



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** April 14, 2008  
**AGENDA DATE:** April 21, 2008  
**PROJECT ADDRESS:** 1294 Bel Air Dr. (MST2008-00159)  
**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Zoning & Enforcement Supervisor  
 Michelle Bedard, Planning Technician

### I. PROJECT DESCRIPTION

The 10,036 square foot project is currently developed with a 1,902 square foot one-story single-family residence, an attached 507 square foot two-car garage, and a 193 square foot accessory structure. The proposed project involves a remodel to the existing architecture involving an increase in building height, a 604 square foot first floor addition to the existing residence, a 45 square foot addition to the existing accessory structure, a roof deck, a relocation of the front entry (involving a 25 square foot reduction in floor area) and a new covered entry trellis.

### II. REQUIRED APPLICATIONS

The discretionary applications required for this project are Modifications to permit alterations and additions within the required front and interior setbacks (SBMC §28.15.060).

Date Application Accepted: April 2, 2008                      Date Action Required: April 21, 2008

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant: John Beauchamp	Property Owner: Peter & Celia Miko
Parcel Number: 049-231-002	Lot Area: 10,036 s.f.
General Plan: 3 Units Per Acre	Zoning: E-1
Existing Use: One-Family Residence	Topography: 5% slope
Adjacent Land Uses:	
North - One-Family Residence	East - One-Family Residence
South - One-Family Residence	West - One-Family Residence

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,902 square feet	2,481 square feet
Garage	507 square feet	No Change
Accessory Space	193 square feet	238 square feet

**C. LOT AREA COVERAGE**

Lot Area	10, 036 square feet
Building	3,226 square feet; 32%
Hardscape	1,200 square feet; 12%
Landscape	5,610 square feet; 56%

**IV. DISCUSSION**

The applicant is requesting modifications to permit alterations and additions into the required front and interior setbacks. Modifications requested within the front setback include: (1) a raised roof parapet; (2) a planter box; and (3) entry trellis. The modifications requested within the southern interior setback include: (1) a raised roof parapet; (2) an encroachment of sixteen (16) inches for a corner of an exterior stair leading to a proposed roof deck; and (3) alterations to an existing legal non-conforming accessory structure. The modifications requested within the northern interior setback include: (1) a raised roof parapet; and (2) a new bathroom window.

The project was reviewed by the Single Family Design Board (SFDB) on two occasions (meeting minutes are attached as Exhibit C) and was continued indefinitely to the Staff Hearing Officer. Comments from the board were generally positive, and the SFDB found the modification requests to be minimal in that the proposed changes serve as architectural improvements and will have no adverse aesthetic impacts. Of the modification on the southern setback, the board encouraged the applicant to redesign the existing accessory structure to conform to setback requirements.

Staff supports most of the requested modifications; however Staff has concerns with the modification request for the existing, legal, non-conforming accessory structure and the front entry trellis. The modification for the existing, legal, non-conforming accessory structure involves alterations to the structure which will further encroach into the ten (10) foot interior setback. The existing accessory structure is an octagonal shape and the alterations involve changing it to a square shape architectural style to compliment the residence. The total proposed addition to the accessory structure is forty-five (45) square feet, and involves extending each corner out by approximately eleven (11) square feet to form the square shape. Of the proposed forty-five (45) square foot addition, seven (7) square feet will be the total area of alterations within the required interior yard setback. The area that will encroach into the setback includes two windows facing the southern neighbor. While altering the existing

architecture of the accessory structure would compliment the proposed alterations to the residence, Staff does not support the modification for the encroachment of the existing, legal, non-conforming accessory structure and recommends that any alterations do not further encroach into the required setback. The applicant disagrees and feels that the encroachment will not negatively affect the neighbor to the south as the existing condition includes a wood fence and planter wall (of a combined total height of seven (7) feet) which serves as a privacy buffer.

The modification for the entry trellis announces the formal entry to the residence and does not add additional floor area in a required yard. The alterations to the entry include eliminating 25 square feet to relocate the front entry out of the setback. The SFDB provided positive comments that the trellis is an aesthetic improvement to the existing façade and provides improved neighborhood compatibility. However, Staff does not support this modification as it encroaches an additional eight feet into the required front yard setback of an existing, legal, non-conforming residence, and would only be seventeen (17) feet from the front lot line. The applicant disagrees and states that the proposed alterations will provide an aesthetic improvement to the house and the neighborhood.

