



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: June 18, 2015
AGENDA DATE: June 24, 2015
PROJECT ADDRESS: 331 W. Cota Street (MST2015-00112)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Michelle Bedard, Assistant Planner *MB*

I. PROJECT DESCRIPTION

The 11,674 square foot site is currently developed with an existing two-story 3,556 square foot four-unit apartment building and eight uncovered parking spaces. The existing apartment building is comprised of three (3) two-bedroom units (Units A, B, & C) and one (1) one-bedroom unit (Unit D). The proposed project involves the construction of 235 square feet of ground floor additions to Unit A. The proposal results in small additions to the living room and bedroom one, and a remodel of the existing bedroom to provide a new closet and bathroom. The proposal will not increase the number of bedrooms, and no alterations are proposed to Units B, C, & D. Other site alterations include the relocation of the stone steps in the front stone wall and restoration of the wall, partial demolition and relocation of the concrete walkway, a new 148 square foot deck with trellis at the front elevation, new entry landing and steps, replacement of the existing mailbox, gate and fence, and landscaping alterations.

The discretionary application required for this project is an Interior Setback Modification to allow an addition within the required six foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: May 4, 2015

Date Action Required: August 2, 2015

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Thompson Naylor Architects	Property Owner: Castagnola Family Residual Trust
Parcel Number: 037-152-032	Lot Area: 11,674 sq. ft.
General Plan: High Density Residential	Zoning: R-4
Existing Use: Apartment Building	Topography: 4% slope

Adjacent Land Uses:

North – Residential
 South – Residential

East – Commercial (SB Athletic Club)
 West – Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area:		
Unit A (2 BR, 1 st floor)	1,273 sq. ft.	+ 235 = 1508 sq. ft.
Unit B (2 BR, 1 st floor)	833 sq. ft.	833 sq. ft.
Unit C (2 BR, 2 nd floor)	777 sq. ft.	777 sq. ft.
Unit D (1 BR, 2 nd floor)	673 sq. ft.	673 sf. ft.
Totals	3,556 sq. ft.	3,791 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 2,557 sf 21.9% Hardscape: 4,774 sf 40.6% Landscape: 4,373 sf 37.5%

IV. DISCUSSION

This project was reviewed by the Architectural Board of Review (ABR) on March 30, 2015, and was forwarded to the Staff Hearing Officer with positive comments.

A historic assessment was completed by the City Urban Historian on March 10, 2015. The existing apartment building was determined to not be significant; however it was noted that the existing sandstone wall along the streetscape is a significant feature of the streetscape and shall be preserved. The application proposes to make alterations to the existing wall to relocate the stone steps approximately 15 feet (to the south) and infill the stone wall. The project was reviewed by the Urban Historian who found the proposed change will not have an impact to the historic wall.

In 1936, the original development involved a single family residence constructed five feet from the interior property line. In 1985 the parcel was developed into a four unit apartment building and a modification was approved to allow a portion of the building (Units A and D) to continue the original encroachment within the required six foot interior setback. A recent survey indicates the existing building is 4'9" from the interior property line. The proposed application requests a modification to allow the addition (to unit A) to be constructed within the required interior six foot setback and uniform to the existing building footprint. Staff is supportive of the requested addition within the interior setback, as the addition will result in a cohesive design to the existing apartment building, and is not anticipated to adversely impact the adjacent neighbor.

V. **FINDINGS**

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance is necessary to secure an appropriate improvement on the lot. The proposed addition is appropriate because of the location of the existing development on site, because it will allow for an expansion to the apartment building that maintains the existing neighborhood character, and the addition is not anticipated to adversely impact the adjacent neighbor.

