



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: August 29, 2013
AGENDA DATE: September 4, 2013
PROJECT ADDRESS: 1120 Garcia Road (MST2013-00225)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Suzanne Riegle, Assistant Planner *SR*

I. PROJECT DESCRIPTION

The 6,448 square foot parcel is located within the Hillside Design District, and is currently developed with a 2,347 square foot, two-story residence with an attached two-car garage. The proposal consists of converting a total of 335 square feet of existing understory floor area into habitable additions for a new bedroom, half-bath, and new laundry room. The proposal also includes window and door alterations and a minor second-story addition to the existing second-story master bedroom and bathroom.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow additions and alterations within the required 30-foot front setback to the north (SBMC § 28.15.060 and SBMC § 28.92.110);
2. A Front Setback Modification to allow additions and alterations and a new trellis within the required 30-foot front setback to the south (SBMC § 28.15.060 and SBMC § 28.92.110);
3. A Interior Setback Modification to allow additions and alterations within the required 10-foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110);
4. A Open Yard Modification to the open yard location and configuration requirements (SBMC § 28.15.060 and SBMC § 28.92.110); and
5. A Fence, Wall and Hedge Modification to allow the combined height of fences/walls and hedges to exceed the maximum allowable height of 3.5 feet within 10 feet of the front lot line on the south, and within 10 feet of the driveway for a distance of 20 feet from the front property line on the north. (SBMC § 28.87.170 and SBMC § 28.92.110)

Date Application Accepted: 7/25/2013

Date Action Required: 10/23/2013

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Steve Morando	Property Owner:	Thomas Craviero
Parcel Number:	029-283-001	Lot Area:	6,448 sq. ft.
General Plan:	Low Density Residential 3 Du/Acre	Zoning:	E-1
Existing Use:	Residential	Topography:	23% avg. slope

B. PROJECT STATISTICS

	<u>Existing</u>	<u>Proposed</u>
Living Area	1,448 sq. ft.	+8 = 1,456 sq. ft.
Garage	454 sq. ft.	No Change
Understory (unfinished)	464 sq. ft.	-269 = 195 sq. ft.
Understory (Habitable)	0 sq. ft.	+ 269 sq. ft.

C. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.436 Proposed FAR: 0.368 = 85% of Max. Allowed FAR

IV. DISCUSSION

The 6,448 square foot lot sits on the inside of a fairly sharp turn of Garcia Road , and is currently developed with a two-story structure that includes a residence on the upper floor above an attached two-car garage, an unfinished basement, and a small accessory space for mechanical equipment. The property is legal, non-conforming as to the following requirements: lot size, open yard area, and setbacks (the residence was constructed within the required 30-foot front setback to both the north and south as well as the required 10-foot interior setback to the east). Although the property does not have an open yard area that meets the requirements outlined in the ordinance, it has been developed with two yard areas on the north and south sides of the building that functions as outdoor living areas for the lot.

The minimum lot size for an E-1 zone lot is 15,000 square feet plus slope density. A lot with a slope between 20-30% requires twice the minimum lot size, for a total of 30,000 square feet. With only 6,448 square feet of lot area, the property is legal non-conforming to lot size. Approximately 82% of the lot (5,259 s.f.) is located within required front and interior setbacks. Further development on the lot or alterations to the existing residence are constrained by the location of the existing development, which is further exacerbated by the properties substandard lot size, the slope of the lot, and the required setbacks.

A. NORTHERN FRONT SETBACK MODIFICATION

A Front Setback Modification is requested at the north side of the property to allow an 8 square foot hallway addition, a new exterior water feature, a front entry gate with pillars and mailbox,

a trellis, and alterations to thicken the exterior walls adjacent to the exterior doors of the living room within the required 30-foot front setback. The patio area to the north of the building is located entirely within the front setback below the streets grade, and serves as the main outdoor living area. The small hallway addition allows for additional closet area for the two existing bedrooms on the main level of the residence. Staff supports the modification request for alterations and additions that are appropriate to a single-family residence and due to site constraints. The proposed alterations are not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage.

