



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** February 23, 2017  
**AGENDA DATE:** March 1, 2017  
**PROJECT ADDRESS:** 1703 Chapala Street (MST2016-00274)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Irma Unzueta, Acting Senior Planner  
 Betsy Teeter, Planning Technician II

### I. PROJECT DESCRIPTION

The proposed project is for the addition of three (3) new units to be constructed partially below grade in the basement of an existing three story (basement plus two stories above grade), 2,610 net square foot single-family dwelling unit to create a four (4) unit building and to expand the existing 340 square foot detached one car garage into a conforming two car garage with the addition of 60 square feet. Also proposed is a new spa and deck with a new laundry room, storage room and bicycle carport below. Three (3) uncovered parking spaces, including an accessible space, will also be added. The three (3) new units will all be one bedroom with an average unit size of 1,034 square feet and are being developed using the Average Unit Density (AUD) Program on a 9,750 square foot lot, with a density of 21 dwelling units per acre (du/ac). Grading excavation from the current 6 feet below surface to approximately 10 feet below surface will occur under the main building footprint, and the existing structure will be lifted upwards by 30 inches.

The discretionary applications required for this project are:

1. Front Setback Modification to allow uncovered parking in the required 10 foot Valerio Street front setback (SBMC §28.21.060 and SBMC §28.92.110); and
2. Interior Setback Modification to allow the new garage extension and roofline to encroach into the required 6 foot interior setback (SBMC §28.21.060 and SBMC §28.92.110); and
3. Interior Setback Modification to allow the new garage extension and roofline to encroach into the required 6 foot rear setback SBMC §28.21.060 and SBMC §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15183.

**II. RECOMMENDATION**

Staff recommends that the Staff Hearing Officer approve the project, subject to the findings in Section V of this Staff Report.

**III. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

Applicant: Bryan Murphy	Property Owner: Well Being Capitol Fund Trust
Parcel Number: 027-092-014	Lot Area: 9,750 sq. ft.
General Plan: Medium High Density Residential (15-27 du/acre)	Zoning: R-4
Existing Use: Single Family Residential	Topography: 2 % slope

Adjacent Land Uses:

North – Multi Family Residential	East – Hotel
South – Multi Family Residential	West – Multi Family Residential

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	2,760 sq. ft.	4,134 sq. ft.
Garage	340 sq. ft.	400 sq. ft.

**C. PROPOSED LOT AREA COVERAGE**

Building: 2,267 sq. ft. 23 %    Hardscape: 3,787 sq. 39 %    Landscape: 3,696 sq. ft. 38%

**IV. DISCUSSION**

The site is currently developed with a two story single family residence with a partial unfinished basement and a detached one car garage. The owner is proposing to add three one bedroom units under the house. This will require the building to be raised 30” but will allow the exterior of the existing building to be largely unaltered. The residence was added to the Potential Historic Resources List by the Historic Landmarks Commission (HLC) on November 30, 2016. An Historic Structures and Sites Report (HSSR) was accepted by the HLC which determined that the 1903 Queen Anne Free Classic style house retains almost all its original materials and would qualify as a City Landmark. The house is sited at the corner of Valerio and Chapala Streets along with other Victorian Era buildings, giving the streetscape a high historic integrity.

The three (3) new units are being developed using the Average Unit Density (AUD) Program which requires one parking space per residential unit. However, the applicant is requesting an

additional accessible parking space be added, bringing the total to five spaces. In order to provide this space, a Front Setback Modification on Valerio Street is required. Staff supports the Front Setback Modification because the uncovered accessible parking space along the driveway is not anticipated to adversely impact either the neighboring properties or the visual openness of the public street frontage.

Two Interior setback Modifications are also required to allow the new garage extension and roofline to encroach into the required 6 foot interior and rear setbacks. A 60 foot expansion to the existing 340 square foot detached garage is proposed in order to allow for a conforming two car garage. A redesign of the garage is proposed to add a new sloped roof which will encroach into the required interior and rear setbacks. The new roofline will allow the roof to more closely match the architectural style of the existing dwelling.

