

# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** August 27, 2015  
**AGENDA DATE:** September 2, 2015  
**PROJECT ADDRESS:** 103 Chapala Street (MST2015-00152)  
**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 6,116 square-foot site is currently developed with a 4,444 square-foot, four-unit, three-story, apartment building, a detached 574 square-foot, four-car garage, and a detached 137 square-foot storage building. The proposed project involves demolition of 550 square feet of the existing garages, conversion of 24 square feet of garage space to detached accessory storage space, four new uncovered parking spaces, a 40 square foot entry addition for Unit #4, a new second floor balcony facing Chapala and Mason Streets, new exterior stairs, alterations to the size and location of windows and doors, removal and replacement of an existing second-story deck on the west side of the property, four new condenser units, relocating the trash area, a new trellis, new fencing and site alterations, including new landscaping. No new bedrooms will be added to the existing units. The building is a contributing historic resource to the proposed West Beach Historic District and on the City's List of Potential Historic Resources. This parcel is located in the Non-Appealable Jurisdiction of the Coastal Zone.

The discretionary applications required for this project are:

1. Lot Area Modification to allow new floor area that includes an entry addition and the conversion of a portion of the garage to detached accessory space for a property that is non-conforming to residential density (SBMC § 28.21.080 and SBMC § 28.92.110); and
2. Open Yard Modification of the location of the open yard area and/or to reduce the size of the required open yard area (SBMC § 28.21.081 and SBMC § 28.92.110); and
3. Front Setback Modification to allow a second-story deck to be located in the required 10-foot front setback and to allow alterations including a new window in the required 20-foot front setback for the third floor of the building facing Mason Street (SBMC § 28.21.060 and SBMC § 28.92.110); and

4. Front Setback Modification to allow a second-story deck to be located in the required 10-foot front setback and to allow alterations to the building including new and relocated windows and doors in the required 20-foot front setback for the third floor of the building facing Chapala Street (SBMC § 28.21.060 and SBMC § 28.92.110); and
5. Rear Setback Modification to allow the conversion of a portion of a garage to detached accessory space in the required six-foot rear setback (SBMC 28.21.060 and SBMC§ 28.92.110); and
6. Interior Setback Modification to allow alterations to the building including, changes to a balcony, new and relocated windows and relocated doors to the building in the required six-foot interior setback and in the required 10-foot, third floor interior setback (SBMC § 28.21.060 and SBMC § 28.92.110).

Date Application Accepted: July 14, 2015

Date Action Required: October 12, 2015

## II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the majority of the project, and deny the proposed second-story wrap around deck in the required front setbacks, subject to conditions.

## III. SITE INFORMATION AND PROJECT STATISTICS

### A. SITE INFORMATION

Applicant: Jeff Gorrell

Property Owner: 103 Chapala, LLC

Parcel Number: 033-073-003

Lot Area: 6,116 sq. ft.

General Plan: Hotel/Medium High

Zoning: R-4/SD-3

Residential (15- 27 du/acre)

Existing Use: Multi-Family Residential

Topography: 2 % Slope

Adjacent Land Uses:

North – Multi-Family Residential

East - Motel/Hotel/Multi-Family Residential

South – Motel/Hotel/Multi-Family Residential West – Multi-Family Residential

**B. PROJECT STATISTICS**

	<b>Existing Net Sq. Ft.</b>	<b>Proposed Net Sq. Ft.</b>
Living Area Unit 1 (2 bedrooms)	1,017 sq. ft.	+70 sq. ft. = 1,087 sq. ft.
Living Area Unit 2 (1 bedroom)	762 sq. ft.	-65 sq. ft. = 697 sq. ft.
Living Area Unit 3 (1 bedroom)	798 sq. ft.	-44 sq. ft = 754 sq. ft.
Living Area Unit 4 (2 bedrooms)	1,754 sq. ft.	+62 sq. ft. = 1,816 sq. ft.
Total Living Area	4,331 sq. ft.	+23 sq. ft. = 4,354 sq. ft.
Garage	574 sq. ft.	-574 sq. ft = 0 sq. ft.
Accessory Space	137 sq. ft.	+24 sq. ft = 161 sq. ft.

