



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: March 10, 2016
AGENDA DATE: March 16, 2016
PROJECT ADDRESS: 814 E Anapamu (MST2015-00611)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Andrew Perez, Planning Technician I

I. PROJECT DESCRIPTION

The 5,625 square-foot site is currently developed with a 962 square-foot, two-bedroom house and a 193 square-foot, one-car detached garage. The proposed project involves the demolition of the existing garage and replacement with a 228 square-foot garage, a 291 square-foot addition with interior alterations to a legally nonconforming residence, and a new 250 square-foot wood deck off the rear of the residence. This project will address violations identified in the most recent Zoning Information Report (ENF2015-00457) for restricting access to required covered parking. The discretionary application for this project is an Interior Setback Modification to allow the residential addition to be located within the required 6-foot interior setback (SBMC §28.21.060 and SBMC §28.92.110).

Date Application Accepted: February 10, 2016 Date Action Required: June 10, 2016

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to a condition.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Darkmoon Engineering	Property Owner:	CEC SMP Management, LLC
Parcel Number:	029-192-004	Lot Area:	5,625 sq. feet
General Plan:	Medium/High Density Residential (15-27) du/acre	Zoning:	R-3
Existing Use:	Single-Family Residence	Topography:	6% slope

Adjacent Land Uses:

North – Single-Family Residential (1-story) East - Multi-Family Residential (2-story)
South – Single-Family Residential (1-story) West – Single-Family Residential (1-story)

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	962 sq. ft.	+ 291 sq. ft. = 1,253 sq. ft.
Garage	193 sq. ft.	228 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 1,596 sf 28% Hardscape: 763 sf 14% Landscape: 3,266 sf 58%

IV. DISCUSSION

The existing residence is nonconforming to the southwestern interior lot line, as it is located two feet from the property line instead of the required six feet. The proposed project involves a 291 square foot addition that's proposed to be constructed in line with the existing residence. There will be no new windows on the addition, and the three windows on the existing residence will be removed to enhance privacy and comply with building code requirements for structures within 5 feet of the property line. The proposal includes French doors and a Juliette balcony off the rear of the master bedroom addition which will slightly encroach into the interior setback.

The portion of the neighboring property adjacent to the Juliette balcony is a maneuvering area for vehicles; therefore, the balcony is not anticipated to have an adverse effect on the privacy of the neighboring property. Additionally, a reduction in the width of the balcony in order to comply with the required interior setback would not significantly change the sightlines into the neighboring property and therefore the door and balcony are supportable as currently proposed.

Staff is supportive of this request because the project follows the line of the existing residence and is not anticipated to have any detrimental effect on the privacy of the neighboring property. In addition to following the line of the existing residence, the proposal does not include new windows, and removes the three existing windows to further maintain privacy. The Juliette balcony does not have a detrimental effect of privacy because it is adjacent to a maneuvering area for vehicles.

The proposed project is beneficial because it eliminates an existing nonconformity by demolishing the existing garage and building a new garage that meets the required interior setbacks. The new garage will also abate violations identified in ENF2015-00457 by restoring access to the covered parking space.

Transportation Review

Transportation staff has reviewed the project and determined that the driveway and garage configuration is supportable as submitted with the recommendation that the ribbon driveway is to be centered beyond the chimney as it approaches the garage.

Environmental Review

The project site is located within an area mapped as 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 September 25, 2013, for a neighboring property at 813 E. Anapamu Street was reviewed and accepted by the Planning Staff on October 1, 2013. The report indicated that there exists very little potential for unknown, intact, buried archaeological subsurface deposits within proposed development areas. Based on the absence of prehistoric cultural remains, the proposed project is not considered to have the potential to impact intact significant or important historic or prehistoric cultural remains as defined in the City MEA. The letter report recommended inclusion of the standard discovery condition. Staff has included the recommended conditions from the Archaeological Letter Report prepared for 813 E Anapamu, to be reproduced on the plans prior to submittal for building permit.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed residential addition is appropriate because it allows a desired improvement and is not anticipated to adversely impact the adjacent neighboring property because the project does not have any windows in the portion of the building that encroaches into the setback, and the sightlines from the door and juliette balcony look onto a parking and maneuvering area.

Said approval is subject to the following conditions:

- 1) The portion of the ribbon driveway after the chimney shall be centered between the property line and house as it approaches the garage.
- 2) If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent, and significance of any discoveries and 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 Planning Division 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

