



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: June 23, 2010
AGENDA DATE: June 30, 2010
PROJECT ADDRESS: 624 Island View Drive (MST2010-00158)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *D.K.*
 Roxanne Milazzo, Associate Planner *R.M.*

I. PROJECT DESCRIPTION

The 10,222 square foot project site is currently developed with 1,432 square foot single family residence, detached garage, and swimming pool. The proposed project involves a remodel of the existing architecture, demolition of the existing garage, and the construction of a new 2-car garage, and 722 square feet of new residential floor area above a 388 square foot basement. The discretionary applications required for this project are Modifications to permit alterations to portions of the residence located within both thirty-foot front setbacks and to construct the new garage within the required ten-foot interior setback (SBMC §28.15.060).

Date Application Accepted: May 24, 2010

Date Action Required: August 24, 2010

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to conditions.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	AB Design Studio	Property Owner:	Jeff Burton
Parcel Number:	035-111-004	Lot Area:	10,222 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	17% Slope

Adjacent Land Uses:

North – One-Family Residence
 South – Island View Drive

East - One-Family Residence
 West – Island View Drive

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,432 sf	+1,176 sf = 2,608 sf
Garage	422 sf to be demolished	454 sf

C. PROPOSED LOT AREA COVERAGE

Building: 3,001 sf 29% Hardscape: 2,638 sf 26% Landscape: 4,583 sf 45%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.37 Proposed FAR: 0.30 = 81.1% of Max. Allowed FAR

IV. DISCUSSION

The proposed project involves a remodel, addition, and architectural change for the development on site, which is non-conforming to current setback requirements. Modification approvals are required for alterations within both of the required thirty-foot front setbacks and to permit a new garage to be located within the required ten-foot interior setback. The alterations and additions to the residence will not result in additional floor area within required yards. However, the proposed location of a new two-car garage requires a Modification approval for new floor area within three feet of the interior property line. The encroachment will provide the required interior parking dimensions and allow the existing driveway paving to be used. Staff understands that the existing garage is located within the setback and that any new location would require Modification approval due to the width of the area and the required ten-foot interior setback.

Staff supports the Modifications to allow architectural alterations to the residence. The changes will allow an upgrade to the 1950's style without adding additional floor area within the setbacks. Staff also supports the encroachment of the new garage by understanding that its solid wall construction makes for a "good neighbor" and does not result in impacts to adjacent residential uses. Also considered was SBMC §28.90.100.G, which allows properties developed with less than 85% of the maximum net floor area to provide its parking requirement with one covered and one uncovered parking space, with the uncovered space being allowed within three-feet of the interior property line. Moving the garage forward from its existing location allows use of the space at the rear of the site for a conforming one-story addition on this undersized E-1 Zoned lot with two street frontages, in a view neighborhood where single story additions are preferred.

V. FINDINGS & CONDITIONS

The Staff Hearing Officer finds that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements on the lot. The proposed changes to the existing architecture allows for an upgraded appearance for the 1950's era development, and the encroachment of the new garage within the required interior setback allows for covered regulation sized parking for the site, as described in Section IV of the Staff Report. Said approval is subject to the conditions that the roofing material change on the existing residence be reviewed and approved by the Single Family Design Board and that a Zoning Compliance Declaration be recorded against the property's title.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated May 24, 2010

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



MODIFICATIONS LETTER

May 24, 2010

Roxanne Milazzo
City Of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

Subject: 624 Island View
Modification Request
APN 035.111.004, Land-use Zone E-1

Via: Hand Delivered

Dear Staff Hearing Officer

1. There is an existing single-family residence of 1,432 sf with a detached non-conforming two-car garage of 422 sf on the above referenced property. The property is a corner lot and thus has two front yard setbacks to the Westerly and Southerly. The existing residence encroaches into both required front-yard setback. The existing detached non-conforming two-car garage encroaches into the interior yard setback on the Northerly side of the property. All buildings on the lot have building permits. There are no existing enforcement cases open.

The proposal is to add a single-story master suite addition with a partial basement. As part of this proposal, the existing non-conforming garage will be removed. A new garage, conforming with interior dimension requirements will be constructed outside of the front property line on the Westerly side of the lot. This garage will be built adjacent to the existing residence. Due to the location of the residence on the lot, this new garage will require a modification for the interior lot line, similar to the existing garage.

2. The modification being requested is to allow the new conforming two-car garage to encroach into the interior setback on the Northerly side of the lot. This is consistent with the existing garage encroachment. This modification will now allow for a garage that conforms with the City standards and allow for two-car covered parking.

3. Secondly, a modification is necessary for minor alterations to portions of the home that currently are within the two front yard setbacks along the Westerly and Southerly sides of the property. These alterations consist of the replacement of existing windows and doors, new roofing material and plaster patching and refinishing. This is a common modification for older homes that do not comply with the current zoning requirements.

4. The client first came to us and wanted to add a second story. We were concerned that a second story addition would not be the right solution as it would surely impact the views of neighbors behind us. The existing garage is sub-standard and doesn't allow for the homeowner to park two cars. Any new conforming

garage will not fit on the site without a modification. The proposal would allow for a conforming garage to maintain an encroachment into the interior yard and is consistent with other properties in the neighborhood.

We feel that this is an appropriate solution in that the addition to the home will be single story in height and will not impede any views from adjacent or neighboring homes. We have met with many of the neighbors who support the single story approach and proposal. The changes to the exterior will bring this home current and the home owners will be able to raise their family and enjoy it for the next 30 years.

Sincerely,



Clay Aurell, AIA, LEED AP
Principal Architect

CA:ca

cc: Jeff Burton
Vega Finucan