**C. PROPOSED LOT AREA COVERAGE**

Building: 2,187 sf 35.8%    Hardscape: 1,337 sf 21.9%    Landscape: 2,592 sf 42.3%

**IV. DISCUSSION**

Lot Area Modification

The 6,116 net square-foot site is nonconforming to residential density with a total of four existing dwelling units (2 two-bedroom units and 2 one-bedroom units). Therefore, a Lot Area modification is being requested to allow a 40 square-foot entry addition for Unit 4, and to allow the conversion of 24 square feet of garage space to detached accessory space. Staff supports the lot area modification for the following reasons: it will not increase the number of bedrooms or the number of units on site, and will allow for a separate entry for each dwelling unit and a small foyer to provide a wider access into the building for Unit 4; the proposed conversion of a portion of the garage to detached accessory space will provide a covered area for enclosed bicycle storage; no new opening are proposed in the setback, and the changes are not anticipated to adversely impact the adjacent neighbors. However, staff has included a condition that the interior door from Unit 4 to Unit 3 shall be removed.

Open Yard Modification

The Zoning Ordinance allows two different methods for providing the required Outdoor Living Space area in the R-4 zone. The project utilizes the Private Outdoor Living Space (POLS) method, which requires the following: a private patio for each unit with minimum dimensions (10 ft. on the ground floor and 6 ft. on a second floor or higher) and minimum sizes (120 sq. ft. for one-bedroom units and 140 sq. ft. for two bedroom units on the ground floor or 72 sq. ft. for second or higher story one-bedroom units and 84 sq. ft. for second or higher story two-bedroom units), 10% Open Space on grade (not including setbacks) is required and Common Open Area (minimum 15' x 15') accessible to all dwelling units is required which may be on grade or on

a roof deck on lots with multiple front yards and may be located up to 10' from secondary front lot line.

The property is currently non-conforming to Outdoor Living Space requirements with approximately 607 square feet of open space and with POLS for Units 2, 3, and 4 that meet the City's requirement. However, the POLS for Unit 1 does not meet the requirements, and the Common Open Area is not provided. The proposal will reduce the outdoor living space by 40 square feet to 568 square feet, and will continue to provide POLS for all four units but the POLS will change some of the locations and dimensions such that only Unit 4 will meet the minimum required size and dimensions, and the proposal will continue to not provide common open yard area.

The existing trash area is currently located in the required western interior setback and the City's archive plans do not show any approved location for trash on the site. The proposal includes relocating the trash area outside of the required setbacks, a new exterior stairway and reconfiguring the Open Yard area to provide a more functional open space and additional areas for POLS. Staff is in support of the Open Yard modification because the proposal will relocate the trash outside of the required setbacks, provide better functionality onsite and because the proposal will provide additional useable POLS for all four units, while maintaining the existing neighborhood character.

#### Front Setback Modification along Mason and Chapala Streets

The proposal includes a new second-story, wrap around deck that is located approximately four to seven and a half feet from the front property line facing Mason Street, and approximately four to eight feet from Chapala Street. The Zoning Ordinance requires a 10-foot front setback for one- and two-story buildings or structures, and allows for a two-foot encroachment for uncovered balconies not providing additional floor area within the building. In addition, the existing building is non-conforming to the required front setback for third stories, as the third story is located 15 feet from both front property lines, instead of the 20 feet required, and a third story balcony is located approximately 12½ feet from Chapala Street.

The proposal includes alterations to the building on the third floor which include removal of a chimney, redesign of the existing balconies, removal of a window (approx. 4 ft. x 4 ft.) and replacement with a larger window (approx. 4 ft. x 8½ ft.) in the required twenty-foot Mason Street front setback, and alterations to the balconies, relocated doors, alterations to the windows, including window relocation and a new door in the required, twenty-foot, Chapala Street front setback. Staff regularly advises applicants to eliminate or minimize new second-story encroachments into required setbacks that may cause privacy, noise or light impacts on adjacent neighbors. Staff supports most of the proposed alterations to the building in the front setback as they are not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage. However, staff does not support the proposed second-story wrap-around deck in the front setbacks for Unit 4 because of the potential visual impact to the street frontage, and because Unit 4 already has a number of decks, including one that meets the POLS requirement. Therefore, staff has included a condition that the project shall be redesigned to eliminate the new second-story wrap around deck.