The project was reviewed by the Historic Landmarks Commission (HLC) on November 30, 2016 and on February 22, 2017. HLC supported both the proposed garage extension and the new roofline and felt the Interior and Rear Setback Modifications were appropriate for this historic resource. HLC also supports the accessible parking space being located within the front setback as it provides an additional space for use by individuals with disabilities.

Staff supports the Interior and Rear Setback Modifications as the proposed addition is appropriate because it is a minor addition and will allow for a conforming garage that follows the line of the existing garage with no new openings in the setback. The new roof design of the garage will provide for an aesthetic improvement and is not anticipated to adversely impact the adjacent neighbors or the visual aesthetic from the street.

Staff also supports the request for the Front Setback Modification for the additional accessible parking space as the proposed uncovered parking space allows for a reasonable accommodation to individuals with disabilities.

## **V. FINDINGS**

The Staff Hearing Officer finds that the Interior and Rear Setback Modifications to allow the new garage extension and roofline to encroach into the required 6 foot interior and rear setbacks are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The proposed Interior and Rear Setback Modifications are appropriate because the extension is a minor addition which will allow for a conforming garage that follows the line of the existing garage with no new openings in the setback. The new roof design of the garage will provide for an aesthetic improvement and is not anticipated to adversely impact the adjacent neighbors or the visual aesthetic from the street.

The Staff Hearing Officer finds that the Front Setback Modification for the accessible parking space within is appropriate because it is a minor addition which will provide for greater accessibility to an individual with disabilities and is not anticipated to adversely impact the adjacent neighbors or the visual aesthetic from the street.

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Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated February 7, 2017
- C. HLC Minutes dated November 30, 2016
- D. HLC Draft Minutes dated February 22, 2017

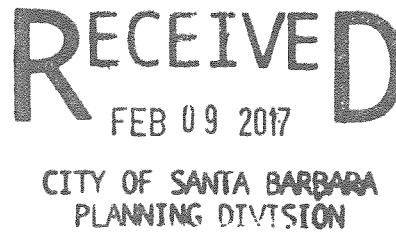
Contact/Case Planner: Betsy Teeter, Planning Technician II  
(BTeeter@SantaBarbaraCA.gov)  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470 x 4563

# Bryan T. Murphy Architect

3040 State Street Suite C  
Santa Barbara CA 93105  
805 569 0759

February 7, 2017

Modification Hearing Officer  
City of Santa Barbara  
630 Garden Street  
Santa Barbara, Ca. 93101



**RE: 1703 Chapala Street; APN: 027-092-014; Land Use Zone R-4**

Dear Modification Hearing Officer,

This letter is intended to describe the modification requests for 1703 Chapala Street as follows:

The existing conditions on the site include an existing 2 story historic single-family residential building (2,760 sq.ft.), with a partial un-finished basement (350 sq.ft.) and an existing detached (1) car, flat roofed garage (340 sq.ft.). The existing house is well outside of all the required setbacks on all sides. The existing garage however encroaches 5'-9" into the North / West property line's 6 foot interior yard setback, and 5'-9" into the South / West property line's 6 foot interior yard setback.

The project proposal includes adding (3) new (1) bedroom units, under the existing building. The building is lifted 30" in the process but otherwise is preserved largely un-altered on the exterior. The interior is remodeled slightly, relocating the Kitchen and Master Bedrooms, but the existing windows and doors, (except a few non-original ones) are preserved. The ground level of the site, on the (2) street sides of the building will be raised about 2 to 3 feet with a perimeter sandstone wall at the sidewalk (as is historically common in the area) and the ground level will be lowered to floor level of the new units below on the north side. (5) Parking spaces are proposed, and while only (4) are required per the A.U.D. program (5) would provide (1) space each for the new (1) bedroom units and (2) spaces for the existing (5) bedroom house. Since (3) new residential units are proposed the property must meet several Accessibility requirements. A "Van Accessible parking space" and a "Van Accessible Isle" must be provided and the isle must be located on the passenger side of the vehicle.. All new ground floor units must be on an accessible route from the public way and the accessible parking space, but the route can not pass behind any vehicle parking spaces. The accessible route must be 4ft. wide and meet low slope or ramp requirements.