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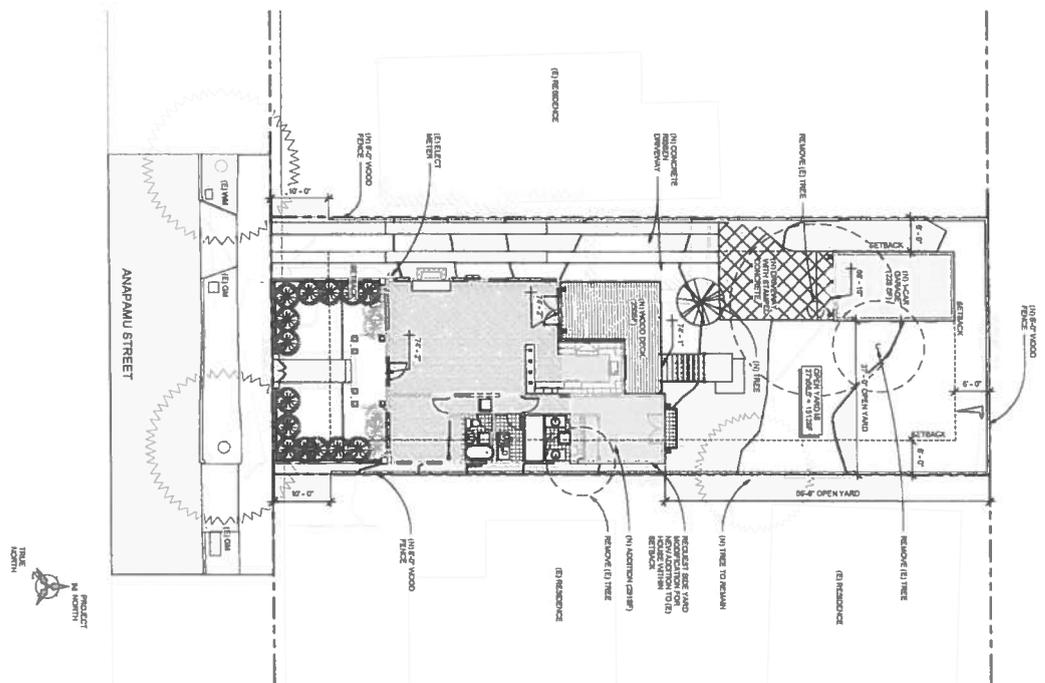
of the find. Work in the area may only proceed after the Planning Division grants authorization.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated December 21, 2015

Contact/Case Planner: Andrew Perez, Planning Technician I
(acperez@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x4559

1 SITE PLAN - PROPOSED
 1/2" = 1'-0"



PROJECT
 AS NORTH
 TRUE
 NORTH

PROJECT NUMBER	2015031200
DATE	12/04/2015
POUT DATE	12/29/2015 7:12:31 AM
DRAWN BY	RPV
SHEET NO.	

A0.4

CEC SMP MANAGEMENT, LLC
 PROJECT
 814 ANAPAMU, SANTA BARBARA CA
 ARCHITECTURAL SITE PLAN

These drawings were prepared by the Architect under contract to the Client. The Client is responsible for providing accurate information and for obtaining all necessary permits. The Architect is not responsible for any errors or omissions in these drawings. The Architect is not responsible for any construction methods or materials used in the construction of the project. The Architect is not responsible for any conditions or circumstances that may arise during the construction of the project. The Architect is not responsible for any damage to property or persons during the construction of the project. The Architect is not responsible for any delays or interruptions in the construction of the project. The Architect is not responsible for any costs or expenses incurred during the construction of the project. The Architect is not responsible for any legal or financial consequences of the construction of the project. The Architect is not responsible for any safety or health hazards during the construction of the project. The Architect is not responsible for any environmental impacts during the construction of the project. The Architect is not responsible for any social or economic impacts during the construction of the project. The Architect is not responsible for any cultural or historical impacts during the construction of the project. The Architect is not responsible for any other impacts during the construction of the project.



DARKMOON
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EXHIBIT A



RECEIVED
DEC 21 2015
CITY OF SANTA BARBARA
PLANNING DIVISION

Carrie Chase
CEC SMP Management, LLC
5755 Valentine Road
Ventura, CA 93003
December 21, 2015

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

**Re: Modification Request for 814 East Anapamu Street, Santa Barbara CA 93103
APN: 029-192-004**

Dear Staff Hearing Officer:

There is 1 existing building (962sf) that houses 1 residential unit. This residential unit is adjacent to and only 2feet from the southwesterly property line. This existing residential unit is encroaching on the current side yard setback requirements. There is also an existing 1-car garage (193sf) within the side yard setback on the Northeasterly property line. The existing garage currently has zoning and building violations because of modifications done to the front of the existing garage without a permit. The proposal of (291sf) for the addition of the existing residence along the Southwesterly property line contiguous with the existing exterior wall does not further encroach on the side yard setback. We are addressing privacy and building issues with removing the existing windows along this wall line and no proposed fenestrations at the addition. The existing 1-car garage will be demolished and a new 1-car garage (228sf) is proposed. This new garage will comply with the required side yard setback.

The modification being requested is to allow the addition and provide privacy for the neighboring adjacent property line. The new garage will provide parking off the street and remove the non-conforming existing 1-car garage.

DARKMOON BUILDING DESIGN AND ENGINEERING

36 Touran Lane • Goleta • California 93117 • (805) 680-6874 • fax (805) 456-3854 • darkmooneng@gmail.com

EXHIBIT B

Re: Modification Request for 814 East Anapamu Street, Santa Barbara CA 93103

APN: 029-192-004

December 21, 2015

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The major benefit of having the addition and remodeling is to increase the curb appeal of the neighborhood and discourage street parking for the current residence of this property. We are also providing more privacy for the adjacent property.

Sincerely,

A handwritten signature in black ink that reads "Jonathan Villegas". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Jonathan Villegas, P.E.

DARKMOON

BUILDING DESIGN AND ENGINEERING

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