

# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** June 29, 2017  
**AGENDA DATE:** July 5, 2017  
**PROJECT ADDRESS:** 821 Coronel Street (MST2016-00292)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Irma Unzueta, Acting Senior Planner  
 Pilar Plummer, Planning Technician I

### **I. PROJECT DESCRIPTION**

The 0.39-acre site is currently developed with a two-story, 2,450 square foot single-family residence, located in the Hillside Design District. The structure is a designated City Landmark: Hunt-Stambach House, designed by Peter J. Barber. No work is proposed on the designated City Landmark. Also existing on site is a non-historic swimming pool on the south elevation, and several historically significant features, including a stone retaining wall, wall fountain, steps, a reflecting pool, and Eucalyptus trees. The project involves the construction of a new detached, two-story building in the front yard. A two-car garage of approximately 500 square feet is proposed on the ground floor, and an accessory dwelling unit of approximately 690 square feet is proposed on the second floor of the new building.

The discretionary application required for this project is a Modification to allow the proposed two-story accessory building to be located in the front yard (SBMC § 28.87.160 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: Steve Harrel  
 Parcel Number: 035-243-013

Property Owner: Adam & Julie Ross  
 Lot Area: 17,221 Square Feet

General Plan: Low Density Residential      Zoning: E-1  
 Existing Use: Residential                      Topography: 6%

Adjacent Land Uses:

North - Residential (2-story)                      East - Residential (2-story)  
 South - Residential (1-story)                      West - Residential (2-story)

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	2450 sq. ft.	2450 sq. ft.
Garage	0 sq. ft.	500 sq. ft.
Accessory Dwelling Unit	0 sq. ft.	690 sq. ft.

**C. PROPOSED LOT AREA COVERAGE**

Building: 2951 sf 17.1%      Hardscape: 3034 sf 17.6%      Landscape: 11,236 sf 65%

**IV. DISCUSSION**

As of January 2017, California Government Code Section 65852.2 superseded local agency regulations for secondary dwelling units (SBMC 28.94.030.Z) and accessory dwelling units (SBMC 28.18). Under the new legislation, accessory dwelling units (ADU) are allowed in any zone, provided that the lot is zoned for residential use and contains an existing single-family dwelling, and the ADU complies with all of the regulations of the new legislation. Applications for ADU are to be considered ministerial without discretionary review or a hearing. However, the City Attorney’s Office has not interpreted Government Code Section 65852.2(a)(4) to void general zoning standards that do not specifically relate to accessory dwelling units. Per Santa Barbara Municipal Code 28.87.160, accessory buildings, excluding garages, shall not be located in a front yard. Detached accessory dwelling units are considered to be accessory buildings and therefore the standards in the Municipal Code that apply to accessory buildings, also apply to ADUs, unless that standard is superseded by the Government Code. A modification by the Staff Hearing Officer is required to allow the proposed detached accessory building to be located in the front yard.

The proposed project involves the construction of a new, detached, two-story accessory building in the front yard. The ground floor will consist of an approximately 500 square foot two-car garage, an approximately 690 square foot second floor accessory dwelling unit, and a covered porch and balcony deck. Existing on-site is a Designated City Landmark: “Hunt Stambach House”. The Italianate house, designed by architect, Peter J. Barber, originally was located on the corner of State and Anapamu Street in the center of uptown Santa Barbara before it was moved to several locations and finally placed at 821 Coronel Street. No work is proposed on the Designated City Landmark. Also existing on site is a non-historic swimming pool on the south elevation, and several historically significant features, including a stone retaining wall, wall fountain, steps, a reflecting pool, and Eucalyptus trees.

The Modification is requested to allow the detached two-story accessory building to be located in the front yard. The proposed location for the accessory building is currently a gravel driveway for the house shielded by a neighboring hedge, trees, and additional landscaping. The accessory dwelling unit will be constructed atop a new garage in the proposed location due to existing site constraints and would be placed off the north elevation of the house to preserve existing sight lines from Coronel Street to the house's character-defining architectural features. The most significant elements of the house that are visible from Coronel Street, including the front porch on the entrance façade (east elevation) and the bay window and trimwork on the northern elevation would retain their current level of visibility.

Staff is supportive of the Modification request because the Landmark house will continue to function as a single-family residence, which is its historic use. The existing house is oriented sideways on the lot, so the front of the house faces east towards Loma Alta Street, instead of north towards Coronel Street. The proposed accessory building will be setback from the main house so that it is subservient to the Landmark resource. The Historic Landmarks Commission initially reviewed the proposal as an attached family room and garage addition and approved the design for the current location as it did not dominate the Landmark. However the current proposal for a detached accessory dwelling unit atop a new garage was preferred as it left the Landmark house intact.