Three modifications are requested.

The first modification requested is to allow the new garage extension and a new garage sloped roof to encroach 5'-9" into the North / West property line's 6 foot interior yard setback. The extension encroachment is 3'-2" long and the roof encroachment goes over the new 3'-2" and the 17' of existing encroachment. Since a sizable amount of work is proposed on the property the substandard garage needs to be fixed to meet the full (2) car requirement. The garage extension modification allows the garage to be in line with the existing garage and to meet the (2) car standards. The roof encroachment allows the roof of the garage to be sloped like the house and to match much more closely its architectural character. The encroachments have little potential for privacy or nuisance to the neighbor as it abuts the multi-unit apartments driveway.

The second modification requested is to allow the new garage sloped roof to encroach 5'-9" into the South / West property line's 6 foot interior yard setback (over the area of existing garage encroachment). Again the roof encroachment allows the roof of the garage to be sloped like the house

**EXHIBIT B**

and to match much more closely its architectural character. The encroachment has no potential for privacy or nuisance to the neighbor as it abuts the apartment's garage roof.

The third request is for the accessible parking space to encroach 2" and the accessible parking Isle 8' into the 10 ft. front yard setback along the Valerio Street property line. The accessible requirements of the 4ft. wide sidewalk, the Van Accessible parking space & isle along with the requirement that the Isle be on the passenger's side (and that the accessible route cannot pass behind any vehicle) leaves little option for the space between the existing buildings location and the front property line. This parking area is proposed to be well screened with vine plantings trained up the fence at the property line planter.

The benefits of the project are that it preserves a beautiful historic house, gives it a new economic viability, provides some much needed small sized rental housing in the urban core area and provides a fully developed site with the minimum impact on neighboring properties.

Sincerely,

Bryan T. Murphy

**ARCHAEOLOGY REPORT****3. 1703 CHAPALA ST****R-4 Zone**

**(2:15)** Assessor's Parcel Number: 027-092-014  
 Application Number: MST2016-00274  
 Owner: Well Being and Capital Funds Trust  
 Applicant: Justin Hendrix  
 Architect: Bryan Murphy

(Proposal for a new multi-family residential project using the Average Unit-Size Density (AUD) program. The proposal includes three new dwelling units to be constructed partially below grade in the basement of an existing three story (basement plus two stories above grade), 2,610 net square foot single-family dwelling unit. The residential unit mix will include three new 1-bedroom units at the basement level totaling 1,374 square feet and one 2,760 square foot five-bedroom unit on the existing ground and second floor levels. Also proposed is a 60 square foot one story addition to the existing 328 square foot detached garage, and a 72 square foot laundry room attached to the garage. The average unit size will be 1,034 square feet. The proposed density on the 9,750 square foot parcel will be 21 dwelling units per acre on a parcel with a General Plan land use designation of Medium High Density Residential of 15-27 dwelling units per acre. There will be two covered and three uncovered parking spaces, and bicycle parking. Grading excavation from the current 6 feet below surface to approximately 10 feet below surface will occur under the main building footprint, and the existing structure will be lifted upwards by 30 inches. Staff Hearing Officer review is required for a zoning modification to allow the garage addition to encroach into the required interior setback.)

**(Review of a Phase I Archaeological Resources Report, prepared by David Stone, Dudek.)**

Actual time: 2:16 p.m.

Present: David Stone, Dudek

Staff comments: Ms. Plummer stated that Dr. Glassow has reviewed the archaeological report pertaining to the property and concluded that the archaeological investigation supports the report's conclusions and recommendations.