#### Rear Setback Modification

The proposal includes converting 24 square feet of the existing garage to detached accessory storage space to be located four feet from the rear property line instead of the six feet required. Staff supports the conversion of a portion of the garage to detached accessory space in the required setback, as the area will be in line with the existing storage building, will provide enclosed bicycle storage for the tenants on site, no new opening are proposed in the setback, an existing door to the storage area will be relocated outside of the setback and the proposal is not anticipated to adversely impact the adjacent neighbors.

#### Interior Setback Modification

The apartment building is non-conforming to the required first- and second-story westerly interior setbacks as it is located approximately 5½ feet from the western interior property line, instead of the six feet required and is nonconforming to the required third-story westerly interior setback as it is located approximately 5½ feet at it closest point from the western interior setback instead of the 10 feet required. The proposal includes alterations to the balcony and to the size and location of windows on the first floor and relocation of a door on the first floor; alterations to size and location of windows and relocation of a door on the second floor; and alterations to the size and location of a window and relocation of a door on the third floor.

Staff supports the changes to the windows and doors in the required western interior setback because the changes on the third floor will result in the same number of windows and will result in one less door in the setback with minor changes to the location of one balcony door. The changes on the second floor will result in a reduction to the number of openings in the setback with minimal changes to location. The changes on the first floor will result in removal of two doors, one new window, and minimal changes to the size and location of the windows and a door in the setback. Lastly, alterations to the deck support posts and the changes are not anticipated to adversely impact the adjacent neighbors.

#### Parking

The property is non-conforming to parking with four parking spaces. The proposal is to demolish the majority of the existing four-car garage and to provide four new uncovered parking spaces that will meet the setback requirements. As less than 50% of additions are proposed to the building, the parking may remain non-conforming with four parking spaces.

Transportation staff has reviewed the new parking spaces and have confirmed that they will function as proposed.

#### HLC Review

The proposal was reviewed by the HLC on May 6, 2015 and July 1, 2015 and was forwarded to the Staff Hearing Officer (SHO) with positive comments.

### Coastal Review

The project is located in the Non-Appealable Jurisdiction of the Coastal Zone and requires Coastal review. The project as proposed will qualify for a Coastal Exemption.

### Environmental Review

The building is a contributing historic resource to the proposed West Beach Historic District and on the City's List of Potential Historic Resources. A Historic Sites and Structures Report prepared for the property concluded that the building is not considered a historic resource according to California Environmental Quality Act (CEQA) standards. The HLC accepted the report with the comment that the structure shall remain on the City's list of Potential Historic Resources as a potential contributor to the proposed West Beach Historic District.

The project site is located within an area mapped as a Prehistoric Watercourse Buffer, Hispanic Archeological (1850), American City Archeological (1870-1900) and Early 20<sup>th</sup> Century Archeological (1900-1920) sensitivity areas. An Archeological Letter Report for the property, prepared by David Stone, M.A., RPA, dated July 13, 2015, concluded that it is unlikely that artifacts will be encountered during 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.

The proposal includes permitting four new condenser units on the west side of the property. A Noise Study for the new condenser units prepared by Jonathan V. Leech, INCE of Dudek and dated July 9, 2015, concluded that the noise level from the compressor units will meet the City's Noise Ordinance requirements.

## **V. FINDINGS AND CONDITIONS**

The Staff Hearing Officer finds that the Modifications, with the exception of the wrap around deck, are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements on the lot. The addition to the building and detached accessory space are appropriate because they will not increase the number of bedrooms or the number of units on site, will allow for a separate entry for each dwelling unit, will provide a wider access for Unit 4 and will provide an area for enclosed bicycle storage. The alterations to the building are appropriate because they will allow for reuse of the existing building with minor changes to the size and location of windows and doors, will relocate the trash area outside of the required setbacks, will allow for POLS for all four units on site while maintaining a useable open yard area similar to what previously existed, will provide better functionality on the site and the alterations are not anticipated to adversely impact the adjacent neighbors, as described in the staff report.

