



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: October 20, 2016
AGENDA DATE: October 26, 2016
PROJECT ADDRESS: 1208 Castillo Street (MST2016-00388)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *D.K.*
 Betsy Teeter, Planning Technician II *B.T.*

I. PROJECT DESCRIPTION

Proposal for a 119 square foot addition to the existing 740 sq. ft. one-story single family dwelling and a 90 square foot addition to the existing detached 175 square foot garage. The proposed improvements will attach the garage to the dwelling. The proposed total of 1,300 sq. ft. on a 2,747 square foot lot is 60% of the guideline maximum floor to lot area ratio.

The discretionary application required for this project is an Interior Setback Modification to allow the addition to the currently non-conforming garage to encroach into the required six foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: August 22, 2016 Date Action Required: November 21, 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:	Robert Pester	Property Owner:	Mike & Kevan Lyons
Parcel Number:	035-131-008	Lot Area:	2,747 sq ft
General Plan:	High Density Residential (28-36 du/acre)	Zoning:	R-4
Existing Use:	Single Family Residence	Topography:	1% slope
Adjacent Land Uses:			

North - Residential
 South - Residential

East - Residential
 West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	740 sq. ft.	740 + 119 = 859 sq. ft.
Garage	175 sq. ft.	175 + 90 = 265 sq. ft.
Accessory Space	None	None

C. PROPOSED LOT AREA COVERAGE

Building: 1,300 sf 47% Hardscape: 248 sf 9% Landscape: 1,209 sf 44%

IV. DISCUSSION

The project is exempt from review by the Single Family Design Board (SFDB). The proposed project involves an addition to the non-conforming single story dwelling and an addition to enlarge the currently detached non-conforming garage. The garage was re-built in 2007 to replace the original dilapidated garage, in the same location and the same size as the original garage, and is non-conforming both to size and location as it encroaches into the interior setbacks. The project includes a proposal to extend the master bathroom and closet, add a bathroom and laundry room to the dwelling and expand the undersized garage which will be attached to the dwelling through as a result of the new addition to the dwelling. The applicant is requesting an Interior Setback Modification to allow the proposed garage extension to be constructed in line with the existing garage, which encroaches five feet into the interior setback. The expanded garage will meet the current parking dimension standards, allowing for the parking of a vehicle. The addition to the dwelling is conforming to all required setbacks. Staff supports the requested interior setback modification because it is a uniform improvement and is not anticipated to adversely impact the neighbor to the northeast.

The project site is located within an area mapped as the Hispanic American Transition Period (1848-1870), the American Period (1870-1900) and the Early 20th Century Archaeological (1900-1925) sensitivity areas.. An Archaeological Letter report prepared by A. Jaqua Consulting (Allison Jaqua, M.A) dated August 22, 2016, 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.

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 addition is appropriate improvement to a single-family residence that is a uniform addition and is not anticipated to adversely impact the adjacent neighbor to the northeast.

Said approval is subject to the following conditions:

1. The proposed laundry room addition shall not be used as a bedroom or for sleeping purposes as UBC Chapter 11, 503d states that under no circumstances shall a private garage have any opening into a room used for sleeping purposes.
2. 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.