B. SOUTHERN FRONT SETBACK MODIFICATION

A Front Setback Modification is requested at the south side of the property to allow architectural projections to the master windows, kitchen, and accessory space windows, install a new laundry room window, replace an existing window with a door to provide garage access, and convert 269 square feet of unfinished understory to create habitable space. With the exception of the architectural projections, the improvements will occur within the existing footprint of the building. The architectural projections are proposed to provide visual relief of the building mass and create the effect of recessed openings. Staff supports the modification request for alterations and the conversion of a portion of the unfinished understory as they are appropriate improvements to a single-family residence and because there is not an opportunity to provide a conforming improvement due to existing site constraints. The proposed alterations are not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage.

C. WESTERN INTERIOR SETBACK MODIFICATION

The proposal includes a request for a Interior Setback Modification to allow alterations along the western façade that result from the interior remodel on the main floor the exterior changes include a 12 square foot addition with a skylight-style roof, a new window adjacent to the master shower and a smaller window in the master bedroom. In addition, the conversion of unfinished understory, which is partially located in the interior setback, will result in a new access door for utilities and a small window. The small addition to create a bathroom sink area does not have a windows. Skylights are proposed to provide natural light from above. The new and replaced windows will result in the overall reduction of glazing on the west façade. Staff carefully reviews the placement of new doors and windows in the setback. Due to the change in grade between the subject property and the adjacent neighbor, any proposed lighting and windows located at the basement level are not anticipated to adversely impact the adjacent neighbor to the west. Staff supports the modification request for the proposed improvements as they are not anticipated to adversely impact the adjacent neighbor.

D. OPEN YARD MODIFICATION

As described previously, the lot is developed in such a way that there is not an area that meets the ordinance definition of open yard area. The applicant has identified two outdoor living areas utilized by the property owner as outdoor living space at the north and south side of the residence. These two areas are located a minimum of ten-feet from the front property lines and have a combined total of 1,276 square feet. The patio to north represents 470 square feet, sits

below the grade of the street, and provides an outdoor barbecue area and trellis. The open space to the south is approximately 806 square feet and includes a covered wood deck. Due to the shape of the lot and the location of the existing development the minimum 20' foot dimension cannot be achieved. Staff supports an Open Yard Modification that documents the location of open yard in two separate areas and meets the minimum area due to the constraints that include the substandard lot size, the large setbacks, the location of the existing development, and the sites topography.

E. HEDGES AND WALL HEIGHT MODIFICATION

The proposal also includes a request for a Wall /Hedge Height Modification to allow an arbor element, fences and hedges that exceed the maximum allowable heights along the various points of the Garcia Road frontage. The applicant is proposing a new entry gate and pillars (with a mailbox) at a height of 7'-11", to frame the main pedestrian access to the property. There is also an existing eight-foot tall hedge that abuts the neighbor's driveway easement that exceeds the maximum allowable 42 inch height limit. In addition, plantings have been placed along the northerly property line that may in the future exceed the 42 inch height limit, but if allowed to mature would provide screening for the living room area and yard. Currently, a pedestrian on the street can view straight through the living room area. The owner is requesting to maintain this hedge, which does not obstruct visibility from adjacent driveways. There are a number of plants atop the existing retaining wall abutting the subject properties driveway that have the appearance of hedge in combination with the existing wall height, and the planting and wall combination exceed the 42 inch height limitation within twenty feet of the front property line. An additional hedge at the edge of the southerly outdoor living space appears to be located ten feet from the property line, and is to be maintained at a maximum height of eight-feet. Staff is supportive of the proposed request to allow the entry gate and hedge at the north side of the property and the plantings atop the driveway retaining wall to the south to exceed the maximum allowable height of 42 inches. Staff also supports additional hedges up to eight-feet in height in the area of the immature plantings along the north property line and to the west of the entry gate, provided that the Supervising Transportation Engineer finds that the height does not conflict with visibility from the neighbor's driveway or for traffic along Garcia road.