Public comment opened at 2:16 p.m., and as no one wished to speak, it was closed.

**Motion: To accept the report as submitted.**

Action: La Voie/Drury, 7/0/0. (Murray and Shallenberger absent.) Motion carried.

**EXHIBIT C**

**CONCEPT REVIEW - NEW****4. 1703 CHAPALA ST****R-4 Zone**

**(2:25)** Assessor's Parcel Number: 027-092-014  
 Application Number: MST2016-00274  
 Owner: Well Being and Capital Funds Trust  
 Applicant: Justin Hendrix  
 Architect: Bryan Murphy

(Proposal for a new multi-family residential project using the Average Unit-Size Density (AUD) program. The proposal includes three new dwelling units to be constructed partially below grade in the basement of an existing three story (basement plus two stories above grade), 2,610 net square foot single-family dwelling unit. The residential unit mix will include three new 1-bedroom units at the basement level totaling 1,374 square feet and one 2,760 square foot five-bedroom unit on the existing ground and second floor levels. Also proposed is a 60 square foot one story addition to the existing 328 square foot detached garage, and a 72 square foot laundry room attached to the garage. The average unit size will be 1,034 square feet. The proposed density on the 9,750 square foot parcel will be 21 dwelling units per acre on a parcel with a General Plan land use designation of Medium High Density Residential of 15-27 dwelling units per acre. There will be two covered and three uncovered parking spaces, and bicycle parking. Grading excavation from the current 6 feet below surface to approximately 10 feet below surface will occur under the main building footprint, and the existing structure will be lifted upwards by 30 inches. Staff Hearing Officer review is required for a zoning modification to allow the garage addition to encroach into the required interior setback.)

**(A. Review of Phase I Historic Structures/Sites Report only. The report found the building eligible as a City Landmark because of its historical associations and architectural significance as a Queen Anne Free Classic residence constructed in 1903.)**

**(B. Miscellaneous Action Item. Add the Queen Anne Free Classic residence constructed in 1903 to the City's Potential Historic Resources List as it was found to be eligible as a City Landmark in the Historic Structures/Sites Report that was accepted by the Historic Landmarks Commission, with comments, on November 30, 2016.)**

Actual time: 2:17 p.m.

Present: Pamela Post, Post/Hazeltine Associates

Staff comments: Ms. Hernandez stated that she agrees with the conclusions of the report that the building is eligible as a City Landmark and should be added to the Potential Historic Resources List.

Public comment opened at 2:23 p.m.

Kellam de Forest commented on the significance of the Hunt family, stating that the home and setting should be preserved as much as possible.

Public comment closed at 2:24 p.m.



**Motion: To accept the report with comments:**

1. On page 31, in application of the integrity criteria, include that the original wood roof shingles changed to composition shingles.
2. On page 28, include that Walter LeRoy Hunt was a prominent part of the Downtown Organization, specifically in the development of the downtown parking district and State Street plaza.

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

**Motion: To add the structure located at 1703 Chapala Street to the City's Potential Historic Resources List as it is eligible for City Landmark designation.**

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

**(C. Concept Review. Comments only; project requires Staff Hearing Officer review for a requested Zoning Modification. This project was last reviewed by the Architectural Board of Review on August 29, 2016. It has been referred to the Historic Landmarks Commission due to the property's inclusion on the City's Potential Historic Resources List.)**

Actual time: 2:29 p.m.

Present: Brian Murphy, Architect; Rob Fowler, Landscape Architect; Justin Hendrix, Applicant; and Pamela Post, Post/Hazeltine Associates

Public comment opened at 2:38 p.m.

Kellam de Forest asked how the raising of the house will compromise its historical integrity.

Ms. Hernandez responded that the raising of the house 2½ feet will have a minimal impact on the significance of the historic resource, as its character-defining original elements will remain intact. The new material on the bottom portion was chosen carefully for minimal visual impact as seen from the streetscape.

Public comment closed at 2:39 p.m.

