



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: January 28, 2016
AGENDA DATE: February 3, 2016
PROJECT ADDRESS: 617 De La Vina. (MST2015-00394)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DJK*
 Betsy Teeter, Planning Technician II *BTeeter*

I. PROJECT DESCRIPTION

The 47,408 square-foot site is currently developed with 18 freestanding cottages, a 16 vehicle carport/garage complex, a detached one-car garage and a detached two-car garage. The proposed project involves the demolition of the one-car garage and the two-car garage to be replaced with three uncovered parking spaces in the same location. The discretionary application required for this project is a Parking Modification to allow for three uncovered parking spaces to replace the existing and required three covered parking spaces (SBMC §28.90.100.G.2).

Date Application Accepted: December 3, 2015 Date Action Required: March 3, 2016

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:	Mark Morando	Property Owner:	Paul Orfalea
Parcel Number:	037-121-009	Lot Area:	47,408 sq. ft.
General Plan:	High Density Residential	Zoning:	R-3/R-4
Existing Use:	Multi-family Residential	Topography:	3%

Adjacent Land Uses:

North - Residential	East - Residential
South - Mixed Use	West - Residential

B. PROPOSED LOT AREA COVERAGE

Building: 16,279 sf 35% Hardscape: 11,109 sf 23% Landscape: 20,003 sf 42%

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/Allowance	Existing	Proposed
Parking	38	18 covered	15 covered + 3 uncovered*

*Modification Requested

V. DISCUSSION

The development, known as the Casalino Bungalow Court, is on the City’s list of Potential Historic Designation List and therefore required review by the Historic Landmark Commission (HLC).

An application for HLC review was submitted to remove a 45 foot tall avocado tree (to be replaced with 7 Valencia orange trees). The project also included a proposal to demolish the detached two car and one car garages and replace them with three uncovered parking spaces in the existing location of the garages. This project received final HLC approval on November 4, 2015. During plan check for the building permit, it was determined that a Modification was required because the 18 residential units are configured as detached single residential units rather than attached multi-family units. If the units were attached, covered parking would not be required; however, the City’s Parking Ordinance requires one covered and one uncovered space for each detached unit.

The existing parking on-site is non-conforming to the required number of parking spaces. When the cottages were constructed, only 18 spaces were required, one covered space per unit. The detached two and one car garages are in poor condition and do not meet current standards for covered parking. Both the City’s Urban Historian and Transportation Planning staff have reviewed the applicant’s proposal, and support the need to demolish the dilapidated garages. Transportation Staff can support the parking modification for three uncovered instead of covered parking spaces because the proposed parking spaces will meet the minimum required parking dimensions and conform to all current design standards. Further, the replacement uncovered parking spaces will be located outside the required setbacks and there will be no change in the total number of off-street spaces.

Environmental Review

The project site is located within an area listed in the City’s Master Environmental Assessment as an area of potential archeological significance. This area is mapped in the Prehistoric Watercourse, Spanish/Mexican Period, Hispanic-American Transition Period (1850-1870) sensitivity area. An Archaeological Letter report prepared by Compass Rose, dated September 1, 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 of the covered parking requirement is consistent with the purposes and intent of the Zoning Ordinance and will not cause an increase in the demand for parking spaces in the immediate area, as the same number of parking spaces will exist after the project is completed.

Said approval is subject to the following condition:

Standard discovery measures shall be implemented per the City Master Environmental Assessment throughout grading and construction:

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. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. 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 the 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 the 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.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project.

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Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated December 3, 2015
- C. HLC Minutes dated October 21, 2015 and November 4, 2015

Contact/Case Planner: Betsy Teeter, Planning Technician II
(BTeeter@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x**4563**



City of Santa Barbara California

*** SEPARATELY DISTRIBUTED SITE PLAN ***

Exhibit A: This site plan for this Staff Report has been distributed separately. A copy of the Staff Report, site plan, and exhibits/attachments are available for viewing at the Planning and Zoning Counter at 630 Garden Street, Santa Barbara, CA between the hours of 8:30 a.m. and 4:30 p.m., Monday through Thursday, and every other Friday.

Please check the City Calendar at www.SantaBarbaraCA.gov to verify closure dates.