This project was reviewed by the Single Family Design Board on June 17, 2013, and the Board forwarded the Staff Hearing Officer stating that the proposed modification is aesthetically appropriate, and does not pose consistency issues with the Single Family Design Guidelines and findings. The Board found that the trellis and gate is a positive solution for the constrained lot. The Board also commented that the small bump-out bathroom addition along the interior setback is acceptable and should be stucco to match the existing residence, and that the proposed skylight should be frosted or obscured glass. The Board felt that the adjacent Neighbors privacy impacts are limited by the frosted/obscure glass.

V. **FINDINGS AND CONDITIONS**

The Staff Hearing Officer finds that the Front and Interior Setback Modifications, and the Open Yard Modification are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements on the lot. The proposed additions and alterations are appropriate improvements to a single-family residence and represent conversion of floor area within the existing building footprint and a total of 20 square feet of additions on the main living floor that improve the internal circulation of the residence, as well as minor exterior alterations and improvements. Due to the significant site constraints including the substandard lot size, the large setbacks (82% of lot area), the location of the existing development, and the site's topography the requested Modifications are necessary to complete an appropriate improvement on the lot.

The Staff Hearing Officer finds that the fence height 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 hedge height and entry gate modification are appropriate improvements to a single-family residence will provide a private outdoor living area for the lot. The requested Modifications are not anticipated to adversely impact the adjacent neighbors or the visual openness of the streetscape.

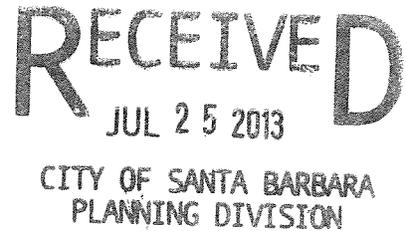
Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated July 23, 2013
- C. SFDB Minutes

Contact/Case Planner: Suzanne Riegle, Assistant Planner
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630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x 2687

July 23, 2013

Staff Hearing Officer
City of Santa Barbara
Post Office Drawer 1990
Santa Barbara, CA 93102



Re: Thomas Craveiro
1120 Garcia Road
Santa Barbara, Ca. 93103

Dear Mrs. Reardon,

Enclosed please find the formal application for the project located at 1120 Garcia Road within the Lower Riviera neighborhood in the City of Santa Barbara. The parcel (029-283-001) is zoned E-1 and has an approximate slope of 19%. The 6,448 square foot parcel is developed with a 1,448 net square foot two story dwelling with an attached 454 square foot garage. The proposal consists of: an eight square feet addition on the upper main floor for interior access to the existing front bedroom, converting a portion of the existing understory to accessory space with a laundry room and half bath. Permit three new windows in the new accessory space, two new exterior doors, (one to the new accessory space and one to the existing understory) and convert a window to a door downstairs for garage access. Permit a front entry gate with pillars and mailbox, a trellis, a fountain on the courtyard wall and the existing hedge on the north property line for privacy to the main outdoor living area. These improvements translate to the building in the following manner.

West elevation: recess the kitchen service door and add architectural projections on the two kitchen windows, add a new door downstairs for access to the new accessory space.

South elevation: Add an architectural projection to the master windows and new accessory window below on the south elevation, a new window to the laundry room, convert a window to a door downstairs for garage access and add an architectural projection to the kitchen sink window upstairs.

East elevation: Add an architectural projection with skylight (frosted glass) to the master bathroom vanity wall, add a new window (frosted glass) in the master bathroom shower, a new understory access door and a window in the new half bath downstairs.

North elevation: An eight square feet addition with a window, a fountain on the courtyard wall, a front entry gate with pillars and mailbox, a new trellis, and a portion of the existing hedge to exceed the allowed height.

