II.A

City of Santa Barbara
California

STAFF HEARING OFFICER
STAFF REPORT

REPORT DATE: January 9, 2019
AGENDA DATE: January 16, 2019
PROJECT ADDRESS: 2315 Chapala Street (MST2018-00171)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
      Marck Aguilar, Acting Senior Planner
      Stephanie Swanson, Assistant Planner

I. PROJECT DESCRIPTION

The 6,534 square-foot site is currently developed with a one-story single family residence and detached one-car garage. The proposed project involves demolition of the existing garage and construction of a detached two-car garage, as well as an interior remodel of the existing residence and construction of a basement and second level addition. Site improvements such as hedge removal, landscaping, and removal of “as-built” improvements (portable space, water softener, and air conditioning unit) are also proposed.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is:

1. Open Yard Modification to allow for less than the required 1,250 square feet of open yard (SBMC §30.140.140 and SBMC §30.250.030.B).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), and 15305 (Minor Alterations in Land Use Limitations).

Please reference Exhibit A, Project Plans, and Exhibit B, Applicant Letter, for additional project details.

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to the findings and condition in Section V of this report.
III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Brian Miller  Property Owner: Darren A. Peterson
Parcel Number: 025-113-011  Lot Area: 6,534 sq. ft.
General Plan: Low Density Residential  Zoning: RS-7.5 (Residential Single Unit)
(MAX 5 DU/Acre)
Existing Use: Single Unit Residential  Topography: 8%

Adjacent Land Uses:
North – RS-7.5; 2319 Chapala Street – Single Family Residential (2-story)
East – RS-7.5; 2318 Chapala Street – Single Family Residential (1-story)
South – RS-7.5; 2311 Chapala Street – Single Family Residential (2-story)
West – R-MH; 111 W. Junipero Street – Multi-Family Residential (2-story)

B. PROJECT STATISTICS

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<tr>
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<th>Existing</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>Main Level</td>
<td>887 sq. ft. (net)</td>
<td>1,217 sq. ft. (net)</td>
</tr>
<tr>
<td>Second Level</td>
<td>-</td>
<td>532.9 sq. ft. (net)</td>
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<tr>
<td>Basement Level</td>
<td>-</td>
<td>330 sq. ft. (net)**</td>
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| Garage        | 198 sq. ft. (net)* | 447 sq. ft. (net) *

* = to be demolished  ** = not included in FAR calculations; 12’-0” or less of any elevation exceeds 4’-0” height (SBMC 30.20.030.A.2.a)

C. PROPOSED LOT AREA COVERAGE

  Building  2,005 sq. ft. (30.66%)
  Hardscape 1,750 sq. ft. (26.78%)
  Landscape 2,779 sq. ft. (42.53%)

D. FLOOR-AREA RATIO (FAR)

  Maximum Required FAR: .436 (2,815 square feet (net))
  Existing FAR: .168 (1,085 square feet (net)); 39% of the maximum
  Proposed FAR: .345 (2,230 square feet (net)); 80% of the maximum
E. **ZONING ORDINANCE CONSISTENCY**

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<tr>
<th>Requirement/Allowance</th>
<th>Existing</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>Parking</td>
<td>2 covered (SBMC Table 30.175.040)</td>
<td>1 covered</td>
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<tr>
<td>Open Yard</td>
<td>1,250 square feet with 20'-0&quot; x 20'-0&quot; minimum dimensions (SBMC 30.140.140)</td>
<td>1,250 square feet with 20'-0&quot; x 20'-0&quot; minimum dimensions</td>
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IV. **DISCUSSION**

The proposed project includes construction of a detached two-car garage and residential additions. The construction of the garage, and necessary driveway and turnaround area, would reduce the existing open yard to less than the required 1,250 square feet.

**Design Review**

The Single Family Design Board (SFDB) reviewed the project on July 23, 2018 and offered supportive comments regarding the proposed open yard in relation to the proposed construction. The SFDB specifically noted that the project would not pose consistency issues with SFDB Design Guidelines or City Ordinances.

See Exhibit C for the full SFDB minutes.

**Building Violations**

During the staff site visit, an unpermitted portable spa, water softener, and air conditioning unit were observed on-site. They are all proposed to be removed from the site under the subject application. Once removed, the property would have no further outstanding documented violations.