Commissioner comments:

1. The Commission supports the modification.
2. Commissioner Grumbine stated that the relationship of the skirt, which becomes a full-height story of vertical siding, and the house is not resolved. He also requested that the drawings of the existing condition be as detailed as the proposed design for easier comparison.
3. Commissioner Veyna commented that the grounds are filled and that there is not much space that is not being used.
4. Commissioner Orías expressed appreciation for the effort to preserve the house and ensure harmony between it and the addition.
5. Commissioner La Voie stated that if the goal is to create the illusion that the house has not been lifted, the retaining wall should be carried across the entire two street frontages. He also recommended more traditional and simple landscaping. He preferred hedging or landscape on the wall instead of fencing, and no fireplace on the exterior.
6. Chair Suding stated that raising the house on the plinth as proposed does not suit the site or complement the architecture of the building, and he does not support the project as proposed.
7. Commissioner Mahan stated that locating the stone wall on the outside of the site would be more historically appropriate. He expressed concern about neighborhood compatibility, stating that the exterior is overdeveloped and needs to be more traditional and restrained.
8. Commissioner Drury agreed that the landscape is too complex and curvilinear.

**CONCEPT REVIEW - CONTINUED****5. 1703 CHAPALA ST****R-4 Zone**

**(2:15)** Assessor's Parcel Number: 027-092-014  
 Application Number: MST2016-00274  
 Owner: Well Being and Capital Funds Trust  
 Applicant: Justin Hendrix  
 Architect: Bryan Murphy

(This property is listed on the City's Potential Historic Resources List, eligible as a Landmark as a Queen Anne Free Classic style building constructed in 1903. Proposal for a new multi-family residential project using the Average Unit-Size Density (AUD) program. The proposal includes three new dwelling units to be constructed partially below grade in the basement of an existing three story (basement plus two stories above grade), 2,610 net square foot single-family dwelling unit. The residential unit mix will include three new 1-bedroom units at the basement level totaling 1,374 square feet and one 2,760 square foot five-bedroom unit on the existing ground and second floor levels. Also proposed is a 60 square foot one-story addition to the existing 328 square foot detached garage, and a 72 square foot laundry room attached to the garage. The average unit size will be 1,034 square feet. The proposed density on the 9,750 square foot parcel will be 21 dwelling units per acre on a parcel with a General Plan land use designation of Medium High Density Residential of 15-27 dwelling units per acre. There will be two covered and two uncovered parking spaces, one Americans with Disabilities accessible isle and parking space, and bicycle parking. Grading excavation from the current 6 feet below surface to approximately 10 feet below surface will occur under the main building footprint, and the existing structure will be lifted upwards by 30 inches. Staff Hearing Officer review is required for zoning modifications to allow the garage addition to encroach into the required interior setbacks and front setback and for the Americans with Disabilities accessible isle and parking space to encroach in the interior setback.)

**(A. Review of Phase 2 Historic Structures/Sites Report. The report concluded that the project's impacts to the historic resource are Less than Significant (Class III) as the project meets the Secretary of the Interior's Standards for Rehabilitation.)**

**(B. Concept Review. Comments only; project requires Staff Hearing Officer review for requested Zoning Modifications to allow the garage addition and Americans with Disabilities accessible isle and parking space to encroach in the required setback. Project was last reviewed on January 11, 2017.)**

Actual time: 2:22 p.m.

Present: Pamela Post and Tim Hazeltine, Historians, Post/Hazeltine Associates; and Bryan Murphy, Architect; and Rob Fowler, Landscape Architect

Staff comments: Ms. Hernandez stated that she agrees the conclusions of the report that the impacts to the historic resource are Less Than Significant, and the project meets the Secretary of the Interior's Standards for Rehabilitation.

Public comment opened at 2:24 p.m., and as no one wished to speak, it was closed.

**Motion: To accept the report as submitted.**

Action: Drury/Mahan, 7/0/0. (Murray absent.) Motion carried.