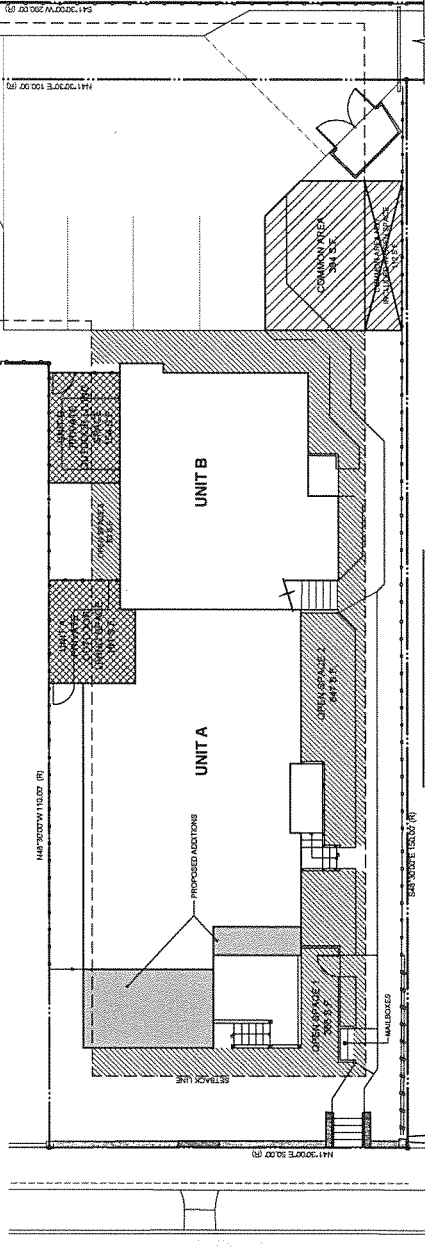
Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated May 4, 2015
- C. ABR Minutes dated March 30, 2015

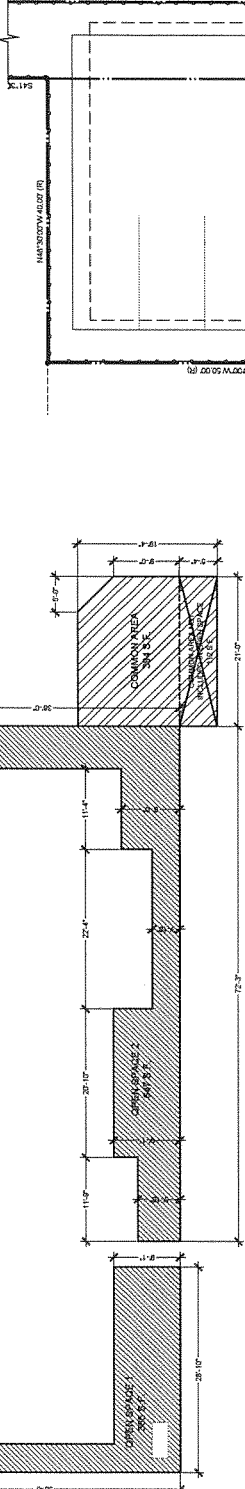
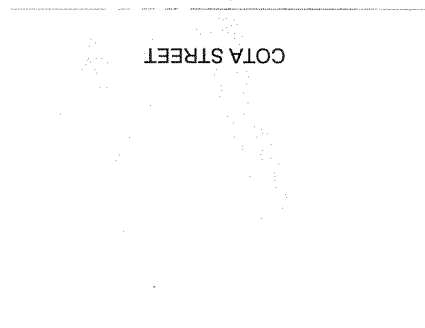
Contact/Case Planner: Michelle Bedard, Assistant Planner
(MBedard@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x4551

