



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** September 25, 2013  
**AGENDA DATE:** October 2, 2013  
**PROJECT ADDRESS:** 820 Vales Street (MST2013-00335)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner  
 Kelly Brodison, Assistant Planner

### I. PROJECT DESCRIPTION

The 8,124 square foot parcel is located within the Hillside Design District, and is currently developed with a 1,754 square foot, one-story residence with an attached 406 square foot two-car garage. The project site is on the corner of Vales and Margo Streets and the existing structure is non-conforming to the front setbacks along both street frontages. The proposed project involves a remodel to the existing residence. The discretionary application required for this project is a Front Setback Modification to allow window and door alterations within the 30-foot secondary front setback along Margo Street (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: 8/12/2013

Date Action Required: 11/10/2013

### II. RECOMMENDATION

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

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant: Jim Davis – Wade Davis Design

Parcel Number: 035-083-014

General Plan: Low Density Residential 3 Du/Acre

Existing Use: Residential

Property Owner: Wayne &  
Michelle Trella

Lot Area: 8,124 sq. ft.

Zoning: E-1

Topography: 15% avg. slope

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,754 sq. ft.	-13 = 1,741 sq. ft.
Garage	406 sq. ft.	+13 = 419 sq. ft.

**C. PROPOSED LOT AREA COVERAGE**

Building: 2,240 sf 27.6%      Hardscape: 840 sf 10.3%      Landscape: 5,043 sf 62.1%

**IV. ZONING ORDINANCE CONSISTENCY**

<b>Standard</b>	<b>Requirement</b>	<b>Existing</b>	<b>Proposed</b>
Setbacks			
- Front (Vales)	30 ft.	25.5 ft.	No change
- Front (Margo)	30 ft.	20.5 ft.	No change
- Interior (East)	10 ft.	22 ft.	No change
- Interior (South)	10 ft.	111 ft.	No change

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

Max. Allowed FAR: 0.40      Proposed FAR: 0.27      = 66.9% of Max. Allowed FAR

**V. DISCUSSION**

The proposed project consists of a remodel to the existing one-story residence, including window and door alterations within the secondary front setback on Margo Street. The subject parcel is located at the corner of Margo and Vales Streets. The existing building is located within both front setbacks, and a modification was approved in 1973 for the living room to encroach into the secondary front setback on Margo Street.

No changes are proposed to the building footprint within the two front setback areas; however, the project proposes to enlarge three windows, two doors and one skylight all within the secondary front setback on Margo St.

Staff supports the proposed changes to the existing building within the front setback. The changes to the doors and windows within the Margo Street front setback are minor, primarily aesthetic in nature, and compatible with the neighborhood, and not detrimental to neighboring properties.

**VI. FINDINGS AND CONDITIONS**

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure appropriate improvements on the lot. The proposed alterations are appropriate improvements to a single-family residence because they are minor in nature, associated with overall improvement of the property, and not detrimental to the use of neighboring properties. The Modification is necessary because the portion of the house where the proposed improvements are proposed exists legally in the front setback.

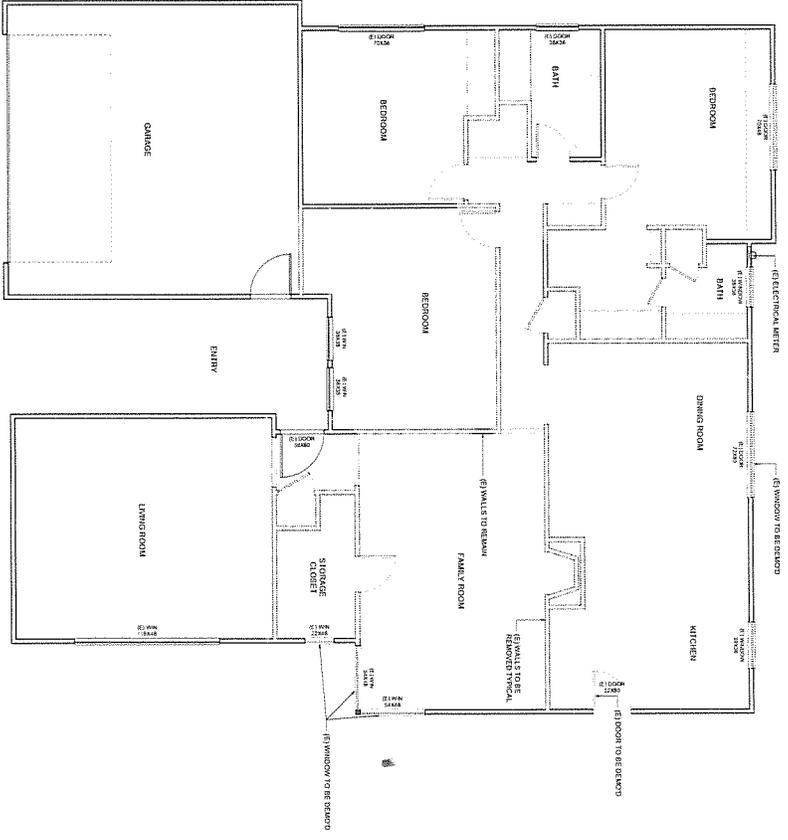
Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated August 12, 2013