#### Design Review

This project was reviewed by the Historic Landmarks Commission (HLC) on May 31, 2017. The Commission found that the proposed front yard modification was aesthetically appropriate, that it did not pose consistency issues with HLC Design Guidelines, that it promotes an appearance of uniformity of development on this site, and that it was a sensitive and well-done accessory dwelling unit on an individual parcel.

### **V. FINDINGS**

The Staff Hearing Officer finds that the Modification to allow the proposed two-story accessory building to be located in the front yard is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed accessory building comprising a dwelling unit and garage will allow for covered parking currently not provided on site, and is appropriate because it will be constructed to respect the existing Landmark resource on the property and will not be perceived as a detriment to significant views of the main house from Coronel Street.

#### Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated June 5, 2017
- C. HLC Minutes dated May 31, 2017

Contact/Case Planner: Pilar Plummer, Planning Technician I  
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630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470 x 2687





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**\*\*\* 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](http://www.SantaBarbaraCA.gov) to verify closure dates.

**EXHIBIT A**

Mr. & Mrs. Adam Ross    [blackdmd1@aol.com](mailto:blackdmd1@aol.com)    (805) 570-5644  
821 Coronel Rd.  
Santa Barbara, CA

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

Re:    Modification Request for : 821 Coronel Rd. ; AP# 035-243-013; Zone: E-1

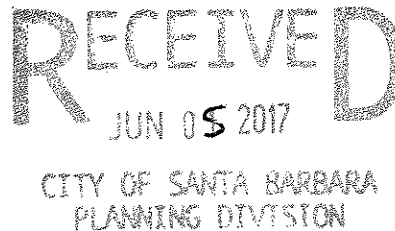
Dear Staff Hearing Officer:

There is currently a historic, permitted residence ( 2450 sq. ft. ) with no garage on the property.

The proposal is to build a separate Accessory Dwelling Unit and allow a modification for it to be in the front yard. This 2- story structure will consist of a dwelling unit with 690 sq.ft. of living area over a 2-car garage. All normally required setbacks will be respected. The new separate structure will preserve the existing 2-story historic resource by not being attached to it like a room addition. The Historic Landmarks Commission has been involved throughout the design process for this project and has approved this design. They were overwhelmingly pleased with the fact that it will be detached from the historic building. The Planning staff also has support for this modification. This structure is located in the only practical and possible area on the lot and also provides much needed garage parking for the property. We would greatly appreciate your approval.

Sincerely,

Mr. & Mrs. Adam Ross



**EXHIBIT B**

**IN-PROGRESS REVIEW****2. 821 CORONEL ST****E-1 Zone**

**(1:50)** Assessor's Parcel Number: 035-243-013  
 Application Number: MST2016-00292  
 Owner: Adam Ross  
 Architect: Steve Harrel

(This is a revised project description. This parcel contains a designated City Landmark: "Hunt-Stambach House." Proposal is to construct a new two-story detached residential unit in the remaining front yard. The project consists of a proposed 500 square foot two-car garage on the ground floor, 690 square feet of accessory space above, 147 square feet of covered porch, and 147 square feet of balcony deck. The project requires review by the Staff Hearing Officer for a zoning modification to permit the proposed location of the accessory building in the remaining front yard.)

**(Comments are limited to the location of the proposed accessory building and its compatibility for the site. This project requires review by the Staff Hearing Officer for a zoning modification request. Project was last reviewed on December 14, 2016.)**

Actual time: 1:49 p.m.

Present: Steve Harrel, Architect; and Adam and Julie Ross, Owners

Staff comments: Mr. Limón stated that the applicant has changed the project and will construct a detached Accessory Dwelling Unit. The Commission can comment today on the appropriateness of the location of the unit before the proposed modification goes before the Staff Hearing Officer. The project will not return to the HLC.

Public comment opened at 1:58 p.m., and as no one wished to speak, it closed.

Commission comments: Chair La Voie suggested that the applicant restudy the wainscoting at the proposed height; perhaps it should be lower.

**Motion: Continued indefinitely to the Staff Hearing Officer with comments:**

1. The Commission found the proposed front yard modification aesthetically appropriate, that it does not pose consistency issues with HLC Design Guidelines, and that it promotes an appearance of uniformity of development on this site.
2. The Commission expressed that the proposed project is a very sensitive and well-done secondary unit on an individual parcel.

**Action:** Suding/Mahan, 5/0/0. (Grumbine, Murray, and Veyna absent.) Motion carried.