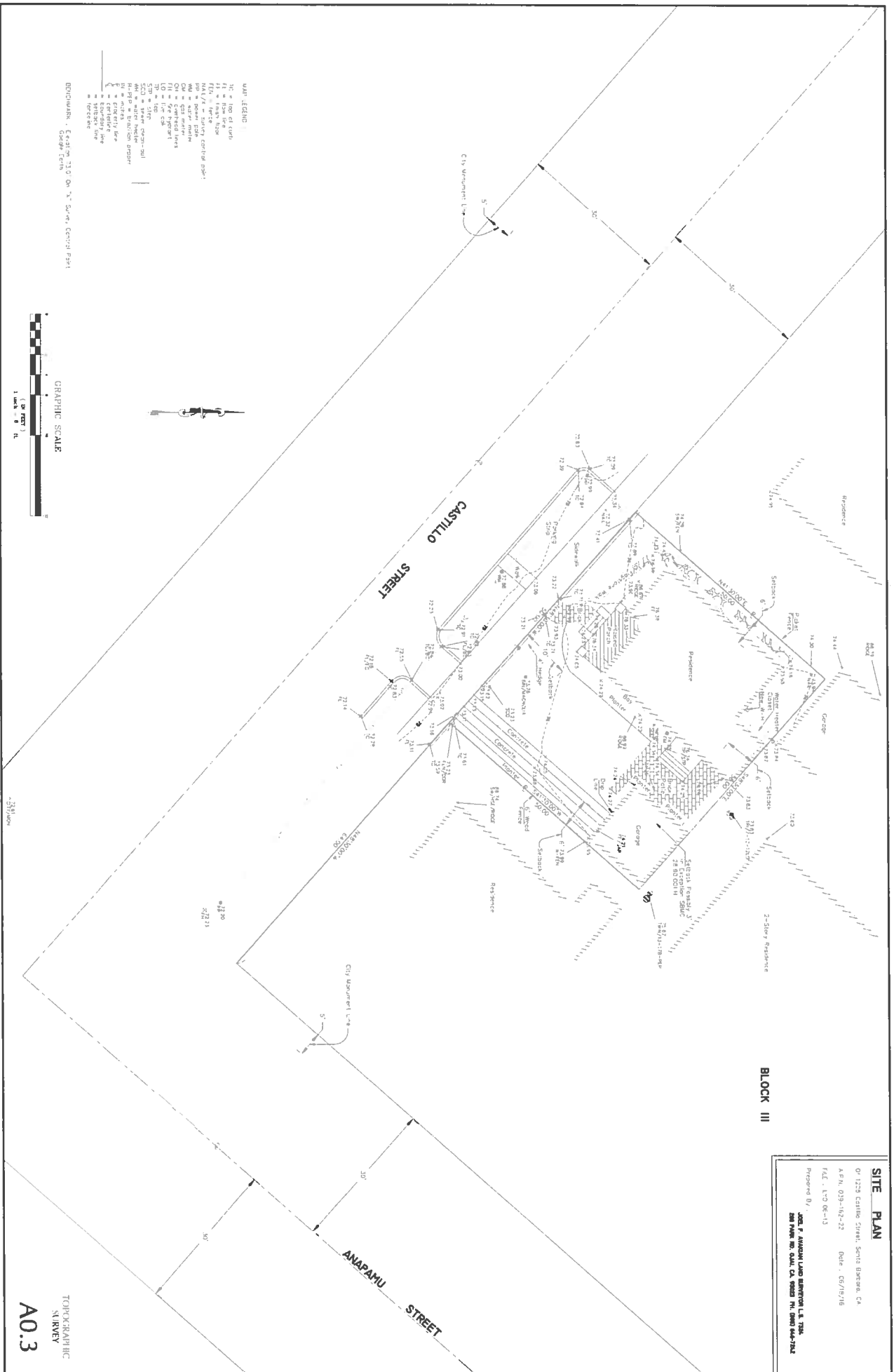
If a discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the 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.

STAFF HEARING OFFICER STAFF REPORT
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OCTOBER 20, 2016
PAGE 4

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated August 22, 2016
Contact/Case Planner: Betsy Teeter, Planning Technician II
(bteeter@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x 4563



DATE: 11/21/16

HC = top of curb
FI = finish floor
FL = finish floor
VAL = vertical center point
WB = water table
MPT = manhole
CM = cast member
CIP = cast in place
LO = lot center
SM = street
SPT = spot
SOT = street offset
HWP = horizontal
HWP = horizontal
F = property line
E = exterior
I = interior
M = material
S = structure

