



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: February 6, 2008
AGENDA DATE: February 13, 2008
PROJECT ADDRESS: 1258 Dover Lane (MST2007-00628)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Roxanne Milazzo, Associate Planner

DJK
RM

I. PROJECT DESCRIPTION

The 9,600 square foot project site is currently developed with a single-family residence and detached garage. The proposed project involves a remodel that includes 72 square feet of second-story floor area, relocation of the front door and entry area, replacement of windows, a new outdoor deck, and new skylights. The discretionary application required for this project are Modifications to permit alterations within the required front and interior yard setback (SBMC §28.15.060).

Date Application Accepted: January 21, 2008 Date Action Required: February 13, 2008

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Susette Naylor	Property Owner:	R. Smith & N. Spaldin
Parcel Number:	019-220-014	Lot Area:	9,640 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	11% Slope
Adjacent Land Uses:			
	North - One-Family Residence		East - One-Family Residence
	South - One-Family Residence		West - One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,538 sf	72 sf addition
Garage	320 sf	No Change
Accessory Space	None Existing	No Change

III. LOT AREA COVERAGE

Lot Area: 9,640 sf
Building: 1,970 sf; 20%
Hardscape: 1,596 sf; 17%
Hardscape: 6,073; 63%

IV. DISCUSSION

This project was reviewed by the Single Family Design Board on December 24, 2007 and was continued indefinitely to the Staff Hearing Officer with the following comments: The project is consistent with the original design, it does not negatively affect the neighborhood or the architecture.

The existing structures on site are non-conforming to current zoning setback requirements. As part of the remodel and 72 square foot addition being proposed for the residence, several alterations are being proposed within the front and interior yard setbacks. Namely, the front door is being relocated, windows are being removed or upgraded, and three (3) skylights are being added in the roof. Staff supports these changes to the non-conforming portions of the residence in that they do not result in additional floor area within required yards.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification is necessary to secure appropriate improvements to the residence that meet the purpose and intent of the ordinance, by maintaining, not intensifying the existing encroachments.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated December 13, 2007

Contact/Case Planner: Roxanne Milazzo, Associate Planner
(rmilazzo@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805)564-5470



December 13, 2007

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

RE: Request for modifications within the front and side yard setbacks for
1258 Dover Lane; 045-221-009;E-3/SD-3

Dear Staff Hearing Officer;

There are two structures present on the site - a three-bedroom single family residence and a detached garage.

The existing 1,538 s.f. (gross) house currently encroaches into the front and east side yard setbacks, by approximately 15 feet and 5 feet respectively.

The existing 360 s.f. (gross) garage encroaches into the western side yard setback by approximately 8 feet.

The scope of work proposed consists of:

- a. Additional inhabited area of 72 s.f. (gross) to create a new passage hallway within the scope of the existing roof by extending roofing over exposed roof rafters and creating a new exterior wall at the South.
- b. Relocation and re-design of the front door and entry area
- c. Remodel of existing doors and windows on the exterior of the residence.
- d. Remodel of an existing raised deck at the South to create a more useable new paved deck and patio.
- e. Removal of existing roof overhang and remodel of existing front landing at streetside entry and other associated site work to accommodate relocated front entry.
- f. Removal of existing windows on the east elevation and addition of skylights
- g. Addition of skylights in the Living Room area
- h. Internal reassignment of room uses

We are requesting 2 modifications to accommodate this proposed design.

Modification No. 1:

Front yard setback:

- Relocation and re-design of front entry
- Re-design and minimization of existing windows on the Dover Lane street façade
- Removal of existing roof overhang and existing porch under the overhang to allow the creation of a new entry area.

The relocation of the front door is desired due to the overall re-design of the internal circulation pattern. The new entry removes the brusque, direct entry into the existing Living Room and allows the creation of an entry foyer.

The Owners desire more privacy from the street in their Living Room. The reduction in size of the windows on the façade allows for more privacy and improved furniture layout, while still presenting a welcoming aspect to the public street and pedestrians.

The existing roof overhang is quite low and creates a somewhat oppressive feeling as its ceiling sits right on the header of the windows. Removing it will not impact the overall design but will provide a more open and airy front façade.

Modification no. 2:

East side yard setback:

- Demolition and infill of two windows on the east elevation
- Addition of two skylights to replace the light and air provided by the removed windows.

This proposed change will allow more privacy in the master bathroom and closet from the easterly neighbor. This neighbour has been somewhat of a neighbourhood nuisance in terms of debris and clutter in his yard (e.g. derelict vehicles in yard adjacent to these windows).

The location and design of the existing residence are such that there is very little leeway to remodel without impacting a setback. The Owners would like to do this minimal construction by working with existing walls and existing footprint and not adding any area within the setbacks. We hope to provide an improved internal circulation pattern with minimal exterior

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Modification requests

impact that allows for more privacy and comfort. We believe the building's aesthetics are being improved in terms of visual impact as well.

Thank you.
Please contact me with any questions or clarifications.

A handwritten signature in black ink, appearing to read "Susette Naylor", with a long horizontal flourish extending to the right.

Susette Naylor, AIA, LEED AP
Thompson Naylor Architects