Said approval is subject to the following conditions:

1. The interior door from Unit 4 to Unit 3 shall be removed.
2. The project shall be redesigned to eliminate the new second-story wrap around deck.

3. The condenser units shall comply with the City's Noise Ordinance.
4. 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.

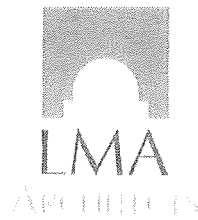
If a discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the 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 August 6, 2015
- C. HLC Minutes dated May 6, 2015 and July 1, 2015

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



**RECEIVED**  
AUG 06 2015

CITY OF SANTA BARBARA  
PLANNING DIVISION

June 25, 2015  
(rev August 6, 2015)

**Applicant:**

LMA Architects, a California Corporation  
828 De La Vina Street, Suite 205  
Santa Barbara, California, 93101

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

**Re: Modification Request for 103 Chapala Street; 033-073-003: R-4 / S-D-3**

Dear Staff Hearing Officer,

On behalf of the property owner, I am requesting modifications for the above 1930's non-conforming to residential density property:

**Modifications Required:**

- 1) A reduction in open yard area
- 2) Increase in floor area
- 3) Encroachment into front yard setbacks
- 4) Encroachment within the interior setbacks
- 5) Encroachment within the rear yard setback

**Existing Situation:**

The existing 6,116 s.f. site contains a 4 - unit two story structure constructed in 1937 with a 1986 permitted third floor. The third story addition was not constructed within the current zoning setbacks. We assume the zoning has changed from 1986, as no modification was required for that permit. It is not to current zoning setbacks, and therefore deemed non-conforming. Did the zoning changed between 1986 & now?

A small portion of the 1937 second floor at the corner facing Chapala & Mason Street, was built within the current front yard setback, so it is now non-conforming.



The site currently has the required 10% "Open Space", but is lacking in the "Private Outdoor Living Space" (POLS) and the "Common Open Yard" (COY). Currently, only Unit 4 meets the requirements for the POLS. The other three units have the required square footage but lack the minimum dimensions. Unit 3 has an awkward 30" wide back stair access to a ground floor POLS. Unit 2's POLS is located next to the driveway and facing Chapala. There is nowhere on the existing site to meet the minimum 15 foot dimension for the COY. One of our goals is to improve the POLS experience for the tenants.

The existing structure is in much need of modernization and upgrades to modern livability. The current main entry consists of a small covered entry porch and a three foot by three foot space at the bottom of the main interior stair. It serves as the main access to units 2, 3 & 4's living rooms. Unit 3 has a secondary access off the west side interior yard (back) of the house up a narrow 30 "wide uncomfortable internal stair leading to their kitchen. Unit 1's entry will remain in the same location off Mason St. One of the goals is to provide each unit with its own entry, and improve its experience for the tenant.

The existing four car garage (8' wide interior) and storage is also a non-conforming structure that sits within the rear yard setback.

### **Proposed Project:**

The proposed project would update the existing structure with new modern kitchens and baths with better overall open floor plan layouts for today's living. The structural, mechanical, plumbing and electrical will all be updated along with all interior and exterior finishes. New energy efficient wood windows similar to the existing style will be incorporated into the exterior. The exterior finish will be removed to allow for the new window arrangement and for the incorporation of new exterior sheathing for improved earthquake resistance.

A new formal entry will be added to the front of the structure facing Chapala Street exclusive to unit 4's entry, which will become the owner's unit. This added 44 s.f. habitable space will require a modification as the existing structure is non-conforming, resulting in a reduction of "Open Space". However, it replaces a 28 s.f. covered porch, and it does not increase the density.

A new wider / friendly exterior stair, creating a private entry experience to the North exterior side of the building for unit 3. This improvement also adds to the reduction in "Open Space", but not to an increase in density.

We propose to demolish the non-functional garage and replace it with open parking, meeting current standards; A small portion of the garage will be converted to expand the existing storage by 24 s.f. Currently, the trash bins sit within the interior setback, they will be relocated outside the setback.