BOUNDARY: Section 110 On 1/4 Section 104 Part 1
Case #17-16-0007



BLOCK III

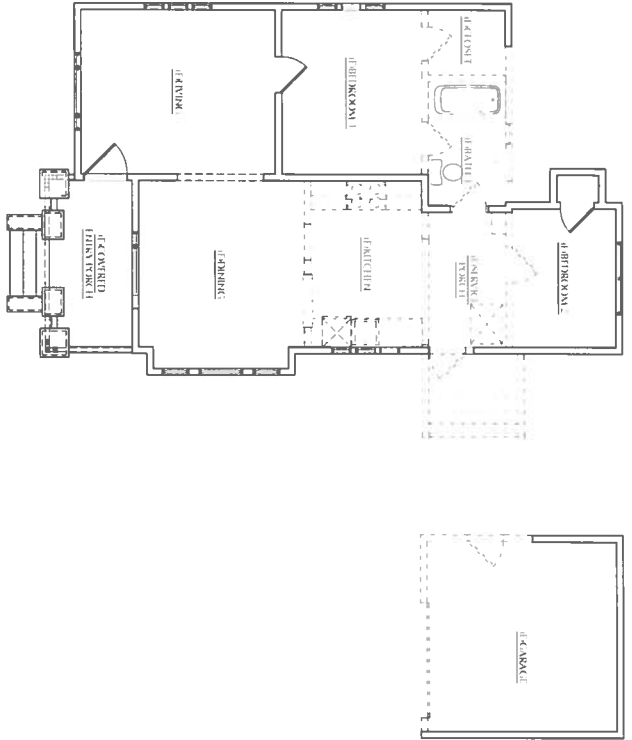
SITE PLAN

OF 1236 CASTLE STREET, SANTA BARBARA, CA
A.P.N. 029-162-22 Date: 05/16/16
FILE: 173-06-13

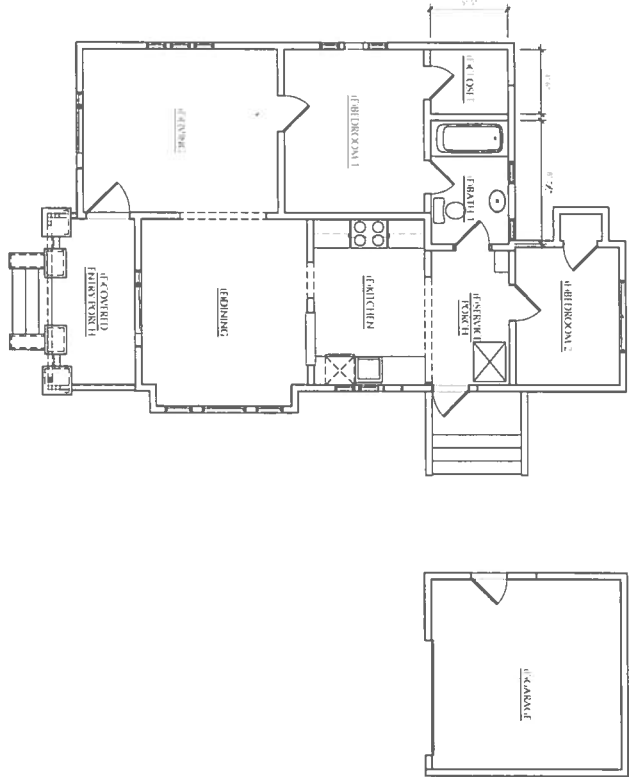
Prepared By:
JOEL F. AMARAL LAND SURVEYOR, L.S. 7384
288 MAIN ST. Ojai, CA 93023 PH: (805) 946-5746

TORREZ/AMARAL
SURVEY
A0.3

DEMOLITION FLOOR PLAN



EXISTING FLOOR PLAN



Handwritten initials/signature

Robert John Pester
 Architect
 805 889 3186
 501 LAKE AVENUE TORREYA
 SANTA BARBARA, CA 93101
 rjpest@com.net