**Modification Request and Required Findings**

The applicant is requesting an open yard modification to accommodate construction of a conforming two-car garage and driveway with turnaround area. Per SBMC Section 30.250.060.F, the Staff Hearing Officer is required to make the following findings to approve the requested modification.

1. The Modification is consistent with the general purposes of this Title or the specific purposes of the zoning district in which the project is located; and
2. The Modification is necessary to accomplish any one of the following:
   a. Secure an appropriate improvement on a lot; or
b. Prevent unreasonable hardship due to the physical characteristics of the site or development, or other circumstances, including, but not limited to, topography, noise exposure, irregular property boundaries, proximity to creeks, or other unusual circumstance; or

c. Result in development that is generally consistent with existing patterns of development for the neighborhood, or will promote uniformity of improvement to existing structures on the site; or

d. Construct a housing development containing affordable residential units rented or owned and occupied in the manner provided for in the City's Affordable Housing Policies and Procedures

Open Yard Modification

The site’s current open yard is to the minimum size and dimension requirements, but the site is developed with a one-car garage, providing only one covered parking space in lieu of the required two. The proposed project includes constructing a conforming two-car garage; however, to accomplish this, the applicant proposes placing the garage at the rear of the lot to allow for adequate turn-around area, and screen it from the public street by the existing residence (with proposed second story addition). Transportation staff has reviewed the proposed garage and confirmed that it meets the minimum turn-around and maneuverability requirements. The interior dimensions of the garage itself are slightly over-sized with 22'-0” x 20'-0” interior dimensions (20’-0” x 20’-0” is the minimum requirement); however, the extra space allows for easier access to the spaces and accommodates a proposed utility sink. The proposed garage would also respect the 6’-0” interior setbacks of the RS-7.5 zone.

The garage and driveway would create an open yard that measures approximately 980 square feet (approximately 78% of the required 1,250 square feet), meeting the minimum 20’-0” x 20’-0” dimensions for open yard as outlined in SBMC Title 30. Zoning staff supports the reduced open yard modification request given the proposed conforming parking on the site, an appropriate improvement; compliance with interior setbacks; Transportation staff’s and the SFDB’s support of the project; no visual impacts being anticipated due to the proposed garage being behind the existing residence with a proposed second story; and the reduced open yard still being large enough to be functional for the residence.

Environmental Review

According to the City’s Master Environmental Assessment Report, the project is located in an archaeological sensitivity overlay area. The applicant submitted an Archaeological Letter Report that the Environmental Analyst approved on June 6, 2018 indicated no project specific significant impacts are anticipated. A standard condition of approval related to the unlikely discovery of archaeological artifacts is included in Section V of this report.

The parcel is located in the Demolition Review Study Area; however, the applicant submitted a Historic Structures/Sites Report noting that the existing residence is not eligible for historic designation due to the amount of exterior alterations that have occurred. The Historic Landmarks
Commission reviewed and accepted the report on June 27, 2018. No impacts to any historic structures are anticipated as a result of the proposed project.

Since more than 500 square feet of new impervious surfaces are anticipated, the project triggers Storm Water Management Plan (SWMP) Tier 2 best management practices.

Staff finds the scope of the entire proposed project exempt from the California Environmental Quality Act (CEQA) under categorical exemption 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), and 15305 (Minor Alterations in Land Use Limitations).

V. FINDINGS AND CONDITION

The Staff Hearing Officer finds that the Open Yard Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot (conforming covered parking on-site). The proposed garage would be at the rear of the lot and screened by the existing residence, limiting any visual impacts from the public street. A second story addition is also proposed, further limiting any visual impacts. The construction of the garage, and associated driveway and turnaround space, would reduce the open yard on the site to approximately 78% of the requirement, which would still allow tenants to access outdoor living opportunities on the lot in a functionally large-enough space. The garage that is creating the reduced open yard is appropriately located, as it is screened from public view, meets all RS-7.5 zone interior setbacks, and meets minimum driveway and garage design standards from the Transportation Division.

This approval is subject to the following condition:

1. Archaeological Resources Contractor Notification. Standard discovery measures shall be implemented per the City master Environmental Assessment throughout grading and construction: 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. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. 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 the 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 the 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.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project.