Additional POLS will be added to the ground floor units 1 & 2 and a new POLS will be provided above the main Chapala entry with direct access to unit 3 on second floor. Unit 4's existing POLS meets the requirements, and a second floor corner balcony will be added, increasing POLS, improving the aesthetic of the building to the Community, and livability of the second floor. This balcony encroaches into the front yard setback requiring a modification.

The third floor 1985 addition was permitted with a 15' front yard setback and less than the current 10' interior yard setback, without a modification. The current front yard setback zoning requires 20'. The proposed window revisions, removal of chimney, etc. will require a front yard modification. It is our understanding from staff, that replacing the balcony posts and plaster guardrails on the third floor with new posts and wood spindle rails does not trigger a modification. That it will be considered a finishes change.

The westerly, second floor side of the building, was built in 1937 with a 5'6" setback; we propose replacing and repositioning windows, requiring a modification as the current setback is 6'0".

#### **Modifications Requested and Justifications:**

##### **Modification #1: Open Yard**

Reduce the amount of required open yard from 10% to 9% allowing for private entries to units (2, 3 & 4), which currently share an entry to the main living spaces.

##### **Justification:**

The new entry to unit 4 will enhance the tenants' living experience by having their own entry and improved foyer, the aesthetics of the building will be improved greatly without increasing density as well.

The new exterior stair to unit 3 will create a separate and more functional, attractive entry for them, and increase the apartment's aesthetic to the street as well. This stair will further enhance and make a private entry to the ground floor unit 2, which currently shares the main entry to living space with 3 & 4.

This property is in the coastal zone, R-4 / SD3 overlay zone. Although this project does not wish to participate in the AUD (Average Unit-Density Incentive Program) it does comply when inputting the AUD program calculator, the Open Yard 10% requirement is listed as optional. This project loses 1% of the 10% existing open space in order to provide the tenants with their own entries, as well as better private outdoor living spaces that are more directly accessible to the units, and more useable.

##### **Modification #2: Floor Area Increase**

Allow for an increase in floor area in order to allow for private entries improving the tenant experience. Currently units 2,3, and 4 share the same entry.

Justification:

The new unit 4 ground floor entry increases square footage 40 s.f., but does not increase density. It reduces "Open Space", but improves all the tenants experience "creating private entries which three units currently share, and greatly improves the buildings aesthetic to the streetscape.

The new private entries to both units 2, 3 & 4 will greatly enhance the Tenants entry experience, and improve the appearance of the building to the Community. Currently units 2, 3 & 4 share an entry which opens to each unit's main living area.

Not increasing the s.f. but relative to this justification: The proposal adds an exterior stair addition to a new private entry for unit 3, and new private entry to unit 2 below the stair. As stated previously the existing entry shared by units 2, 3 & 4, has a small covered exterior entry porch and a three by three foot interior foyer access to the three units. Also, as this structure is in an area proposed to be a historic neighborhood we feel the enhancements to the buildings aesthetics will be a tremendous benefit to the neighborhood in general. The HLC agrees strongly.

**Modification #3: Front Yard Encroachment**

To allow for an encroachment into the required front yard setbacks allowing for a new corner second floor balcony, the addition, relocation and replacement of windows, doors, plaster, and the removal of a fireplace on the third floor of unit 4.

Justification:

A portion of the existing second floor at the corner of Chapala and Mason Street is non-conforming to current setbacks. The existing second floor was built within the current setback, the addition of a wrought iron corner balcony at that corner will greatly enhance the overall aesthetic of the building and is consistent with other existing balconies in the neighborhood. There is a precedent for this type of second floor balcony encroachment. The Villa Rosa Inn across the street to the South has second floor wrought iron balconies 5' and 6' from the property line. The motel across the street to the East has a second floor wrought iron balcony 6' from the property line. Not balconies, but there are four close two story homes 2 to 3.5' from the property line in the neighborhood. These are to the North by a few homes and across the street.

