



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: June 29, 2017
AGENDA DATE: July 5, 2017
PROJECT ADDRESS: 817 Marilla (MST2017-00033)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Irma Unzueta, Acting Senior Planner *IU*
 Betsy Teeter, Planning Technician II *BT*

I. PROJECT DESCRIPTION

The 4,569 square foot project site is currently developed with a 1,610 square foot two-story, single-family residence and attached 235 square foot, one-car garage with an attached 497 square foot accessory building. The proposal is to construct a 365 square foot second-story addition to the existing residence and a new 285 square foot attached carport below the proposed second-story addition. The proposed total of 2,005 square feet on a 4,569 square foot lot located in the Hillside Design District is 86% of the maximum allowable floor-to-lot-area ratio (FAR).

The discretionary application required for this project is a Front Setback Modification to allow a portion of the carport to be located in the required 20-foot front setback for parking that backs out onto the street (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 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 the findings and conditions in Section V of this Staff Report.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Dylan Henderson	Property Owner: Ian C. Plant
Parcel Number: 035-060-005	Lot Area: 4,620 sq. ft.
General Plan: Medium High Density Residential (15-27 du/acre)	Zoning: R-3
Existing Use: Single Family Residential	Topography: 23% slope

Adjacent Land Uses:

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

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	878 sq. ft.	365 sq. ft.
Garage/carport	235 sq. ft.	261 sq. ft.
Accessory space	497 sq. ft.	None

C. PROPOSED LOT AREA COVERAGE

Building: 922 sf 20 % Hardscape: 331 sf 7 % Landscape: 3,367 sf 73 %

IV. DISCUSSION

The site is currently developed with an 878 square foot two-story, single-family residence which includes a 235 square foot, one-car garage with an attached 497 square foot accessory area below the dwelling. The proposed project is to add 365 square feet to the dwelling on the west side of the building in order to enlarge two of the bedrooms and to construct a new one vehicle carport below the addition. The owner is requesting a Front Setback Modification to allow a portion of the carport to be located in the required 20-foot front setback for parking that backs out onto the street.

This project was conceptually reviewed by the Single Family Design Board (SFDB) on February 21, 2017, and continued indefinitely to the Staff Hearing Officer with support for the Modification request.

The lot is relatively small as is the existing dwelling. The expansion of the house and the addition of the carport are appropriate improvements for the site as they will not encroach into any required interior setbacks and the 2nd story dwelling portion of the building will not encroach into the required front setback. The Zoning Ordinance requires a 10-foot front setback for structures and buildings located on R-3 zoned properties and a 20-foot setback for parking structures which back out onto the street. Although the new carport will encroach into the required 20-foot front setback, staff supports the Front Setback Modification request for the carport as the addition of the carport will provide a benefit both to the subject property and the neighborhood by providing two conforming off-street parking spaces.

A site inspection of the property revealed that a patio cover on the side patio, items stored at the side of the house and a portable tarp on the driveway encroach into the required interior setback and a fountain encroaches into the required front and interior setbacks. A condition has been included to require the removal of these items from the front and interior setbacks.

The project is located within the American City and the Early 20th Century Archeological Sensitivity Zones, areas identified in the City's Master Environmental Assessment as areas of potential archeological significance. 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 June 13, 2017, 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 Front 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 Modification will allow the new carport to provide a 2nd conforming on-site parking space, which will benefit both the subject property and the neighborhood. In addition, the new carport is not anticipated to negatively impact the neighbors.

Said approval is subject to the following conditions:

1. The patio cover on the side patio, the portable tarp on the driveway, stored items within the interior setbacks and the fountain located in the interior and front setbacks shall be removed prior to issuance of the building permit.
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 June 23, 2017
- C. SFDB Minutes dated February 21, 2017

Contact/Case Planner: Betsy Teeter, Planning Technician II
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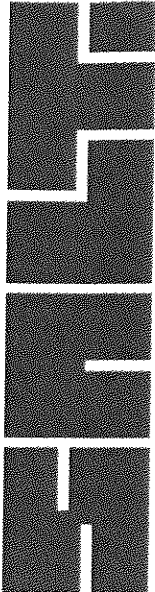
City of Santa Barbara California

*** 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



Dylan Henderson
116 East Yanonali Unit F1, SB, CA 93101
805-729-4276

06/23/2017

Re: Modification Request for 817 Marilla Ave, APN, R3

Dear Staff Hearing Officer,

There is an existing house of 1,610 SQ FT. The entire living area of the house is located on the second floor at 878.48 SQ FT with a ground level garage/parking area of 235 SQ FT. The existing house has a building permit according to the City building files. The proposal is to add 364.9 SQ FT to the second story of the home on the West side of the existing house to increase the size of Mr and Mrs Ian Plant's two daughter's bedrooms which are currently 8'-6" in width. As well, we are adding a legal parking space below the addition in a 261 SQ FT carport as we are required to comply with the parking requirements of two parking spaces.

We are requesting a modification to the required setback for the second story addition of 364.9 SQ FT to increase the size of Mr and Mrs Ian Plant's two daughters bedrooms as stated above. The Land Use Code dictates a 20' setback from the property line for a parking space to be able to back out onto the street. The existing garage is 11'-9 1/2" from the property line. Our addition is greater than the existing condition by 1 FT (12'-10 1/2"). I have had Transportation review our application and they have stated that this is an approvable condition as the proposal is better than what currently exists. It was also decided that because there is no sidewalk on our side of the street and each of the neighbors has a similar existing setback that our proposal was not creating a greater life safety concern.

The major benefit of our proposal would add 9'-9" in width to girl's bedrooms which makes these rooms exceedingly more livable for two teenage girls. If I were to comply with the 20'

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EXHIBIT B

setback we would not be able to add room to one of the girl's rooms in a house that is only 763 SQ FT of existing living space on the second level. We are also adding a legal parking space to the property which will help with the congested parking along the street.

Thank you so much for your consideration in this matter, it will be a huge change for the Plant family to be able to increase the size of their home.

Sincerely, Dylan Henderson

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 817 MARILLA AVE****R-3 Zone**

(5:00) Assessor's Parcel Number: 035-060-005
 Application Number: MST2017-00033
 Owner: Ian C. Plant
 Applicant: Dylan Henderson

(Proposal to construct a 365 square foot second-story addition to the existing 1,641 square foot two-story single-family residence with an attached one-car garage. Other site improvements include a new 285 square foot attached carport below the proposed second-story addition. The proposed total of 2,005 square feet on a 4,569 square foot lot located in the Hillside Design District is 86% of the maximum allowable floor-to-lot area ratio (FAR). Staff Hearing Officer Review is required for a front setback modification request.)

(Comments Only; Project requires Staff Hearing Officer review for a Zoning Modification request.)

Actual time: 6:01 p.m.

Present: Dylan Henderson, Applicant; and Ian C. Plant, Owner

Public comment opened at 6:08 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Staff Hearing Officer for return to Full Board with comments:

- 1) Restudy the neighborhood compatibility to match closer to the existing structure.
- 2) Restudy the roof configuration.
- 3) Return with a color board represented on the elevations.
- 4) Provide a trellis element in the front to blend with the existing to the new addition, possibly wrapping columns to be more in tune with the existing architecture.
- 5) The Board finds the proposed front setback modification request for the driveway in the front setback to be aesthetically appropriate, and does not pose consistency issues with the Single Family Design Guidelines and findings.

Action: Miller/Woolery, 5/0/0. Motion carried. (James absent.).

EXHIBIT C