



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 20, 2017
AGENDA DATE: April 26, 2017
PROJECT ADDRESS: 16 W Los Olivos (MST2017-00053)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Irma Unzueta, Acting Senior Planner
 Betsy Teeter, Acting Assistant Planner

I. PROJECT DESCRIPTION

The 6,546 square foot project site is currently developed with a 1,778 square foot single-family residence, attached 330 square foot one car garage with an 83 square foot storage room. The proposal is to add 25 square feet at the rear of the house in order to expand the bathroom. The proposal also includes an interior remodel and two new exterior doors. The project will address violations identified in a Zoning Information Report (ZIR2015-00354).

The discretionary application required for this project is an Open Yard Modification to allow the open yard area to be located within the secondary front yard (SBMC § 28.18.060 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 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Amy Von Protz	Property Owner:	Zachary and Jennifer Kramer
Parcel Number:	025-191-012	Lot Area:	6,546 sf
General Plan:	Low Density Residential (max. 5 du/ac)	Zoning:	E-3 (Single Family Residential)
Existing Use:	Residential	Topography:	15% slope

Adjacent Land Uses:

- North – Residential
- East - Residential
- South – Residential
- West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,687 sf	1,692 sf
Garage	330 sf	No change
Accessory Space	83 sf	No change

C. PROPOSED LOT AREA COVERAGE

Building: 2,191 sf 33% Hardscape: 887 sf 14% Landscape: 3,468 sf 53%

IV. DISCUSSION

The proposed project is for an addition of 25 square feet at the rear of the dwelling in order to expand the bathroom. The property is located at the corner of W Los Olivos Street and Las Rosas Lane and has two front yards. The project is located in the E-3 zone which requires a thirty-foot front setback. Given the existing location of the dwelling and garage and the two large front yards, the open yard area is non-conforming to the current Code requirements. The applicant is proposing to designate a portion of the secondary front yard as the open yard area. Although the small proposed addition will slightly reduce the open yard area at the rear of the house, which currently serves as a portion of the property's open yard area, the open yard area located in the secondary front yard will not be reduced by the proposed addition. Further, the proposed open yard meets both the minimum size and dimension requirements.

The project site is located within an area mapped as American City Archaeological and Early 20th Century Archaeological (1900-1920) sensitivity areas. The applicant has been advised that if excavation exceeds 12 inches in depth, an archaeological letter report will be required. 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.

Staff supports the request for the Open Yard Modification as the property is site constrained due to the two front yards and the location of the existing development on site. The proposed addition to the dwelling is minor and will allow for a uniform addition to the dwelling that will improve the functionality of the interior space while meeting the setback requirements. The proposed open yard area will provide a useable area for the residents and will fulfill the intent of the open yard requirements in terms of both size and minimum required dimensions. Also, the proposed addition and alterations, including the new doors, are not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage.

The proposal will address violations outlined in a 2015 Zoning Information Report (ZIR2015-00354), including lowering the front hedge along the driveway and above the front retaining wall and lowering the fence along the driveway which exceeds the maximum allowable height of three and one half feet within 10 feet of either side of a driveway. Also, the pool and spa were removed without the required permit. Therefore, a condition has been included that the violations outlined in ZIR2015-00354 shall be abated as part of this proposal.

V. FINDINGS

The Staff Hearing Officer finds that the Open Yard Setback 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 and alterations are appropriate due to the location of the existing development on site and the constraint of having two front yards. The small expansion provides a uniform addition to the dwelling that improves the functionality of the interior space while meeting the setback requirements. The proposed open yard area will provide a useable area for the residents and fulfill the intent of the open yard requirements in terms of both size and minimum required dimensions. The proposed addition and alteration, including the new doors, are not anticipated to adversely impact the adjacent neighbors of the visual openness of the street frontage.

Said approval is subject to the following conditions:

1. The violations outlined in ZIR2015-00354 shall be abated as part of this proposal and shall be included in the Scope of Work for the project.
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.”

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated April 13, 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



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

Zachary and Jennifer Kramer
16 West Los Olivos Street
Santa Barbara, Ca.
Tel.: 651-242-2554

April 13, 2017

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

Re: Modification Request for 16 West Los Olivos Street

Land Use Zone E-3

Dear Staff Hearing Officer,

There is an existing house (1778 sq. ft. gross) with a one car attached garage (360 sq. ft. gross) on the property. All of the buildings have permits according to the City building files. The proposal is to add a 31 sq. ft. gross and 25 sq. ft. net bathroom addition at the North interior property line inside of the required setback.

The modifications are being requested because:

-The current property has two front yard setbacks of 20'-0". (Las Rosa Lane and West Los Olivos Street)
Due to these constraints – there is no place for the City of Santa Barbara required 1250 open yard area.

The current residence has two full bathrooms with no true master bathroom. The addition will add sq. ft. to an existing bathroom.

Amy Von Protz for Owners: Zachary and Jennifer Kramer

RECEIVED
APR 13 2017
CITY OF SANTA BARBARA
PLANNING DIVISION

EXHIBIT B