EXHIBIT A

December 3rd, 2015

Staff Hearing Officer
City of Santa Barbara
Post Office Drawer 1990
Santa Barbara, CA 93102

Re: Casalino Cottages
617 De La Vina Street
Santa Barbara, CA 93101

RECEIVED

DEC 03 2015

**CITY OF SANTA BARBARA
PLANNING DIVISION**

Dear Mrs. Reardon,

Enclosed please find the formal application for the project located at 617 De La Vina Street, within the West Downtown neighborhood, in the City of Santa Barbara. The parcel (037-121-009) is zoned R-3/R-4 and has an approximate slope of 3%. The 47,408 square foot parcel is developed with eighteen freestanding cottages, a 16 carport/garage complex, a one-car garage and a two-car garage.

The new owner purchased the property earlier in the year and has obtained approvals and permits on sixteen of the units (Bungalow Court units) accessed off of De La Vina Street; new sheathing and re-roofs, repaint exteriors and interior remodels. So far the two units along Bath Street remain untouched. Permits were pulled initially to abate zoning violations in ZIR2014-00230. The violation case has been finalized.

Under MST2015-00394 we obtained approval from Historic Landmarks Commission, (HLC) on November 4th, 2015 to: "Remove a 45-foot tall avocado tree to be replaced with seven (7) Valencia orange trees in an existing 18-unit residential development. Also proposed is the demolition of a two-car garage and a one-car garage to be replaced with three uncovered parking spaces in the existing location. The garage demolition will be located at the rear of 617 and 623 De La Vina Street. The tree removal will be located adjacent to 617 De La Vina. A total of 18 existing parking spaces will remain.

The corresponding building permit BLD2015-02554 was submitted November 10th, 2015. In building plan check it came up in the Zoning Plan check correction that the covered parking is a requirement for each residential unit in the R-3, same as the R-2 Zone where a duplex is allowed to have one uncovered and one-covered parking space per zone S.B.M.C 28.90.100.G.2.

All of the eighteen cottages are freestanding and since none of the unit's are attached, creating a triplex, meaning a multi-family building on the lot, then the requirement for un-covered parking per S.B.M.C 28.90.100.G.3, is not being met.

EXHIBIT B

The two-car garage located between the front unit 617 De La Vina and 617 "A" De La Vina was originally a one-car garage and another bay was added in the early 1900's calling it a "Linen" room, See Street File. Post-Hazeltine historians call it, "A one-story vernacular type wood-framed, two-bay garage is located between the cottages at 617 De La Vina Street and 617 1/2 De La Vina Street. The garage is capped by a complex roof composed of front and side gable elements. Its exterior is clad in horizontal wood clapboards. On the north elevation two pairs of double bay doors are linked to the central driveway by an extension of the main concrete driveway. The garage was built sometime between 1907 and 1928 according to a comparison of the Sanborn Fire Insurance map of 1907 and an aerial photograph taken in 1928. The garage, whose footprint is the same as that depicted on the 1930 Sanborn Fire Insurance map, does not appear to have undergone substantial alterations since its construction." Zoning determined in it's ZIR2014-00230 that the structure is a two-car garage.

The two-car garage is being uplifted by the root structure of the giant avocado tree. See Arborist report on Sheet A-1 of the plans by bill Spiewak, dated August 24th, 2015 and accepted by the Environmental Analyst. Seven Valencia orange trees are proposed to replace the biomass of the avocado tree per sheets L-1 and L-2 by Natira Jones, Landscape Architecture. The garage is very dilapidated and the structural members are failing. The wood is dry-rotted and the structure is listing to the west and south ready to collapse. The new owner's want to demolish the building and not replace them in order to reduce the cost of construction and put the money into fixing up the historical units and landscape the site once the drought is over.

The one-car garage is located behind 623 De La Vina within the interior yard setback and is very dilapidated and falling over, as well. The new owner's want to demolish the building and not replace it for the same reason as the two-car garage in order to reduce the cost of construction and put the money into fixing up the historical units and landscape the site once the drought is over. Post-Hazeltine historians call it, "A one-story wood-framed, one-bay garage is located between the cottages at 623 De La Vina Street and 623 1/2 De La Vina Street. The garage is capped by a front roof composed of rolled asphalt and its exterior is clad in horizontal wood clapboards. On the south elevation a pair of wood plank doors is linked to the central driveway by a spur off the main concrete driveway. The garage was built sometime between 1907 and 1928 according to a comparison of the Sanborn Fire Insurance map of 1907 and an aerial photograph taken in 1928. The garage, whose footprint is the same as that depicted on the 1930 Sanborn Fire Insurance map, does not appear to have undergone substantial alterations since its construction."

