




# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** October 31, 2019  
**AGENDA DATE:** November 6, 2019  
**PROJECT ADDRESS:** 1708 Chino Street (PLN2019-00065)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
Danny Kato, Senior Planner II  
Ellen Kokinda, Planning Analyst 

### I. PROJECT DESCRIPTION

The 3,800 square-foot site is currently developed with a one-story single family residence with a detached one-car garage. The proposed project involves legalizing an “as-built” front porch and trellis in the front setback and demolishing various unpermitted structures and additions on the property including an attached carport, a rear porch addition, and an “as-built” garage addition. The project also includes two minor additions for a new laundry room and storage area, and permitting an “as-built” landing and stairway at the rear of the residence.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is a Front Setback Modification to allow for the encroachment of the “as-built” trellis and porch additions within the required 15’-0” front setback (SBMC §30.20.030.B and SBMC §30.250.060.F).

**Application Deemed Complete: September 27, 2019**

**Date Action Required: December 26, 2019**

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

### II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to the findings and condition in Section VI of this report.

**III. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

Applicant:	Ubaldo Diaz	Property Owner:	Manuel and Maria Elena Rodriguez
Parcel Number:	043-183-020	Lot Area:	3,800 sq. ft.
General Plan:	Medium Density Residential	Zoning:	R-2
Existing Use:	Single Family Residential	Topography:	5%

Adjacent Land Uses:

North: R-2 – Single Family Residential  
 East: R-2 – Single Family Residential  
 South: R-2 – Public Right-of-Way (Chino Street)  
 West: R-2 – Residential Duplex

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,079 sq. ft. (net)	No Change
Garage	173 sq. ft. (net)	No Change
Accessory Area	N/A	85 sq. ft. (net)

**C. PROPOSED LOT AREA COVERAGE**

Building	1,585 sq. ft. (42%)
Hardscape	573 sq. ft. (15%)
Landscape	1,642 sq. ft. (43%)

**IV. ZONING ORDINANCE CONSISTENCY**

<b>Standard</b>	<b>Requirement/Allowance</b>	<b>Existing</b>	<b>Proposed</b>
Setbacks			
- Front	15 feet	15 feet	8 feet
- Interior	3 feet (covered parking)	Zero feet	No Change
- Rear	3 feet (covered parking)	2 feet 8 inches	No Change
Building Height	30	16 feet 2 inches	No Change
Parking	2 covered spaces	1 covered space	No Change
Open Yard	800 square feet	855 square feet	No Change

## V. DISCUSSION

### Background

The project site contains existing violations that were identified during two previous modification application requests in 2008 and 2012. In both years, the applicant applied for a modification and received land use approval from the Staff Hearing Officer and design review approval from the Single Family Design Board (SFDB), and then applied for a building permit. However, the building permits expired prior to the permits being issued. Under the current proposal, the owner is seeking to address the existing violations on site related to the “as-built” porch and trellis and demolition of various “as-built” additions. The scope of work has changed significantly from previously approved iterations so that the current project no longer triggers SFDB design review.

### Front Setback Modification

The project consists of legalizing an “as-built” front porch and trellis that encroaches into the 15’ required front setback. Per SBMC §30.140.090.D.6, a covered front porch and outside steps, serving the first floor of a residential unit may encroach into the front setback, however, the Ordinance dictates that the porch size is limited to a maximum of 16’ wide and 6’ deep. The project exceeds the maximum size limitation at 19’ wide and 7’ deep, and therefore, does not qualify as an allowed encroachment.

Staff is supportive of the proposed front setback modification as the design would provide a covered front entry to the existing dwelling, and it would be considered an improvement to the existing façade. Two previous iterations of this project that included the “as-built” porch received positive comments and final approval from the Single Family Design Board (PLN2008-00143). The design also follows the Single Family Residence Design Guidelines for façade articulation in that the addition of a front porch creates interest and character. Further, the design provides and sense of human scale and is in proportion of the existing residence. In addition, the scale of the “as-built” porch is not excessive or bulky so it does not impact views from the street. On the contrary, the human scale of the porch improves the façade’s appearance because it matches the architectural style of the existing residence.

### Environmental Review

According to the City’s Master Environmental Assessment (MEA) Report, the project is located in an archaeological sensitivity overlay area. Due to the project’s location in an archaeological sensitive area, an Archaeological Letter Report is typically required as part of CEQA mandated environmental review. However, no ground disturbance deeper than 12” is not anticipated, therefore, the requirement is waived for this project. A condition has been added as a precautionary measure if it is determined during the building permit application process that ground disturbance is required.

## VI. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot because the addition of a covered front porch and outside steps is a significant improvement to

the residence's façade. The proposed porch and trellis follows the Single Family Residence Design Guidelines regarding façade articulation. The front porch and trellis create interest and character to the residence on an otherwise nondescript building. The porch is not excessive or bulky, and the design matches the architectural style of the residence and does not visually detract from the street.

Said approval is subject to the following condition:

1. **Ground Disturbance.** Prior to building permit issuance, if it is determined that ground disturbance greater than a depth of 12 inches or an area greater than 500 square feet is proposed, the Owner shall submit an Archaeological Letter Report prepared by a City qualified archaeologist to be reviewed and approved by the City's Environmental Analyst. If ground disturbance is proposed, work in the area may only proceed after the Planning Division grants authorization.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated May 8, 2019
- C. SFDB Minutes dated May 27, 2008<sup>1</sup>

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<sup>1</sup> These SFDB minutes are associated with a previously approved project that included the current porch and trellis design.