#### V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer: 1) approve the modification requests for the raised roof parapet within both the front and interior setbacks; the planter box in the front setback; the 16 inch stair encroachment in the interior setback; and the new window in the interior setback by making the findings that the modifications are necessary to secure appropriate improvements to the property while meeting the purpose and intent of the ordinance, as the improvements do not add additional floor area within the setbacks and are mostly aesthetic. And 2) deny the modification requests for the trellis in the front setback and the addition to the accessory structure in the interior setback as they are not appropriate improvements and are not consistent with the purpose and intent of the ordinance, which increase floor area within the setback and further encroach into an existing, legal, non-conforming setback.

#### Exhibits:

- A. Site Plan
- B. Applicant's letter, dated April 28, 2008
- C. Single Family Design Board Minutes
- D. Letter from Mike Fasth, neighbor at 1290 Bel Air Dr., received May 9, 2008.

Contact/Case Planner: Michelle Bedard, Planning Technician  
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Phone: (805)564-5470

**JOHN BEAUCHAMP - ARCHITECT**

April 28, 2008

Mrs. Roxanne Milazzo  
City of Santa Barbara  
Planning and Development  
630 Garden Street  
Santa Barbara, CA 93102

**RE: ZONING MODIFICATION REQUEST FOR 1294 BEL AIR DRIVE**

Mrs. Milazzo,

We are requesting a Zoning Modification for 1294 Bel Air Drive. The property is an existing one story, single family residence and is currently non-conforming with regard to the front and side-yard setbacks. We are requesting to make revisions to the existing residence within these setbacks. The requests are primarily to improve the architectural qualities of the residence.

We are requesting a modification within the front yard setback for a raised roof and parapet from the existing 12'-8" to a maximum of 16'-0". We are requesting to encroach into a portion of the front yard setback an additional 16" for architectural relief only. The length of this area is approximately 20' of the existing + 92' façade length. No additional habitable square footage is requested due to this architectural feature. The residence currently has a projecting window in this location which extends +24" from the façade. This window will be removed. We are requesting changes to the existing window and door locations as well as the size of the openings. We are proposing a reduction of the habitable square footage within the front yard setback for the relocated entry door. The proposed new entry will be placed outside of the front yard setback. We are requesting a covered entry trellis on the front façade and to connect existing individual planters into one planter. This request also includes removing the 8' high, masonry screen walls along the street front façade and removing the artificial tile wall/ roof feature of the current façade.

**JOHN BEAUCHAMP - ARCHITECT**  
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**EXHIBIT B**

We are requesting a modification to both side-yard setbacks. On the South side-yard, we are requesting an exterior stair be allowed to encroach into a portion of the setback approximately 16" for a total area of less than 3 SF. The stair is to a proposed roof top deck which is not within the side-yard setback. We are requesting 7 SF of additional area to an existing, approved accessory structure. This request is to allow for simplifying the architecture of the current octagonal structure into a form which compliments the residence. Both of the requests to the Southerly side-yard setback do not impact the Southerly neighbor. The Southerly neighbor is visually separated by an existing 5'-2" wood fence over an existing 1'-10" planter wall and existing landscaping. A swimming pool deck is the closest neighboring feature to the South. Additionally, the Southerly residence does not have a window overlooking this area.

On the Northerly side-yard setback, our request is to raise the roof portion of the residence and to add a parapet. The roof and parapet are being raised from the existing height of 12'-8" to +14'-6". We are also requesting a new window within the North side-yard setback to allow for additional natural light into a bathroom. The residence of the Northerly neighbor is not near to this property line and is separated by a yard, drive, and garage.

The majority of the modifications being requested are necessary due to the unusual shape of the property. No proposed modification to the residence results in additional habitable square footage, nor has any negative impact on the neighborhood. The modifications proposed result in a residence with improved architectural features and one that will be welcomed in the immediate neighborhood. The Single Family Design Board has reviewed the project on a conceptual basis and has supported the proposed architectural features and changes to the residence.