The owner of 617 & 623 De La Vina Street, Casalino Cottages, request your consideration for a modification or waiver of parking and loading requirements pursuant to SBMC 28.92.110.A.1.

The modification for parking and loading requirements typically is to provide less parking spaces than required by the Zoning Ordinance or in a location not allowed by the Zoning Ordinance. The lot is currently non-conforming to parking. The eighteen units provided one covered space per unit before the parking requirement was created in April, 29th 1950 for one space per unit either covered or uncovered. On May 29th 1962 two-spaces per unit were required for a one-family dwelling and on October 15th 1972 two-covered spaces per single-family dwelling was required. The modification to provide uncovered parking will be 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 intent is to provide the same amount of parking in the same location, except outside of the interior setback and uncovered, rather than covered parking spaces.

Transportation Division has approved the back-out maneuvers and stall widths. Planning has approved the required environmental and aesthetic aspects. The garage's to be removed and therefore, the new uncovered parking spaces will be located behind the cottages and will not be visible from the street. The parking will be relocated outside of the interior setbacks and the existing or in-fill six-foot high wood fence will screen the parking from the neighbors. The neighbor to the north of the one-car garage, abuts the driveway of a multi-family apartment complex. The two-car garage abuts a one-story multi-unit commercial complex that has a residential unit on the second floor further down the lot. Uncovered parking is now allowed within the single-family zones given it is not in the front yard and the floor area ratio is less than 80%. Uncovered parking is now allowed in the R-2 in a tandem configuration for accessory dwelling units. Uncovered parking is allowed in the R-3/R-4 zones if there is a triplex on the property whether or not freestanding units accompany the triplex. Uncovered parking is allowed for mixed-use developments whether the residential units are freestanding or not. The Average unit density program does not require covered parking and only one space per unit. The cottages are within the high density residential area and the unit sizes are far less than allowed, however the lot is not over the base density. There are (13) two-

bedrooms @ 2,320 ea. = 30,160 s.f. and (5) one-bedrooms @ 1,840 ea.= 9,200 s.f.
for at total of 39,360 s.f. on a 47,347 s.f. lot.

Casalino Court is a very quaint development indicative of the type of development the City should encourage to maintain. Historic cottages in the high density downtown neighborhood, close to State Street and the beach. The owner's are making every effort to restore the neglected deferred maintenance cottages to their historic state. This will add another seventy-five years to the cottages that would otherwise soon become a nuisance like these garages slated to be demolished. We could add another uncovered parking space next to the two-proposed behind 617 De La Vina and still have very nice outdoor yards for the two adjacent units.

The owner and I believe that the proposed modification to provide uncovered rather than covered parking for these three spaces meets the intent and purpose of the Zoning Ordinance by not increasing the demand for parking space or loading space in the immediate area. We also believe it meets the future intent of the upcoming Zoning Ordinance update. Additionally, the City's direction should be to provide housing for people rather than cars.

Thank you for your consideration in this matter. Please feel free to call 805-680-2703 if you have any questions or comments regarding this request.

Sincerely,

A handwritten signature in cursive script that reads "Mark Morando".

Mark Morando
Morando Planning & Design
December 03, 2015

FINAL REVIEW**B. 617 DE LA VINA ST****R-3/R-4 Zone**

Assessor's Parcel Number: 037-121-009
Application Number: MST2015-00394
Owner: Paul J. Orfalea Living Trust
Designer: Mark Morando

(Proposal to remove a 45-foot tall avocado tree to be replaced with seven [7] Valencia orange trees in an existing 18-unit residential development. Also proposed is the demolition of a two-car garage and a one-car garage to be replaced with three uncovered parking spaces in the existing location. The garage demolition will be located at the rear of 617 and 623 De La Vina Street. The tree removal will be located adjacent to 617 De La Vina Street. A total of 18 existing parking spaces will remain. These residences are on the City's List of Potential Historic Resources: Casalino Court.)

(Final Approval is requested. Project last reviewed on October 21, 2015.)

Final Approval as submitted.

EXHIBIT C