



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** February 13, 2013  
**AGENDA DATE:** February 20, 2013  
**PROJECT ADDRESS:** 3031 Samarkand Drive (MST2013-00005)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Renee Brooke, AICP, Senior Planner *RB*  
 Suzanne Riegle, Assistant Planner *SR*

### I. PROJECT DESCRIPTION

The project has been revised to include an additional 45 square feet to the proposed addition. The 8,400 square foot parcel is currently developed with a 1,720 square foot one-story, single-family residence with an attached 251 square foot, one-car garage. The proposal includes additions and alterations to the existing residence that include: demolition of 344 square feet, a 601 square-foot addition, window and door changes, and a new covered entry porch and trellis. The project will result in a 1,728 square-foot, one-story residence with an attached 500 square-foot two-car garage in a tandem parking configuration.

The discretionary applications required for this project are:

1. A Modification to allow an addition to the existing garage, window and door alterations, and a new trellis to encroach into the required six-foot interior setback at the north side of the property. (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. A Modification to allow window alterations and an addition, and a new trellis column to encroach into the required six-foot interior setback at the south side of the property. (SBMC § 28.15.060 and SBMC § 28.92.110)

Date Application Accepted: 1/28/2013

Date Action Required: 4/28/2013

### II. RECOMMENDATION

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

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Peter Ehlen, Architect	Property Owner:	Dennis Phelps
Parcel Number:	051-191-004	Lot Area:	8,400 sq ft
General Plan:	Low Density Residential	Zoning:	E-3/ SD-2
Existing Use:	Residential	Topography:	2% slope

#### B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,720 sq. ft.	1,728 sq. ft.
Garage	251 sq. ft.	500 sq. ft.

#### C. PROPOSED LOT AREA COVERAGE

Building: 2,401 sq. ft. 29%    Hardscape: 1,838 sq. ft. 21%    Landscape: 4,161 sq. ft. 50%

### IV. DISCUSSION

On January 23, 2013, the Staff Hearing Officer (SHO) reviewed the project and made comments on the requested modifications. In response, the applicant updated the plans to incorporate changes as requested by the SHO. At the hearing, the applicant disclosed that the property owners wished to extend the bedroom addition three additional feet within the required six-foot interior setback on the south side of the property. The application was continued to allow for noticing of the revised project.

The revised proposal includes additions and alterations to the existing residence that will result in a net increase of 257 square feet of floor area. The existing residence and attached garage are legally non-conforming to the six-foot interior setbacks at both the north and south sides of the property. The project as proposed is exempt from Design Review requirements and will result in a 1,728-square-foot, one-story residence with an attached two-car garage in a tandem parking configuration. The Planning Commission reviewed the tandem configuration at a lunch meeting on December 20, 2012, and was supportive of the proposal.

The first modification request is to allow a new trellis at the front and an addition to the rear of the existing garage to create a two-car garage in a tandem configuration. The proposed addition will extend the existing wall and encroach eight inches into the required six-foot interior setback at the north side of the property. Approximately two square feet (net) of the garage addition will encroach into the setback. The applicant is proposing to alter the existing window and install an additional window on the north elevation of the garage to allow for natural lighting. The proposed trellis and column, at the front of the existing garage, is shown to encroach 2'-8" into the required six-foot interior setback and allows for a decorative element that does not obstruct use of the vehicular garage door.

The trellis and addition to the garage to create a second covered, off-street, parking space is an appropriate uniform improvement for a single-family residence and is supported by Staff due to

the constraints of the existing development and the need to align the garage bays to make the garage useable.

The second modification request is to allow alterations to the existing non-conforming residence, including window changes, and a proposed bedroom and trellis addition that encroach approximately 1'-3" into the required six-foot interior setback to the south. Approximately 15 square feet (net) of the bedroom addition will encroach into the required interior setback. Staff is supportive of the footprint of the proposed addition, in that it results in a uniform improvement with a minimal encroachment, but is concerned with the number of openings proposed within the required setback. The applicant updated the south elevation of the plans to reflect changes discussed at the previous SHO meeting, and no additional windows are proposed beyond that shown on January 23, 2013. Staff regularly advises applicants to eliminate or minimize new openings within required setbacks that may cause privacy, noise, or light impacts on adjacent neighbors.

There are a number of new or relocated openings within the required six-foot interior setback to the south that may result in a majority of the wall being demolished and replaced. The retention of these walls is a significant factor in Staff's support of the requested Modifications and, as such, we requested a demolition plan to verify that the existing garage and the south elevation walls would not be completely demolished as part of this project. Since a complete demolition of the affected walls would allow for a project design that meets the setback requirements, Staff recommends a condition that the Modifications become null and void if additional demolition, beyond that shown on approved plans, is completed in the field.

## **V. FINDINGS AND CONDITION**

The Staff Hearing Officer finds that the interior setback Modification at the north side of the property is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The addition to the garage is appropriate because it provides a uniform improvement to allow an additional covered off-street parking space for the residence. The trellis element at the front of the garage provides an architectural element that unifies the architecture and is not anticipated to adversely impact adjacent neighbors.

The Staff Hearing Officer finds that the interior setback Modification at the south side of the property is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The addition to the residence is appropriate because it provides a uniform improvement to allow a master bedroom addition and is not anticipated to adversely impact adjacent neighbors.

Said approval is subject to the condition that if the building is demolished beyond what is shown on the Staff Hearing Officer approved plans, then the construction of the project shall be halted, and one, or both, interior setback Modifications will become null and void.

### Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated January 28, 2013
- C. Public Comment Letter

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FEBRUARY 14, 2013  
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Contact/Case Planner: Suzanne Riegle, Assistant Planner  
(SRiegle@SantaBarbaraCA.gov)  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470 x 2687



EAST BEACH VENTURES

ARCHITECTURE

28 January 2013

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

RECEIVED  
JAN 28 2013  
CITY OF SANTA BARBARA  
PLANNING DIVISION

Modification Request for 3031 Samarkand Drive, APN 051-191-004

EBV Project: 3031 Samarkand Drive Remodel and Addition to Single Family Residence  
EBV Project #: 12.29

Dear Staff Hearing Officer:

Please find enclosed our modification submittal package for the subject project. The package consists of the following:

- Applicant Letter
- (4) sets plans dated 28 January 2013
- *Photographs submitted previously*

Existing Conditions:

The existing project is a 1,720 square foot single-family residence with a 251 square foot single car garage on a 8,400 square foot lot. The parcel is zoned E-3/SD-2, General Plan Neighborhood is Upper State: Samarkand and General Plan Designation is 5 units per acre.

Proposed Project:

The proposed project involves demolition of an existing 344 square foot pre-fabricated sunroom, a 352 square foot residential addition and a 249 square foot garage addition. A 279 front porch and 607 square foot rear deck are also included.

The proposed garage addition will create a two-car garage with tandem parking. All proposals for tandem parking need to be reviewed by the Planning Commission. Proposed tandem parking was reviewed and accepted by the Planning Commission at their December 20th, 2012 lunch meeting.

Modifications Requested:

There are two modifications being requested:

1. Side yard encroachments along the north setback from the property line. This includes a 12 gross square foot garage addition, a new window in the existing non-conforming northern garage wall and a new trellis support. The garage addition and new window are proposed to encroach 8" into the required 6-foot setback. The new trellis support is proposed to encroach 2'-8".

2. Side yard encroachments along the south setback from the property line. This includes a 28 gross square foot master bedroom addition, new windows in the existing non-conforming southern wall of the residence and a new trellis support. The master bedroom addition and new windows are proposed to encroach 1'-3" into the required 6-foot setback.

Justification for the Modifications:

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There are two modifications being requested:

1. The modification requested will allow the project to provide the required two covered parking stalls. The encroachment is necessary to provide a proper width within the garage. The encroachment will also upgrade the existing exterior elevation. Allowing the new wall to keep in line with the existing non-conforming wall will promote uniformity of improvement including roof lines and allow the property owner to secure an appropriate improvement on the property.
2. The modification requested will allow the proposed bedroom to be of sufficient width and match the existing bedroom it replaces which presently encroaches into the setback. The encroachment will also upgrade the existing exterior elevation. Allowing the new wall to keep in line with the existing non-conforming wall will promote uniformity of improvement including roof lines and allow the property owner to secure an appropriate improvement on the property.

Benefits of the Project:

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There are two modifications being requested:

1. The modification being requested will allow a garage addition to keep in line with the existing exterior wall of the garage. The new windows will enhance the elevation. The trellis support will allow a decorative trellis to be added in front of the garage. This trellis will match the proposed trellis at the front entrance to the residence to tie the entire front elevation together.
2. The modification being requested will allow a master bedroom addition to keep in line with the existing exterior wall of the residence. The new windows will enhance the elevation. The trellis support will allow a trellis to be provided to shield the west sun from the master bedroom.

Thank you for your attention to this matter. If you have any questions you may reach me at 805.637.0601 or [pete@east-beach.net](mailto:pete@east-beach.net).

Respectfully,

EAST BEACH VENTURES,  
a California corporation

By



Peter J. Ehlen Architect  
President

Cc: Dennis Phelps

Dear Staff Hearing Officer,

Modification A is done already. News should have encouraged but leave it all time now. Leave it as is now. Lost a million birds here so to speak - 20000 a yr. News never do these things. This is High Army land - on a sacred site - the Hill. It is full of Spanish conquistadors going to battle to save Sts from the English + Portuguese etc from the boatmen from far. News never should have done these things, but be conquistadors - all honorable. They died fighting etc plus ships sank + bodies were recovered 200 yrs ago + more etc etc etc -

1-21-13  
P.O. Box 1201  
Santa Barbara,  
Calif. 93102

No Dist. 3031 Sacramento

Please record to  
Hearing 1-23-13

Thank you  
Bevel  
Bevel  
Bevel

never do the 2nd modification. This portion has not been done. News allow it. Would have South facing windows - low the morning light which is so precious + dread. People don't realize it but it is there + happens + kills the soul - all is celestial + nice + warm - Turn down modification 2.

The Environmental Review should have seen from the window changes alone drastically affected 60,000 birds that it significant - news pass it. Leave all as is. News do the rest of the project - dust - don't do the rest? Don't do porch + pillars. Leave all as is. The window door replacements were done. It displaced 900,000 birds + 100,000 chowbirds every year this part. Leave all as is. Bevel - news can do more work on the project - get it? Bevel Bevel Bevel Bevel news harm the earth. It would drastically affect 900,000 birds. Money but their change 700,000 after costs are there. Leave all in situ. 1000 horses. Leave what's been done. News never do more. No demolition, no additions. Thank you

1. PUBLIC COMMENT / CORRESPONDENCE:

1/23/13

DISTRIBUTED ON:

- STAFF HEARING SUPERVISOR (RB)
- STAFF HEARING OFFICER (SUZIE REARDON)
- ORIGINAL TO PLANNING TECH FOR FILE
- APPLICANT (AT MTNG)

Sincerely,  
Paula  
Bevel  
Bevel  
Bevel  
Bevel  
Bevel