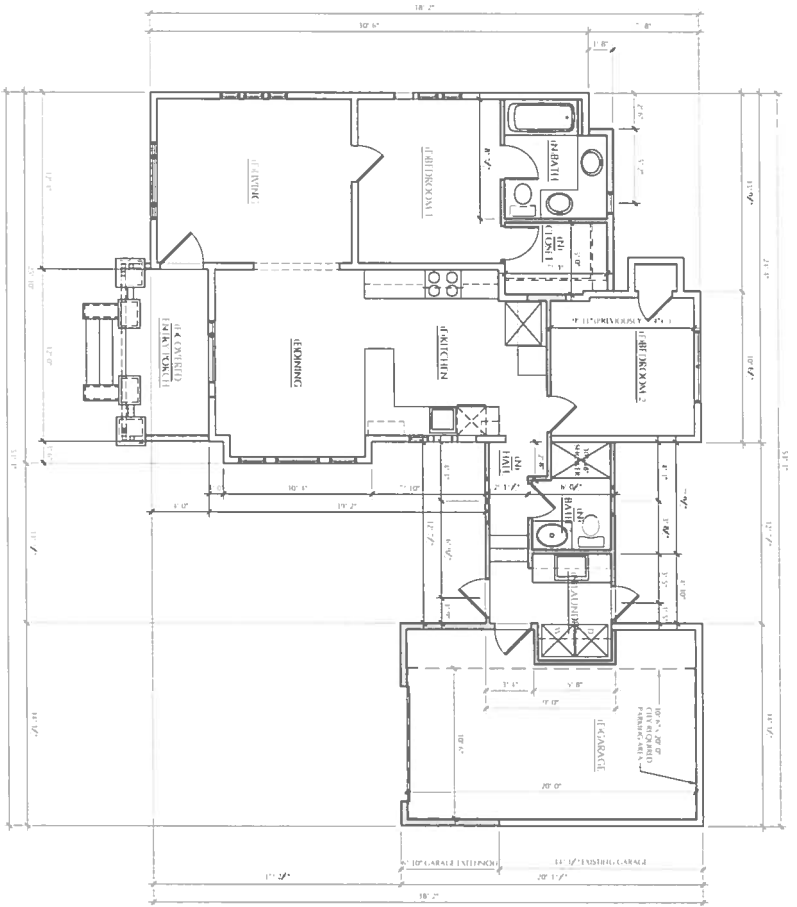


1208 Castillo Street
 Santa Barbara, CA 93101

DATE	ISSUE
2018.07.26	Prepared Contract
2018.07.26	Pre-Admin Contract
2018.07.26	Client Review
2018.08.22	Final Administration

SHEET TITLE:
 EXISTING AND
 DEMOLITION
 FLOOR PLANS

SHEET NUMBER:
A1.0



REMODEL / ADDITION FLOOR PLAN



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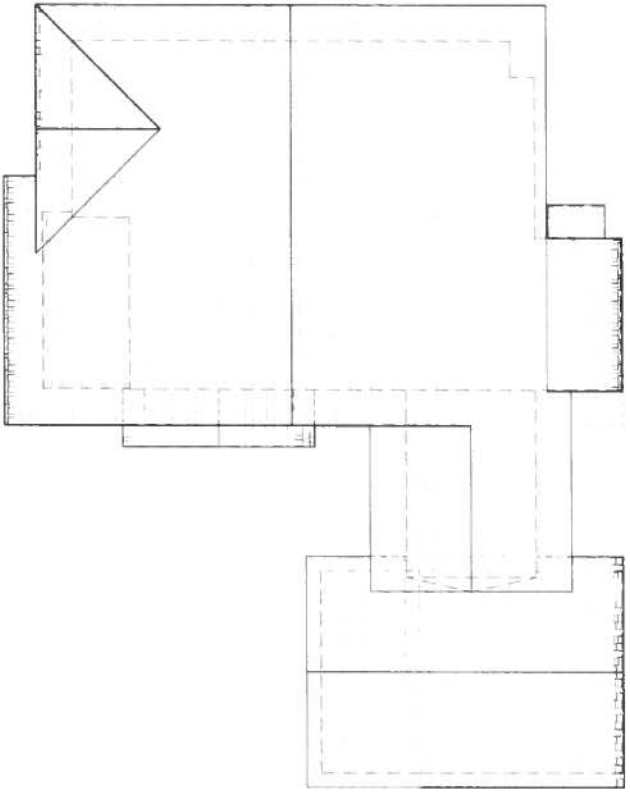
Robert John Pestler
 Architect
 805 889 3188
 500 LA JOLLA TORRENA
 SAN DIEGO, CA 92108
 rjpestler@com.net



1208 Castillo Street
 Santa Barbara, CA 93101

DATE	ISSUE
2/10/07	Prepared Contract
2/10/07	Pre-Model Contract
2/10/07	Clear Room Addition
2/10/07	Model Room Addition

SHEET NUMBER:
A2.0



ROOF PLAN

1/2" = 1'-0"



Handwritten signature or initials

Robert John Pesler
 Architect
 805 999 2186
 1001 AVILA TERRAZA
 SANTA BARBARA, CA 93101
 rjp@rjpsa.com



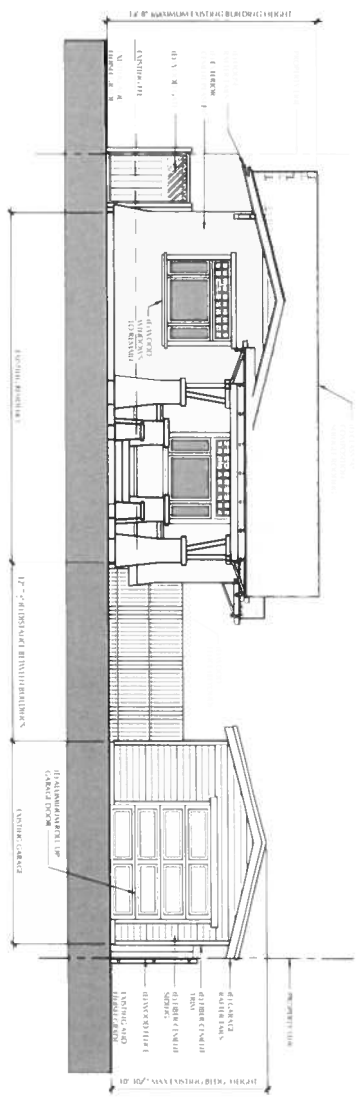
1208 Castillo Street
 Santa Barbara, CA 93101