Exhibits:

A. Site Plan (under separate cover)
B. Applicant's letter, dated December 3, 2018
C. SFDB Minutes, dated July 23, 2018

Contact/Case Planner: Stephanie Swanson, Assistant Planner
(SSwanson@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x4569
Exhibit A: The exhibit for this Staff Report has been distributed separately. A copy of the site plan is available for viewing at the Planning and Zoning Counter located 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.
Brian B Miller  
Brian B Miller Design  
735 State St. #218  
Santa Barbara CA 93101  
805 407-9001  

12/03/2018  

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

Re: Modification Request for Project at 2315 Chapala Street; APN 025-113-011; Zone E-3  

Dear Staff Hearing officer:  

There is an existing 954 sq. ft. SFD with a detached 219 sq. ft. garage. The garage is located completely into the 6' wide side yard setback.  
The proposal is to demolish the existing 1 car detached garage and build a new (23' x 24') detached 2 car garage in the rear yard within the required setbacks.  
A new second story addition is also proposed (19' x 26') to the house which is also located in the rear yard area. The existing buildings have building permits according to the City building files, and no enforcement cases are pending on this property.  

Due to the new detached garage, driveway and house additions within the limited lot size (125' x 50') we are unable to meet the 1,250 sq. ft. open yard. We are proposing a 980 sq. ft. open yard area with the 20' dimension requirement which is 78% of the current requirement. Also included in this proposal is the use of permeable pavers for the new extended driveway for improved drainage and water flow. The new additions to the house and driveway will greatly improve the livability of a rather small and cramped home with very limited parking.  
Therefore, we feel this is an appropriate improvement for the lot.  

Please note that all the additions occur in the rear area of the property, there is minimal visual impact to the overall size bulk and scale of the house as viewed from the street.  
There are many similar homes nearby that also enjoy large 2 story additions as well as condos and apartment buildings, so we feel also, this proposal is not setting any new precedence in the surrounding neighborhood.  

Sincerely,  

[Signature]  
Brian B Miller  
applicant
7. 2315 CHAPALA ST  RS-7.5 Zone

(6:00) Assessor's Parcel Number: 025-113-011
Application Number: MST2018-00171
Owner: Darren A. Peterson
Designer: Brian Miller

(The Mission Revival residence is part of an intact early 20th Century streetscape and is a contributing structure to a potential historic district. Proposal for a remodel and addition, including a new second-story and basement to the existing single-family residence. The project includes demolition of the existing one-car garage, and construction of a new 463 square foot two-car garage. The proposed total of 2,380 square feet on a 6,460 square foot lot is 85% of the maximum required floor-to-lot area ratio. Project requires a modification by the Staff Hearing Officer for the reduced area of qualifying open yard.)

(Comments Only. Project requires Staff Hearing Officer review.)

Actual time: 6:08 p.m.

RECUSAL: To avoid any actual or perceived conflict of interest, Board Member Miller recused himself from hearing this item.

SOLE PROPRIETOR
Chair James read the following State Political Reform Act Sole Proprietor Advisory:

The City Attorney's office has determined that sole proprietors are allowed to prepare professional documents and make project presentations before a board they served on based on an exception to the Political Reform Act and Fair Political Practices Commission rulings. The limitation is that they are not to unduly influence their fellow Board Members on a decision by advocating for their clients. The exception allows Board Members to continue practicing their profession in the City while volunteering on a board.

Present: Brian Miller, Designer

Staff comments: Ms. Mamulski clarified the requested modifications of the proposed project.

Public comment opened at 6:16 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to the Staff Hearing Officer for return to Consent with comments:
1. The Board finds the proposed project is neighborhood compatible.
2. The Board finds the proposed modification for the reduced open yard area of qualifying open yard to accommodate a turnaround for the proposed two-car garage is aesthetically appropriate, and does not pose an issue with SFDB Design Guidelines or City Ordinances.
3. Provide a detailed landscape plan.

Action: Ferrell/Moticha, 4/0/0. (Miller, Sweeney and Richards absent.) Motion carried.

* MEETING ADJOUNDED AT 6:24 P.M. *