The replacement, relocation and addition of windows, and doors at this corner, and at the third floor encroachments, are working within the existing non-conforming wall locations, and improves energy efficiency. The balcony extends beyond the existing wall encroachment but is consistent with other development within the neighborhood. From my perspective, and I believe the HLC's, the balcony is a critical element to the beautification of this corner. To the owner opening up this corner and being able to walk out onto the balcony to enjoy this most beautiful view of the harbor / pier area is one of the main reasons they chose to embark on these major improvements. This unit is the owners, and the balcony provides this floor with outdoor living space in the right location, that it

should have had when originally built. This balcony addition will be in keeping with the context of the neighborhood.

**Modification # 4 & 5: Interior and Rear Yard Encroachment**

To allow for an encroachment into the interior and rear yard setbacks, allowing for the replacement, relocation and addition of windows, doors, plaster, and roofing. Additionally, or the 24 s.f. of garage conversion to storage 4 s.f. of that is within the rear yard setback.

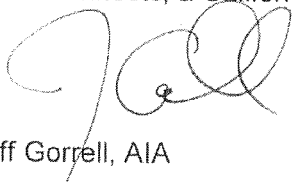
Justification:

The 1937 structure was built 5'6" from the property line at the first and second floors. The current setback requirement is 6'0". The third floor, was built in 1986 at 5'6" and 7'11" from the property line. The current third floor required setback is 10'0". The replacement, relocation, and addition of windows and doors are within the existing wall line, except for a couple of windows on the westerly side where the ground floor wall moves out 13" to correct a structural flaw. All window replacements will allow the building to be more energy efficient, and be a positive improvement to the aesthetics of this proposed west beach historical neighborhood. The 24 s.f. of garage conversion to storage is necessary for reasonable storage to accommodate such things as bicycles, etc..

**Benefits of This Project:**

This project will greatly improve the overall quality of life for the tenants of this building by providing them with a modernized interior living space and an elegant exterior that is in keeping with this proposed historical neighborhood. Unit 4's corner balcony, with the marvelous harbor view, is an essential element to the owners and is supported strongly by the H.L.C. The current structure has been added to "third floor" over the years without sensitivity to the proposed historical neighborhood. By making this structure a more cohesive unit that better fits with the better examples within the neighborhood and by modernizing its exterior and interior components we will provide nicer living conditions, and the neighborhood with a building that will be more energy efficient, structurally sound both in vertical and lateral loading, esthetically pleasing, and one that will last into the next several decades. The H.L.C. is quoted as saying, "With these proposed changes, the building would most likely be considered a contributor to this proposed historical neighborhood."

Sincerely,  
LMA Architects, a California Corporation



Jeff Gorrell, AIA

CC: Mr. & Mrs. John Hilliard

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING / HISTORIC STRUCTURES REPORT**4. **103 CHAPALA ST**

R-4/SD-3 Zone

(3:05) Assessor's Parcel Number: 033-073-003  
 Application Number: MST2015-00152  
 Owner: 103 Chapala, LLC  
 Architect: Jeff Gorrell

(Proposal for an addition and an exterior remodel to an existing 4,351 net square foot, four-unit, three-story apartment building on a 6,085 square foot lot. Changes include a new second floor balcony, new exterior stairs, changes to size and location of windows and doors, a 44 square foot addition and enclosure of the covered entry, and additional minor site alterations. The total proposed net floor area is 4,424 square feet. No new bedrooms will be added to existing units. The existing four covered parking spaces will remain. Staff Hearing Officer review of front setback, lot area, and open yard modifications are requested. This building is a contributing historic resource to the proposed West Beach Historic District and is on the City's List of Potential Historic Resources. This parcel is located in the Non-Applicable Jurisdiction of the Coastal Zone.)

- a) **(Review of Phase I Historic Structures/Sites Report prepared by Alex Cole. Report concludes that the building is not considered a historic resource according to CEQA standards.)**

Actual time: 3:08 p.m.

Present: Alexandra Cole, Historical Consultant

Staff comments: Nicole Hernández, Urban Historian, stated that Staff does not agree with the conclusion of the report that the building does not qualify as a contributing structure of the district. A comparison of the existing building to the original drawing does show that most of the character defining windows are still sufficiently intact that it conveys its 1937 appearance and contributes to the district. The two streetscape façades have their windows in original locations; therefore, the sense of rhythm of the fenestration pattern is intact and matches original drawings. Since the original windows, stucco and roof are intact, it retains integrity of workmanship. It still has integrity of feeling and association. Staff suggested that the applicant work with the HLC to repair the original materials and design of historic windows and their surrounds, including hardware, in the original openings.