DATE	ISSUE
2018/07/15	Prepared Contract
2018/07/16	Pre-Award Contract
2018/07/16	Construction Contract
2018/08/23	As-Built Construction

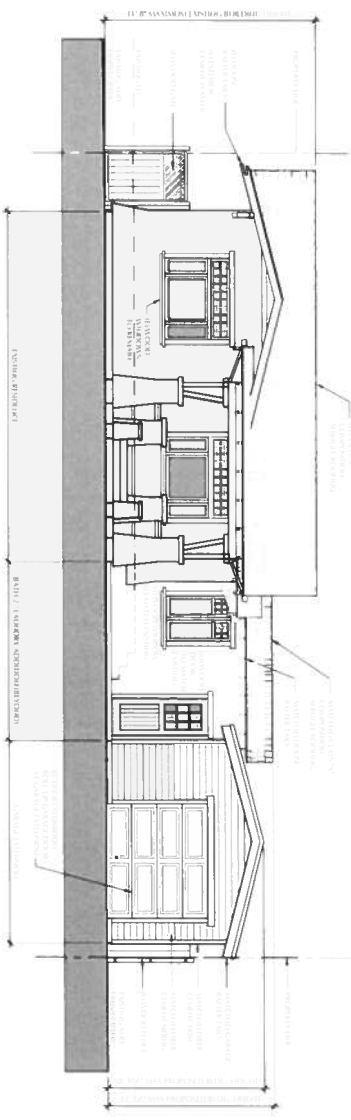
SHEET TITLE
 FLOOR PLAN

SHEET NUMBER
A3.0

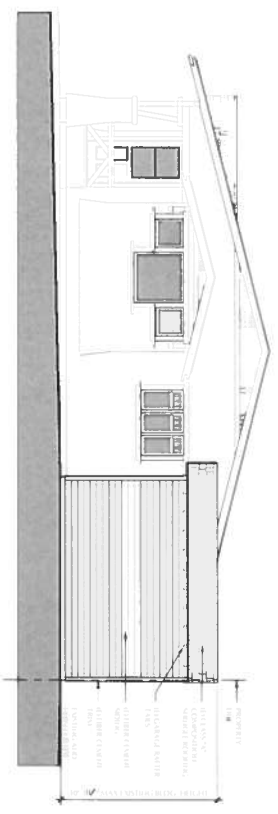
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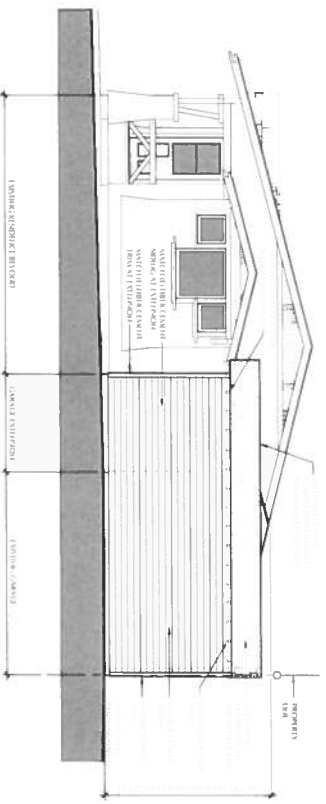
EXISTING FRONT ELEVATION - SOUTHWEST
1/8" = 1'-0"



PROPOSED FRONT ELEVATION - SOUTHWEST



EXISTING RIGHT SIDE ELEVATION - SOUTHEAST
1/8" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION - SOUTHEAST
1/8" = 1'-0"

