



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** November 20, 2009  
**AGENDA DATE:** December 2, 2009  
**PROJECT ADDRESS:** 1110 Crestline Drive (MST2009-00478)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Renee Brooke, AICP, Senior Planner *RUB*  
 Roxanne Milazzo, Associate Planner *Rat*

### I. PROJECT DESCRIPTION

The 11,761 square foot project site is currently developed with a single family residence and attached two-car garage. The proposed project involves demolition of a ground level patio with second story deck and replacement with a 206 square foot first floor addition. The discretionary application required for this project is a Modification to allow the addition and alterations within the required ten-foot interior setback (SBMC §28.15.060).

Date Application Accepted: October 20, 2009      Date Action Required: January 20, 2010

### II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, as submitted.

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	On Design	Property Owner:	James Munroe
Parcel Number:	049-181-019	Lot Area:	11,761 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One Family Residence	Topography:	16% Slope

#### Adjacent Land Uses:

North – Vista Del Campo PUD	East - One-Family Residence
South – Crestline Drive	West - One-Family Residence

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	2,732 sf	+206 sf = 2,938 sf
Garage	456 sf	456 sf

**C. PROPOSED LOT AREA COVERAGE**

Building: 2,840 sf 24%      Hardscape: 2,051 sf 17%      Landscape: 6,870 sf 59%

**D. FLOOR-AREA RATIO (FAR)**

Max. Allowed FAR: 0.34      Proposed FAR: 0.29      = 85.5% of Max. Allowed FAR

**IV. DISCUSSION**

The project site is currently developed with a two-story residence and attached two-car garage. The residence, which was built in 1963, is non-conforming to both ten-foot interior setbacks. The rear of the residence is designed with a patio and second story deck. The proposed project will remove 170 square feet of the upper level deck closest to the property line and replace the lower level patio with approximately 200 square feet of additional living area. The proposed addition will raise the ceiling in the existing grand room by approximately two-feet which will allow for improved mountain views. In order to expand the living area in line with the existing non-conforming development, a Modification is being requested to allow the addition to be located 6' from the interior property line. The project has been designed with inoperable clerestory windows that will allow light into the first floor living space with no view into the neighbor's yard. The removal of the upper level deck, a portion of which encroaches into the interior setback, eliminates another feature of the current development that could easily result in privacy and noise impacts to the eastern neighbor. It is Staff's position that the proposed project and its 40 square foot encroachment within the required setback actually decreases the intensity of impacts currently associated with the existing lower level patio and upper level deck.

**V. FINDINGS**

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. The proposed encroachment into the interior setback allows for a uniform improvement that reduces impacts for the immediate neighbor.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated September 22, 2009

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



**ON DESIGN, ARCHITECTURE &  
PLANNING**

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September 22, 2009

Staff Hearing Officer  
City of Santa Barbara  
630 Garden Street  
Santa Barbara, CA 93101

**RE: Modification Request for 1110 Crestline Drive; 049-181-019; E-1 Zoning**

Dear Staff Hearing Officer,

This property has a 2,703 sq. ft. single family residence with a two car garage. There is a second story open deck on the north side of the house covering an open patio area below. A portion of this deck and patio area encroaches into the interior setback by 4'. The required setback is 10'.

This proposed project entails enclosing the first floor patio area into habitable space and extending the roof line in the open deck area on the second floor. The modification request is to allow the existing setback of 6' feet to remain with the newly enclosed habitable space.

**Justifications:**

- The enclosure will conform to the existing house setback
- Only a small area of 40 sq. ft. encroaches into the setback area
- The owner is forfeiting an ocean view by the removal of the large second level deck which is in the setback area and currently allows residents to look into the neighbor's yard and living room.

**Benefits:**

- This project increases adjoining neighbor's privacy by eliminating a second story open deck which currently allows one to look onto the neighbors yard and home.
- By enclosing the patio area, a sound buffer will be created and will eliminate the noise that currently can be generated by the outdoor living space on the first level patio area and the large second level deck. This is another benefit of privacy for the neighbor.

Thank you for considering the benefits of this project and for your review of this application.

Sincerely,


  
Justin Van Mullem  
Principal/Project Manager

Exhibit B