Thank you for considering our requests.



John Beauchamp



SINGLE FAMILY DESIGN BOARD  
CASE SUMMARY

1294 BEL AIR DR

MST2008-00159

SFR ADDITION

Page: 1

**Project Description:**

Proposal for a 604 square foot addition to an existing 2,602 square foot one-story single-family residence including a 507 square foot attached garage and 193 square foot accessory structure. The proposal includes a 45 square foot addition to an existing 193 square foot detached accessory structure. The project is located on a 10,036 square foot lot in the Hillside Design District. Staff Hearing Officer approvals for encroachments into the interior and front setbacks are requested.

**Activities:**

4/28/2008

*SFDB-Concept Review (Cont.)*

*(SECOND CONCEPT REVIEW. COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF MODIFICATIONS.)*

*(6:27)*

*Present: John Beauchamp, Architect.*

*Public comment opened at 6:38 p.m. As no one wished to speak, public comment was closed.*

*DRAFT Motion: Continued indefinitely to the Staff Hearing Officer, and return to Full Board with the following comments:*

- 1) Applicant should return with a redesigned accessory building that does not require a modification.*
- 2) The Board finds encroachment on the interior side setback is minimal.*
- 3) Encroachment of two interior sides and front for architecture embellishment is an improvement.*
- 4) Encroachment for the wood trellis at the front yard set back is an improvement to the façade and makes the home appear more neighborhood compatible.*
- 5) The entry walk will be addressed at the next meeting.*
- 6) Provide architectural details to support the architectural style.*

*Action: Mosel/Woolery, 5/0/1. Motion carried. (Mahan stepped down. Carroll absent.)*

4/24/2008

*(f) Print SFDB Process Sheet*

**Activities:****4/14/2008*****SFDB-Concept Review (New) - PH***

*(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF MODIFICATIONS.)*

*(5:26)*

*Present: John Beauchamp, Architect.*

*Public comment opened at 5:37 p.m.*

*A letter in opposition from Paula Westbury was acknowledged.*

*Public comment closed at 5:37 p.m.*

*Straw vote: how many can support the front yard modification?*

*Motion: Continued two weeks to the Full Board with the following comments:*

- 1) Study the porch windows in relation to the porch and bedroom.*
- 2) Provide photos of proposed architectural style.*
- 3) Study the deck in relation to the neighboring home for privacy and provide photographs toward the neighboring home from the proposed second-story.*
- 4) Study details and proportions of the porch columns and fascia.*
- 5) Provide cut sheets of proposed garage door.*
- 6) Show the footprint of the adjacent home including the pool.*
- 7) Provide a conceptual landscape plan.*
- 8) Show a pedestrian front entry path.*
- 9) The board is positive of the side yard encroachment and change of windows. The porch is an improvement.*

*Action: Zink/Deisler, 7/0/0. Motion carried.*

**4/14/2008*****SFDB-NoticePrepared-PC/SHO Req***

Dear Staff:

RE: application MST2008-00159

1294 Bel Air Drive

RECEIVED  
MAY 09 2008

CITY OF SANTA BARBARA  
PLANNING DIVISION

I live at 1290 Bel Air Drive next to the applicant's property. I do not like the idea of the proposed deck on the roof of 1294 Bel Air Drive (which I do not see described in the applicant's Project Description).

There are no such decks in the neighborhood - especially on a single story house. All other decks are on multilevel or two story houses; most are over looking the public street area; all come off of a second level room. The only single story decks I have seen in the area are near the beach on Shoreline Drive, where there is an obvious view to gain; clearly the Bel Air Knolls is not the same environment.

In addition, a new deck needs to insure privacy is respected much like adding a second story to a single level house does. So far I have not seen anything mentioned about this occurring with this proposed deck. In fact there has been little discussion about the deck other than a few photos of the view into my property.

I do appreciate the new owners fixing up this property, but I just can't support the deck. Thank you.



Mike Fasth

Owner 1290 Bel Air Drive

682-4159

(Sent same as an e-mail)

EXHIBIT D