1208 Castillo Street
Santa Barbara, CA 93101

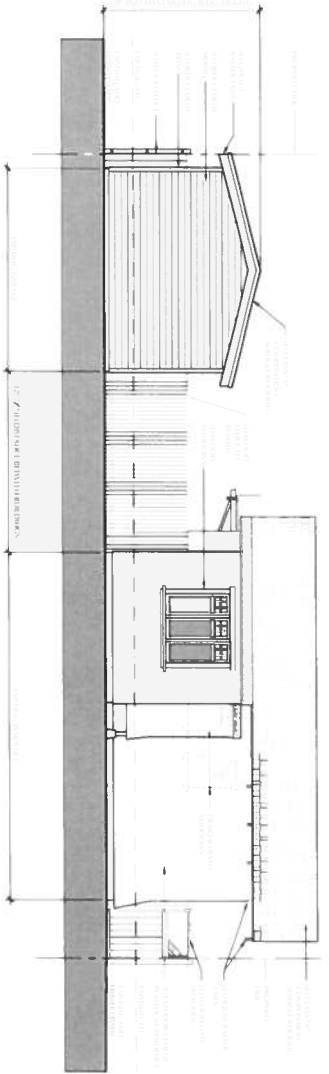


Robert John Pestler
Architect
805 888 3188
441 LA JOLLA TERRACE
SAN DIEGO, CA 92108
rjp_418@cox.net
CRUISE: Robert John Pestler

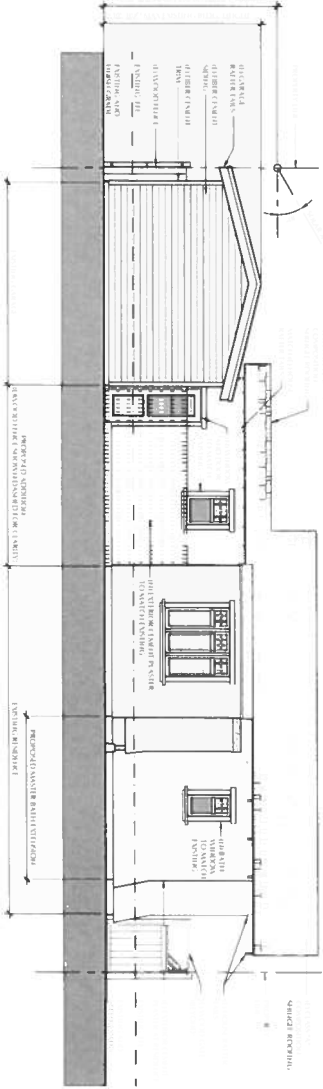
DATE	ISSUE
2018.07.24	Prepared Contract
2018.07.24	Final Model Contract
2018.07.24	Issue Permit
2018.08.12	Model Contract Update

SHEET TITLE:
EXTRIOR ELEVATIONS
AND HOLDING
SECTIONS

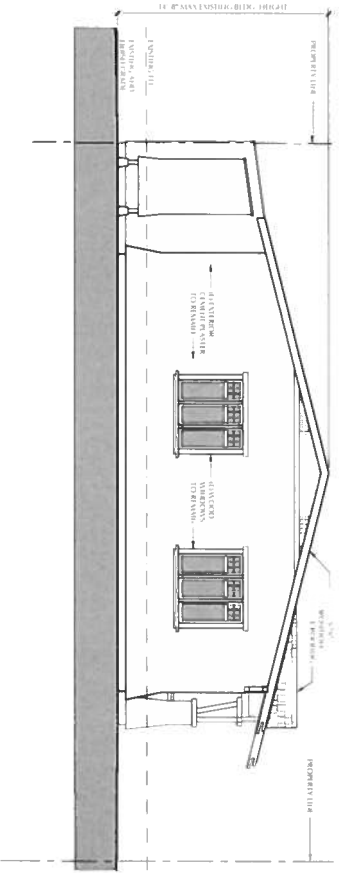
SHEET NUMBER:
A4.0



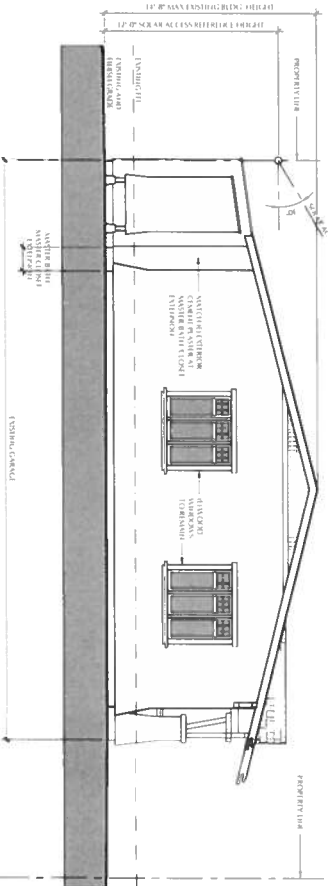
EXISTING LEFT SIDE ELEVATION - NORTHWEST