A1.1

NOT FOR CONSTRUCTION



1 COMMON AREA / OPEN YARD / OUTDOOR LIVING SPACE PLAN
SCALE: 1/8" = 1'-0"

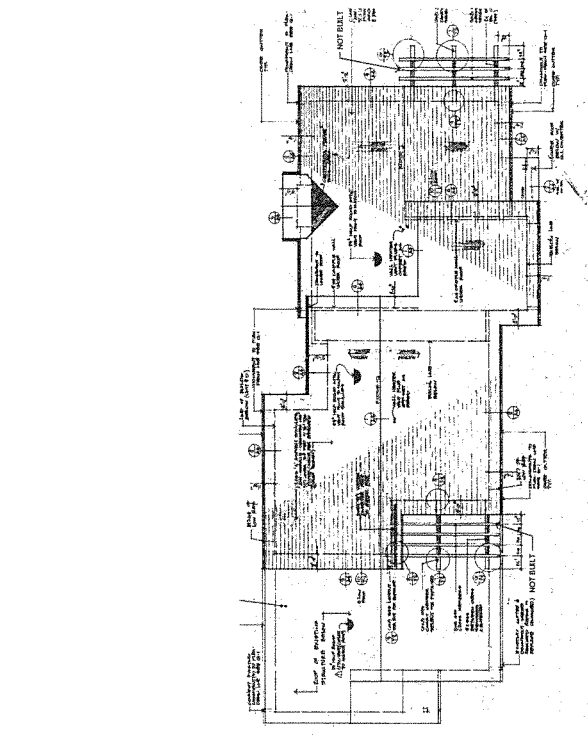


2 YARD AREA DIMENSIONS
SCALE: 1/8" = 1'-0"

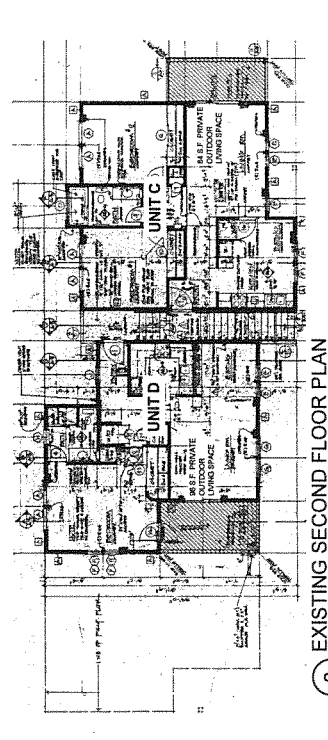
COMMON AREA / OPEN YARD / OUTDOOR LIVING SPACE AREAS			
PRIVATE OUTDOOR LIVING SPACE	EXISTING	PROPOSED	REQUIRED
UNIT A (CER)	122 SF	161 SF	146 SF
UNIT B (CER)	122 SF	161 SF	146 SF
UNIT D (CER)	98 SF	98 SF	72 SF
OPEN SPACE REQUIREMENT			
LOT AREA 11,674.07 sq. ft.	1,107 SF	1,107 SF	1,107 SF
OPEN SPACE 1	365 SF	365 SF	365 SF
OPEN SPACE 2	365 SF	365 SF	365 SF
OPEN SPACE 3	365 SF	365 SF	365 SF
SUB-TOTAL	1,095 SF	1,095 SF	1,095 SF

COMMON OPEN AREA REQUIREMENT
 1) FOR SINGLE UNIT: 10% OF LOT AREA
 2) FOR MULTIPLE UNIT: 10% OF UNIT AREA
 3) SEE 2015 CALIFORNIA BUILDING CODE, SECTION 201.5, MIN. AREA REQUIRED

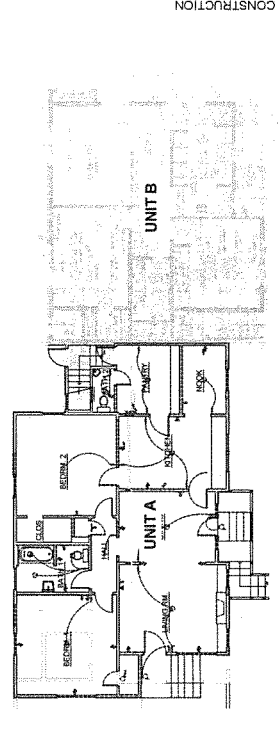
TOTAL OPEN SPACE PROVIDED: 1,095 SF
 * SEE 2015 CALIFORNIA BUILDING CODE, SECTION 201.5 FOR PRIVATE OUTDOOR SPACE AREAS