Public comment opened at 3:12 p.m.

Kellam de Forest, local resident, commented that the purpose of the West Beach survey was to retain the neighborhood character. This building was found to contribute to that character.

Chair Suding acknowledged receipt of an email from Jon Blackmore, neighboring property owner, expressing support for the project.

Public comment closed at 3:13 p.m.

**Motion: To accept the report with the comment that the structure shall remain on the City's List of Potential Historic Resources as a *potential contributor* to the proposed West Beach Historic District.**

Action: La Voie/Winick, 7/0/0. (Murray/Veyna absent.) Motion carried.

- b) **(Concept review; comments only. Project requires environmental assessment and Staff Hearing Officer review for requested front setback, open yard, and lot area modifications.)**

Actual time: 3:22 p.m.

Present: Jeff Gorrell, Architect, Lenvik & Minor Architects  
Alexandra Cole, Historical Consultant

Public comment opened at 3:35 p.m.

Chair Suding acknowledged receipt of an email from Jon Blackmore, neighboring property owner, expressing support for the project.

Public comment closed at 3:35 p.m.

**Motion: Continued indefinitely to the Staff Hearing Officer with positive comments:**

1. The proposed modification is aesthetically appropriate. The proposed modification does not pose consistency issues with El Pueblo Viejo Design Guidelines.
2. The proposed modification promotes an appearance of uniformity of development.
3. The proposed design creates compatibility with the neighborhood and the changes will have a positive impact on the development.
4. The column at the corner window on the proposed east elevation shall have more massing.
5. Restudy the proposed east elevation entry element to make it less bulky.

Action: Mahan/La Voie, 7/0/0. (Murray/Veyna absent.) Motion carried.

**CONCEPT REVIEW - CONTINUED****9. 103 CHAPALA ST****R-4/SD-3 Zone**

**(4:00)** Assessor's Parcel Number: 033-073-003  
Application Number: MST2015-00152  
Owner: 103 Chapala, LLC  
Architect: Jeff Gorrell

(This is a revised project description. Proposal for an addition and an exterior remodel to an existing 4,351 net square foot, four-unit, three-story apartment building on a 6,085 square foot lot. Changes include a new second floor balcony, new exterior stairs, changes to size and location of windows and doors, a 44 square foot addition, enclosure of the covered entry, four new condenser units and additional minor site alterations. The total proposed net floor area is 4,424 square feet. No new bedrooms will be added to existing units. A 550 square foot existing four car garage will be demolished and replaced with four uncovered parking spaces with additional landscaping. The existing 161 square feet of storage space will remain. Staff Hearing Officer review of two front setbacks modifications, interior setback modification, lot area modification, and open yard modification are requested. This building is a contributing historic resource to the proposed West Beach Historic District and on the City's List of Potential Historic Resources. This parcel is located in the Non-Appealable Jurisdiction of the Coastal Zone.)

**(Second concept review; comments only. Project requires environmental assessment and Staff Hearing Officer review for requested front and interior setback, open yard, and lot area modifications.)**

**Actual time: 3:52 p.m.**

Present: Jeff Gorrell, Architect, LMA Architects.

Public comment opened at 3:57 p.m. and, as no one wished to speak, it was closed.

**Motion: Continued indefinitely to Staff Hearing Officer with comments:**

- 1) The Commission finds the solution to windows shown on elevations, not the rendering, acceptable.
- 2) Restudy the entrance to include a rectangular door.
- 3) Provide a more cobbled solution regarding the permeable paving.
- 4) The Commission supports the removal of garage.
- 5) The proposed modifications are aesthetically appropriate, do not pose consistency issues and promote an appearance of uniformity of development.

Action: Mahan/Winick, 6/0/0. (Drury, La Voie, and Orías absent.) Motion carried.

**\*\* THE COMMISSION RECESSED FROM 4:14 P.M. TO 4:20 P.M. \*\***