The site was surveyed by the Azimuth Group to determine the location of the architectural and site plan improvements for design and planning purposes. The

EXHIBIT B

subject property has thirty-foot E-1 front setbacks on three sides and a ten-foot interior setback, all of the setbacks fall within the existing building footprint, fundamentally making any improvements to the dwelling subject to the modification process. Due to the small nature of the lot the northerly and southerly front setbacks effectively overshadow the western front setback.

The house was originally built in 1954 in the current configuration and building footprint, as few minor changes were made upon initial constructions in the lower floor mechanical room and garage exterior man door and are shown on the existing floor plans. The permit history shows a couple of re-roof permits pulled on the property and the current electrical undergrounding and meter upgrade.

The project consists of alterations to the residence within the northerly and southerly front setbacks and the interior setback to the east. As designed the requested Modifications shall be as follows:

- A. Two Modifications to allow a minor addition and alterations, including the conversion of unfinished basement, within the required 30-foot front setbacks (SBMC § 28.15.060.A., SBMC § 28.87.030, and SBMC § 28.92.110)
- B. A Modification to allow a minor addition and alterations, including the conversion of unfinished basement, within the required ten-foot interior setback. (SBMC § 28.15.060.B., SBMC § 28.87.030, and SBMC § 28.92.110)
- C. A Modification to the open yard location and configuration requirements, including locating the open yard in the required setbacks. (SBMC § 28.15.060 and SBMC § 28.92.110).
- D. A Modification to allow the combined height of walls and fences to exceed the maximum allowable height of 3.5 feet within ten-feet of the front property line or when located within ten-feet of either side of a driveway for a distance of 20-feet back from the front property line. (SBMC § 28.87.170 and SBMC § 28.92.110)

The project was reviewed on Consent at the Single Family Design Board on June 17th, 2013. The board members like the architectural design features of the window projections, the new trellis and entry gate design framing the pedestrian access. They only asked that the exterior treatment of the master bath pop-out be stucco rather than batten and board, as proposed. They forwarded the project to the Staff Hearing Officer with a few comments unrelated to design and more from planning staff in regards to the exterior light fixture meeting the outdoor ordinance and noting the frosted glass on the skylight and shower window improvements within the interior yard.

The owner of 1120 Garcia Road requests your consideration for required modifications:

(I) An interior required yard modification

The changes to lower floor within the interior ten-foot setback do not affect the neighboring property from which the lot was originally split, as the houses each have a daylight basement and upper stories are about equal in height. The neighbor only



DESIGN REVIEW ACTIVITIES SUMMARY

1120 GARCIA RD (MST2013-00225)

R-SFR

Proposal consists of converting a total of 335 square feet of existing understory floor area into habitable additions for a new bedroom, half-bath, and new laundry room to an existing 2,347 square foot, two-story single-family residence, located on a 6,448 square foot parcel within the Hillside Design District. The proposal includes window and door alterations and a minor second-story addition to the existing upper floor master bedroom and bathroom. The proposed total of 2,682 square feet is 96% of the required floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications.

Status: Pending

DISP

Date 3

SFDB-Consent (New)

CONT

06/17/13

(Comments only; project requires environmental assessment and Staff Hearing officer review for requested zoning modifications.)

A letter of concern from Paula Westbury was acknowledged.

Continued indefinitely to the Staff Hearing Officer to return to Consent with positive comments:

- 1) Change the board and bat to plaster at the bathroom bump-out.
- 2) The proposed modification is aesthetically appropriate, and does not pose consistency issues with the Single Family Design Guidelines and findings.
 - a. The trellis and gate is a positive solution for the constrained lot.
 - b. The small bump-out bathroom addition along the interior setback is acceptable.
 - c. New skylight is frosted/obscure glass.
 - d. Neighbor privacy impacts are limited by the frosted/obscure glass.

EXHIBIT C