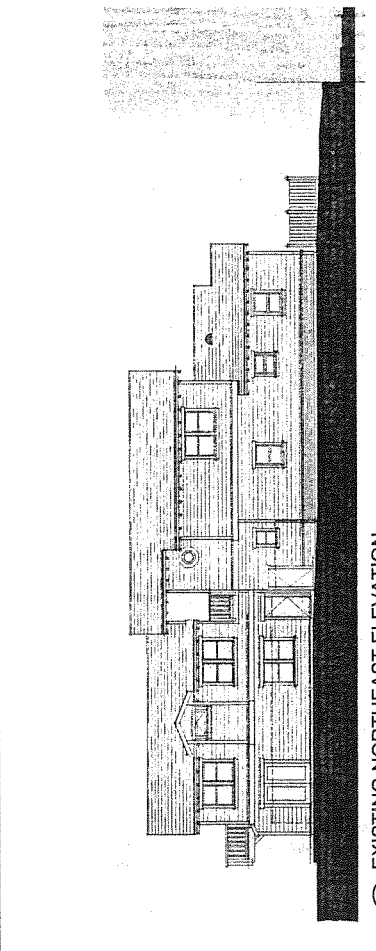
3 EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"



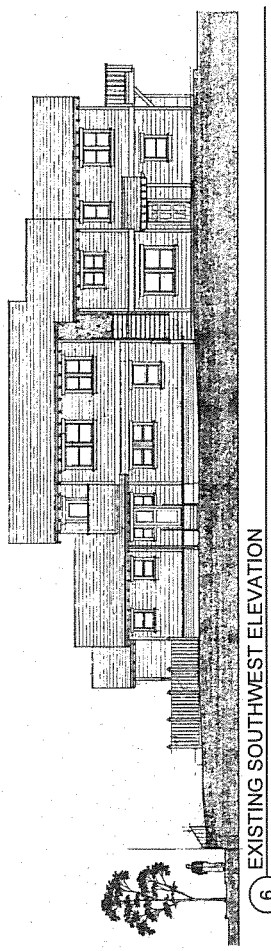
2 EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



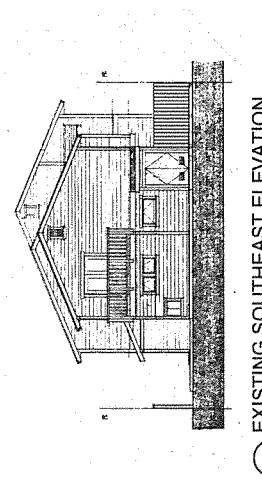
1 EXISTING FIRST FLOOR & DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



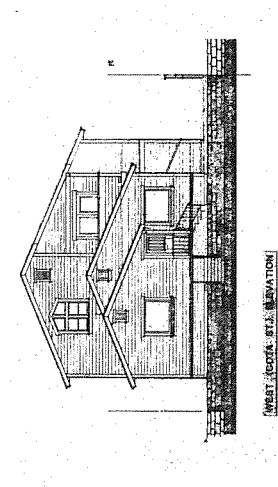
7 EXISTING NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