PROPOSED REAR ELEVATION - NORTHEAST



PROPOSED RIGHT SIDE ELEVATION - NORTHWEST



EXISTING RIGHT SIDE ELEVATION - NORTHWEST

APR

Robert John Pester
 Architect
 805 888 5188
 345 LA JOLLA MOUNTAIN DRIVE
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 rjp@rjpester.net
 Coastal Robert John Pester

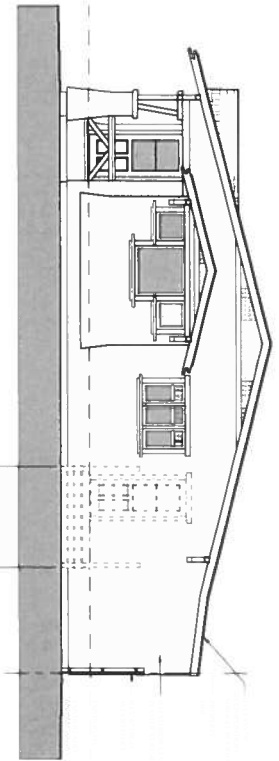


1208 Castillo Street
 Santa Barbara, CA 93101

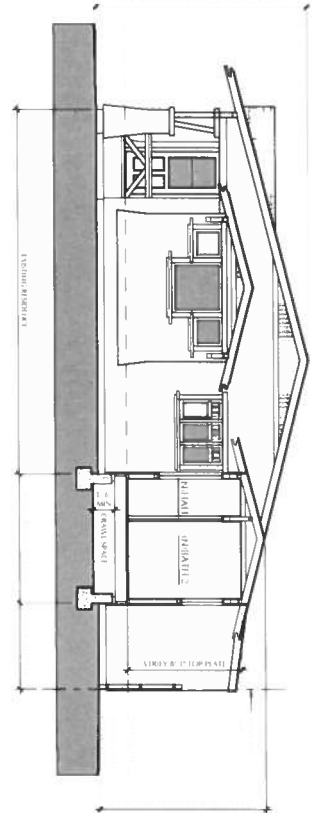
DATE	DESCRIPTION
2/15/17	Initial Set
3/15/17	Revised Set
4/15/17	Final Set
5/15/17	Construction Documents
6/15/17	Final Construction Documents
7/15/17	Final Construction Documents
8/15/17	Final Construction Documents
9/15/17	Final Construction Documents
10/15/17	Final Construction Documents
11/15/17	Final Construction Documents
12/15/17	Final Construction Documents

PROJECT NUMBER: **A4.1**

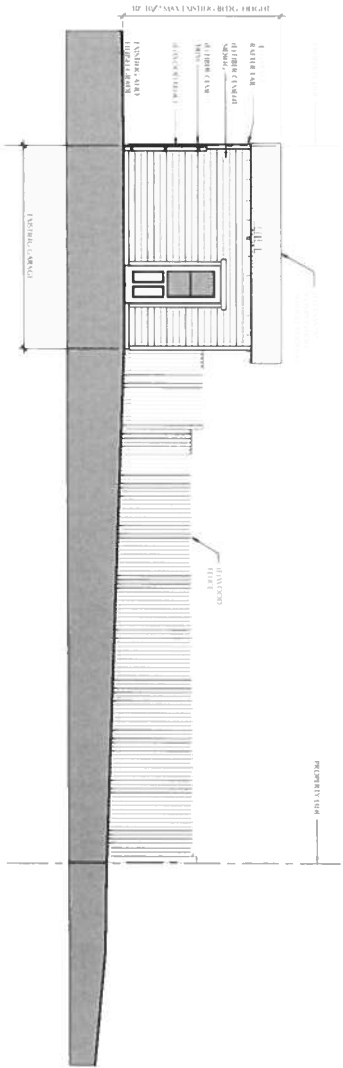
EXISTING RIGHT SIDE ELEVATION HOUSE ONLY SOUTHEAST
1/8" = 1'-0"



