalt or similar materials, subject to their review and approval. Therefore, a condition has been included to that effect.

A site inspection of the property showed two over-height gates; one along the San Pascual frontage and one along the Valerio Street frontage of the property. In addition, a detached shed and miscellaneous stored items were located in the required setbacks. Therefore, conditions have been included to address these items as not permits could be located on file for the gates or shed.

VI. CEQA ENVIRONMENTAL DETERMINATION:

The scope of work of the project is within the scope of the 2011 General Plan and the Program EIR analysis for the General Plan. The project is consistent with the development density designated and analyzed by the Program EIR, and potential project-specific environmental effects are addressed with existing development standards and regulations. Based on City Staff analysis, no further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183- Projects Consistent with the General Plan). City Council environmental findings adopted for the 2011 General Plan remains applicable for this project. A decision-maker finding that the project qualifies for the §15183 CEQA determination is required.

The project site is located within an area mapped as American City Archaeological and Early 20th Century Archaeological (1900-1920) sensitivity areas. An Archaeological Letter report prepared by Mary Maki, MA, RPA dated April 8, 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 at building permit submittal.

VII. FINDINGS AND CONDITIONS

The project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and the CEQA certificate of determination on file for this project.

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 because the parking demand will be met on site with three covered parking spaces for a single-family residence and an additional residential unit of approximately 500 square feet.

Said approval is subject to the following conditions:

1. The two over-height gates at the property along San Pascual Street and Valerio Street shall either be reduced in height to comply with SBMC Section 28.87.170 or Administrative Approval for the two over height gates shall be obtained.
2. The miscellaneous stored items shall be removed from the required setbacks.
3. The shed shall be removed from the required setbacks and the required Open Yard area.
4. The plans submitted for building permit shall show the portion of the alley directly behind the property that runs the length of the property to be paved with asphalt or similar materials, subject to review and approval by the Public Works Department.
5. 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 March 13, 2015
- C. ABR Minutes dated March 2, 2015

Contact/Case Planner: Jo Anne La Conte, Assistant Planner
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630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x3320

Thomas Woodard
7504 Stockdale Hwy Unit A
Bakersfield, CA 93309

3/13/2015

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

RECEIVED
MAR 3 3 2015
CITY OF SANTA BARBARA
PLANNING DIVISION

Re: Modification Request for 1635 San Pascual; 043-221-008; R-3 Zone

Dear Staff Hearing Officer:

1. Proposal for a new two-story 669 square foot detached garage with a 501 square foot dwelling unit on the second floor. The building will be located at the rear of the parcel. Also proposed is a 27 square foot accessory storage space to be located under the new stairwell. The existing 350 square foot concrete slab carport will be demolished. The one-story dwelling unit at the front of the parcel will remain unaltered. Total development on this 5663 square foot parcel will be 2334 square feet.
2. The modification being requested is to provide less than the required four parking spaces, two covered and two uncovered. The lot size only allows three covered spaces within the required setbacks.
3. Approval of the modification will allow the addition of a small dwelling unit to be built on the property. My wife and I live in Bakersfield and would utilize the dwelling throughout the year since the main dwelling is rented out. The addition of the garage will benefit the tenants by supplying them with two secure garage parking spaces. The limited size of the new dwelling, 501 square feet, limits the habitable area to 1-2 persons.

Sincerely,

Thomas and Tracy Woodard

EXHIBIT B

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1635 SAN PASCUAL ST****R-3 Zone****(4:15)**

Assessor's Parcel Number: 043-221-008

Application Number: MST2015-00049

Owner: Thomas Woodard

(Proposal for a new two-story 669 square foot detached garage with a 501 square foot dwelling unit on the second floor. This building will be located at the rear of the parcel. Also proposed is a 27 square foot accessory storage space to be located under the new stairwell, and to demolish an existing 350 square foot concrete slab which was the former carport location. The existing 1,137 square foot, one-story dwelling unit at the front of the parcel will remain unaltered. Total development on this 5,663 square foot parcel will be 2,334 square feet. Staff Hearing Officer review is requested for a zoning modification to provide less than the required parking.)

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

Actual time: 4:31 p.m.

Present: Thomas Woodard, Owner.

Public comment opened at 4:39 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board expressed appreciation for the proposed project and found it acceptable.
- 2) Explore the use of larger windows with privacy glass options on the rear north-east elevation to match the existing house where possible.
- 3) On the site plan, provide a clear path of travel from the public way to the front door.
- 4) Provide adjacent building's footprints on the site plan.
- 5) Provide a color board and a landscape plan.

Action: Hopkins/Wittausch, 6/0/0. Motion carried. (Poole absent).

*** THE BOARD BRIEFLY RECESSED FOR AT 4:47P.M., AND RECOVERED AT 4:59 P.M. *****EXHIBIT C**