6 EXISTING SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



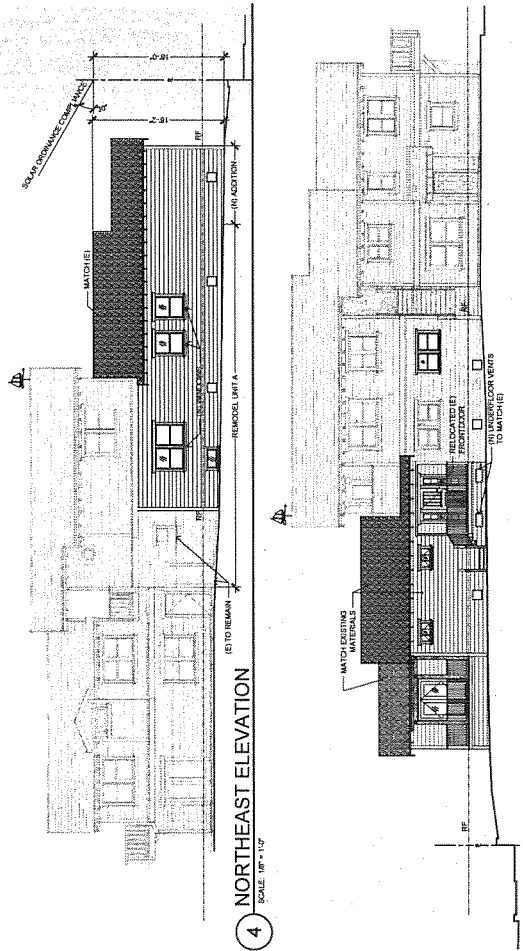
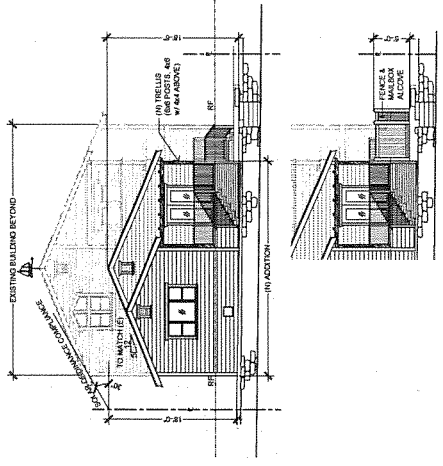
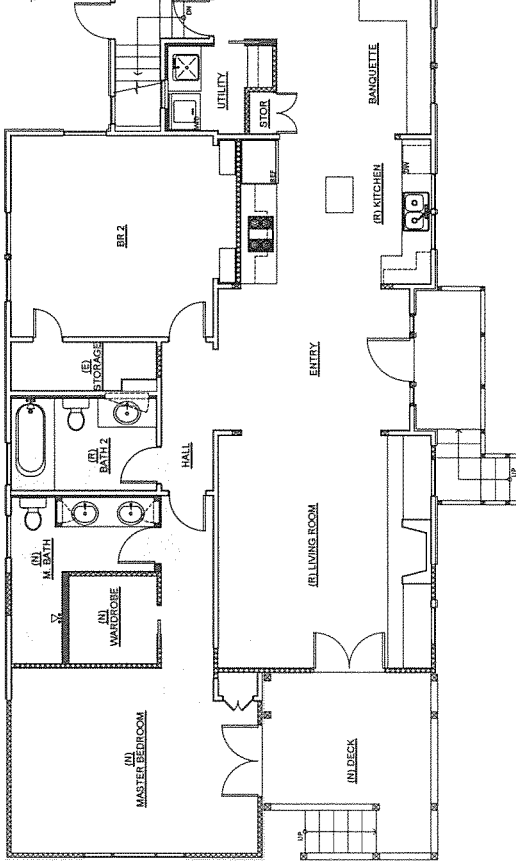
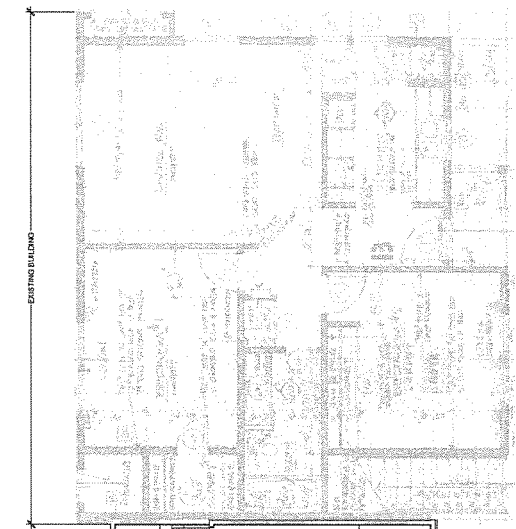
5 EXISTING SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



4 EXISTING NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

PLAN LEGEND	
	EXISTING WALLS
	NEW WALLS
	EXISTING WINDOWS
	NEW WINDOWS
	EXISTING DOORS
	NEW DOORS
	EXISTING STAIRS
	NEW STAIRS
	EXISTING FLOORS
	NEW FLOORS





May 4, 2015

Susan Reardon
Staff Hearing Officer and
JoAnne LaConte,
Associate Planner
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

RECEIVED
MAY 04 2015
CITY OF SANTA BARBARA
PLANNING DIVISION

Subject: 331 West Cota (APN37-152-32)
Request for Modification of Side Yard setback

Dear Ms. Reardon and Ms. LaConte;

On behalf of the property owners, Mr. and Mrs. Castagnola, I am pleased to submit this letter as part of our application for a Modification for Side Yard setback encroachment.