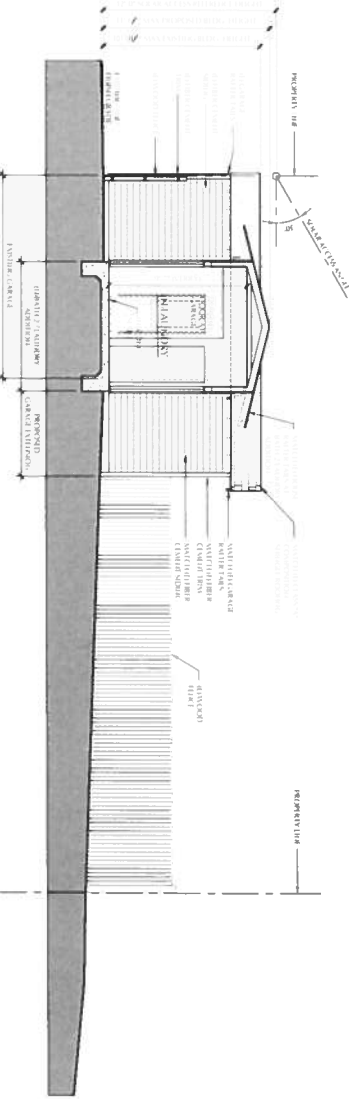
PROPOSED RIGHT SIDE ELEVATION HOUSE ONLY NORTHWEST



EXISTING LEFT SIDE ELEVATION - GARAGE ONLY - NORTHWEST



PROPOSED LEFT SIDE ELEVATION - GARAGE ONLY - NORTHWEST



1208 Castillo Street
Santa Barbara, CA 93101



Robert John Postler
Architect
405 888 3188
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SANTA BARBARA, CA 93103
1194-414@com.net
COUNCIL: Robert John Postler

DATE	ISSUE
2018.08.11	Planning Council
2018.07.26	Pre-Model Council
2018.07.26	Client Review
2018.08.22	Model Review

SHEET NUMBER:
A4.2

Robert John Pester, Architect
645 East Micheltorena Santa Barbara, CA 93013
cell: (805) 689 3169 email: rjp-aia@cox.net

City of Santa Barbara
Community Development Department
Planning Division
630 Garden Street
Santa Barbara, CA
93101

RECEIVED

AUG 22 2016

CITY OF SANTA BARBARA
PLANNING DIVISION

Attention: Staff Hearing Officer

Regarding: Addition to Existing Residence and Extension of an Existing Legal, Non-conforming detached On-Car garage

Address: 1208 Castillo Street
APN: 039-162-022
Zone: R-4

Dear Hearing Staff Office,

We are proposing to extend an existing legal, non-conforming detached (undersized) One-Car Garage as part of a project that will also add a new Bath and Laundry, and extend the Master Bath and Closet, to an existing legal non-conforming single family dwelling.

The existing garage is considered non-conforming because it encroaches into both the rear setback and one interior setback. The proposed Garage extension will extend one side of the building into the same interior setback, with the same amount of encroachment. No additional encroachment into the rear setback is proposed.

We are requesting a Zoning Modification for the encroachment of the extension of the Garage into the interior setback.

It should be noted that the existing Garage does not currently meet the interior clear parking dimensions, per City parking standards for covered one-car parking. The proposed garage extension will meet these parking requirements. The proposed improvements to the garage have been reviewed with Stacey Wilson, in Transportation Planning, who has indicated support for the proposed modification.

The overall project does not increase the developed square footage, (as of 1980), by more than 50%, and therefore, does not trigger the requirement to provide two covered parking spaces.

EXHIBIT B

RJP.

The proposed street-facing elevation of the garage will look the same as the existing elevation.

The benefit of the Zoning Modification will be to provide the minimum one-car covered parking requirement that is not currently being met.

The proposed Bath/Laundry addition, and the Master Bath/Closet extension are outside of any setbacks, and therefore, do not require any zoning modifications. The Bath/Laundry addition will attach the dwelling to the currently detached One-Car Garage.

Per SBMC 28.21.081, Outdoor Living Space Method A, the proposed improvements will meet the R-4 Zoning requirements for "Private Outdoor Living Space", as well as the additionally required "Open Space". This is a single-family development. So, Common Outdoor Living Space Method B does not apply.

Both departments of Planning and Transportation Planning have indicated that this request is supportable.

We look forward to approval of this Zoning Modification request.

Best regards,

A handwritten signature in black ink, appearing to read "Robert John Pester". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Robert John Pester, Architect
(805) 689-3169