The original SFR had the same non-conforming encroachment and the added unit above requested a continuation of that encroachment in 1985. We wish to remodel the existing bedroom to create a Master bedroom as the Unit does not have one. We did not want to have the addition get too close to the front yard setback line as the historic look of the neighbourhood would be compromised. In terms of elevation to the East and to the street side, it would have complicated this simple bungalow aesthetic. In addition, the MBR would have one wall at the East jog in and out at the setback line creating an inefficient and more complicated situation for the functional layout of the room.

Design Review ABR March 30, 2015

Our proposed project was reviewed at Consent at ABR on March 30, 2015 and received positive comments and support for our modification request.

Property Information

The subject parcel is located in the R-4 zone district with a General Plan land use designation of General Urban: High Density Residential. The property is:

1. Approximately 0.266 acres in size (11,587 square feet).
2. Developed with a one and two story, 4 dwelling unit (3 two-BR, 1 one-BR) building complex in 1985 using variable density.
3. 8 uncovered parking spaces.

EXHIBIT B

331 West Cota
Setback Modification request X,
May 4, 2015
Page 2

In 1985 when 3 more units were added to an existing single family residence the Modification Hearing Officer approved a modification to permit a portion of the proposed second story dwelling unit (24 feet in length) to be located 5 feet from the north interior lot line instead of the required setback of 6 feet thereby allowing the 2nd story to line up with the existing floor below.

We believe there is a discrepancy regarding the encroachment dimensions. Our office had a partial survey done of the property focused on the area of proposed work. The surveyor's office has let me know the following:

The distance from the building line to the property line is 4.75'. Since the block is measuring 0.15' long per Map Book 18, page 53, the boundary lines could possibly be adjusted by 2 inches depending on which monuments are held.

Therefore, we would like to note that in our opinion the existing remodeled single family residence was already non-conforming at 4.75 feet from the property line, instead of the required 6 feet, for a length of 40'-2" feet. The previous 1985 letter request noted that the average interior setback along this property line for the entire structure would be 7.5 feet.

By my new adjusted calculations (NB: We are using previous architect's dimensions for areas not surveyed) the average interior setback was 7.43 feet and this requested extension would change that average to 7.33 feet.

Historic Preservation:

We have conferred with Nicole Hernandez, Urban Historian and she has determined that the changes and additions in 1985 rendered the building no longer significant. The stone wall is considered significant. The area of the stone wall where we are relocating the stair was where the existing driveway in 1985 was filled in with new stone. We intend to replicate as closely as possible the design and execution of the original stone stair and adjacent walls.

Height

The existing complex is a one and two storey building. The proposal extends the existing one storey element to the street. We conform to the required building height maximum of 45 feet or 3 stories.

Setbacks

Front: The required front setback is 10 feet from the property line for ground and second storey portions. The proposed addition will be approximately 14'-0" from the front property line.

Side: On the NE side setback, the existing building has an approved modification for 2nd storey encroachment of 1 foot and the one storey portion has an implied legally non-conforming encroachment of that same 1 foot per the approved modification– so that the entire building already encroaches for length of 40'-2" feet.

(Note this is recorded approval and my assumption is the surveyor is correct that it is either 4'-9" or 4'-11" depending on monument and we will apply for worst case)The proposed addition and remodel will extend the existing one storey encroachment for 11 feet whether it is 5 feet or 4.75 feet.

There is no proposed change to the SW or SE setbacks.

Parking

8 existing uncovered parking spaces – no change proposed or required.

Outdoor Living Space – Private, Open and Common Open Space requirements

Every lot in this zone is required to provide outdoor living space in accordance with either the Private or Common Outdoor Living Space requirements. We calculated per the Private Outdoor Living Space method.

The proposed expansion of the front unit into the front yard area does not alter the previous 1985 project calculations for Private or Common Outdoor Living space requirements for lower level Unit B nor the upper units C and D.

Please refer to sheet A 1.1 for our Open Yard diagram.

1. Private Outdoor Living Space:

The remodeled Unit A (2 BR) needs to provide 140 s.f. of private outdoor living space (minimum 10' x 10') and that is available, as before, through the use of the contiguous area at the SE of the unit, and includes part of the interior setback at the East. It is accessed by a side door, which is 161 s.f.

There are three unchanged units:

- a. Lower Level, Unit B (2BR) has a similar existing private outdoor living space on the SE of 154 s.f. (greater than the required amount 140 s.f.)
- b. Upper Level, Unit C (2BR) has an existing balcony which provides 84 s.f. of private open space
(equals required amount of 84 s.f.)
- c. Upper Level, Unit D (1 BR) has an existing balcony which provides 96 s.f. of private open space
(greater than the required amount 72 s.f.)

1. Open Space:

The Open Space requirement of 10% of the net lot area (which may include the Common Open Area of minimum 15' x 15' dimensions) is a minimum of 1,167.4 s.f.

Open space may consist of landscaped or hardscape area unobstructed from the ground upwards, including walks, patios, planted areas, and decks no more than 18" above grade at all points.

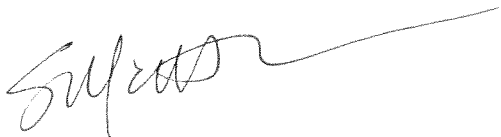
We have provided 3 open space areas. (365 s.f. + 647 s.f. + 53 s.f. = 1065 s.f.)

2. Common Open Area:

As we have 4 dwelling units, we are required to have common open area with a minimum dimension of 15' x 15' = 225 s.f. and shall be accessible from all dwelling units. We have not revised or altered the existing area and we include it in our calculations for our open space requirements. Of the provided common open area, the area that conforms to paragraph 2 of the ordinance is 282 s.f. and this can be included in the calculation for Method A:
Open space = 1065 + 282 s.f. = 1347 s.f. > 1,168 s.f. required.

This concludes our property summary to support this Application for Modification for Side Yard Setback. If you have any questions or require additional information, please contact our office at 805-966-9807 ext. 2.

Sincerely,



Susette H.H.C. Naylor, AIA
Thompson Naylor Architects

CONSENT CALENDAR (1:00 P.M.)

Items on Consent Calendar were reviewed by **Stephanie Poole**, and **Courtney Jane Miller**.

ABR - NEW ITEM**A. 331 W COTA ST****R-4 Zone**

Assessor's Parcel Number: 037-152-032
 Application Number: MST2015-00112
 Owner: Castagnola Family Residual Trust
 Architect: Thompson Naylor Architects, Inc.
 Engineer: Mike Gones
 Contractor: Campanelli Construction

(Proposal for a 248 square foot, one-story addition to Unit A at the front of an existing two-story, 3,556 square foot, four-unit complex on an 11,674 square foot parcel. The existing stone steps in the front stone wall would be relocated within the wall, and the wall restored. Also proposed is a 148 square foot deck with trellis at the street side elevation, replacement of the existing mailbox, gate, and fence, and new landscaping. Eight existing uncovered parking spaces will remain unchanged. Staff Hearing Officer review is requested for a zoning modification to allow the addition to encroach into the required interior setback.)

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

Present: Suzette Naylor, Architect.

Continued indefinitely to Staff Hearing Officer to return to Consent Review for Project Design Approval and Final Approval with comments:

- 1) The proposed additions are compatible with the rest of the project with positive comments to the Staff Hearing Officer.
 - 2) Submit a Landscape Compliance sheet.
 - 3) Verify medium water use plant selection.
- Poole/Miller, 2/0/0. Motion carried.

ABR - REVIEW AFTER FINAL**B. 530 W COTA ST****R-3 Zone**

Assessor's Parcel Number: 037-102-024
 Application Number: MST2011-00124
 Owner: Terri Trevillian
 Agent: Mark Morando

(Proposal to replace a 48 inch tall section of CMU wall along San Pascual Street, replace railroad ties with a CMU wall not to exceed 36 inches in height along Cota and San Pascual Streets and install a new 5 foot wood fence 14.5 feet in length at the northeast property line. The project will address violations in ENF2010-00315.)

(Review After Final to change previously-approved material from CMU to Allan block.)

Present: Mark Morando, Designer.

Final Approval with conditions:

- 1) Paint CMU wall to match Allan block wall.
- 2) Plant two 8-foot brown trunk Queen Palms to help screen the tall CMU wall.

EXHIBIT C