Contact/Case Planner: Kelly Brodison, Assistant Planner  
([kbrodison@SantaBarbaraCA.gov](mailto:kbrodison@SantaBarbaraCA.gov))  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470 x **2687**

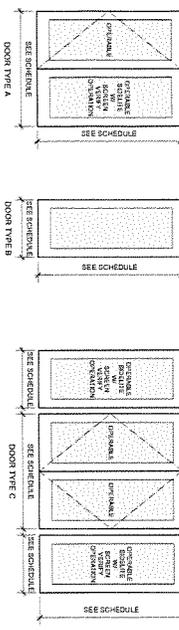






EXISTING/DEMO FLOOR PLAN  
SCALE 1/4" = 1'-0"

<p>WADE DAVIS 302 BRANFLORENCE AVENUE SUITE 200 ANN ARBOR, MI 48106-1500 TEL: 734.769.0000 WWW.WADEDAVIS.COM</p>		<p>DATE: 08/27/13 BY: J. J. JENSEN CHECKED BY: J. J. JENSEN SCALE: 1/4" = 1'-0"</p>
<p>PROJECT: TRELLA REMODEL 1474 1/2 ANN ARBOR, MI 48106</p>		<p>CLIENT: CITY OF ANN ARBOR 1474 1/2 ANN ARBOR, MI 48106</p>
<p>DESCRIPTION: DEMO FLOOR PLAN</p>		<p>PROJECT NO: AB-2.1</p>



**DOOR NOTES:**

1. ALL DOOR GLAZING SHALL BE EQUAL GLAZING WITH INTERLOCK GLAZING SYSTEMS PER CODE.
2. DOOR HARDWARES ARE NOTED BY FRAME SIZE, REGION, OPERATING PERMITS, SPECIES.
3. CONNECTION TO VERIFY SCHEMATIC LOCATIONS WITH OWNER.
4. VERIFY SCHEMATIC LOCATIONS WITH OWNER.
5. VERIFY SCHEMATIC LOCATIONS WITH OWNER.
6. VERIFY SCHEMATIC LOCATIONS WITH OWNER.
7. EXISTING DOOR HARDWARES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF IBC 703.4.1. UNLESS OTHERWISE SPECIFIED, ALL HARDWARE SHALL BE A FIRE RATED HARDWARE AND NOT LESS THAN 30 MIN PER IBC 703.4.1.2.

NO.	WH	HT	DESCRIPTION	TYPE	MFR.	MATERIAL	FINISH	GLAZING COMMENTS
101	6'-2" x 6'-6"	1-3/4"	PRELIM DOOR	A	WDC	WOOD	PAINT	TEMPORARY
102	6'-2" x 6'-6"	1-3/4"	PRELIM DOOR	B	WDC	WOOD	PAINT	TEMPORARY
103	6'-2" x 6'-6"	1-3/4"	PRELIM DOOR	C	WDC	WOOD	PAINT	TEMPORARY
104	6'-2" x 6'-6"	1-3/4"	PRELIM DOOR	D	WDC	WOOD	PAINT	TEMPORARY
105	6'-2" x 6'-6"	1-3/4"	PRELIM DOOR	E	WDC	WOOD	PAINT	TEMPORARY
106	6'-2" x 6'-6"	1-3/4"	PRELIM DOOR	F	WDC	WOOD	PAINT	TEMPORARY
107	6'-2" x 6'-6"	1-3/4"	PRELIM DOOR	G	WDC	WOOD	PAINT	TEMPORARY
108	6'-2" x 6'-6"	1-3/4"	PRELIM DOOR	H	WDC	WOOD	PAINT	TEMPORARY
109	6'-2" x 6'-6"	1-3/4"	PRELIM DOOR	I	WDC	WOOD	PAINT	TEMPORARY
110	6'-2" x 6'-6"	1-3/4"	PRELIM DOOR	J	WDC	WOOD	PAINT	TEMPORARY
111	6'-2" x 6'-6"	1-3/4"	PRELIM DOOR	K	WDC	WOOD	PAINT	TEMPORARY
112	6'-2" x 6'-6"	1-3/4"	PRELIM DOOR	L	WDC	WOOD	PAINT	TEMPORARY
113	6'-2" x 6'-6"	1-3/4"	PRELIM DOOR	M	WDC	WOOD	PAINT	TEMPORARY
114	6'-2" x 6'-6"	1-3/4"	PRELIM DOOR	N	WDC	WOOD	PAINT	TEMPORARY
115	6'-2" x 6'-6"	1-3/4"	PRELIM DOOR	O	WDC	WOOD	PAINT	TEMPORARY
116	6'-2" x 6'-6"	1-3/4"	PRELIM DOOR	P	WDC	WOOD	PAINT	TEMPORARY
117	6'-2" x 6'-6"	1-3/4"	PRELIM DOOR	Q	WDC	WOOD	PAINT	TEMPORARY
118	6'-2" x 6'-6"	1-3/4"	PRELIM DOOR	R	WDC	WOOD	PAINT	TEMPORARY
119	6'-2" x 6'-6"	1-3/4"	PRELIM DOOR	S	WDC	WOOD	PAINT	TEMPORARY
120	6'-2" x 6'-6"	1-3/4"	PRELIM DOOR	T	WDC	WOOD	PAINT	TEMPORARY

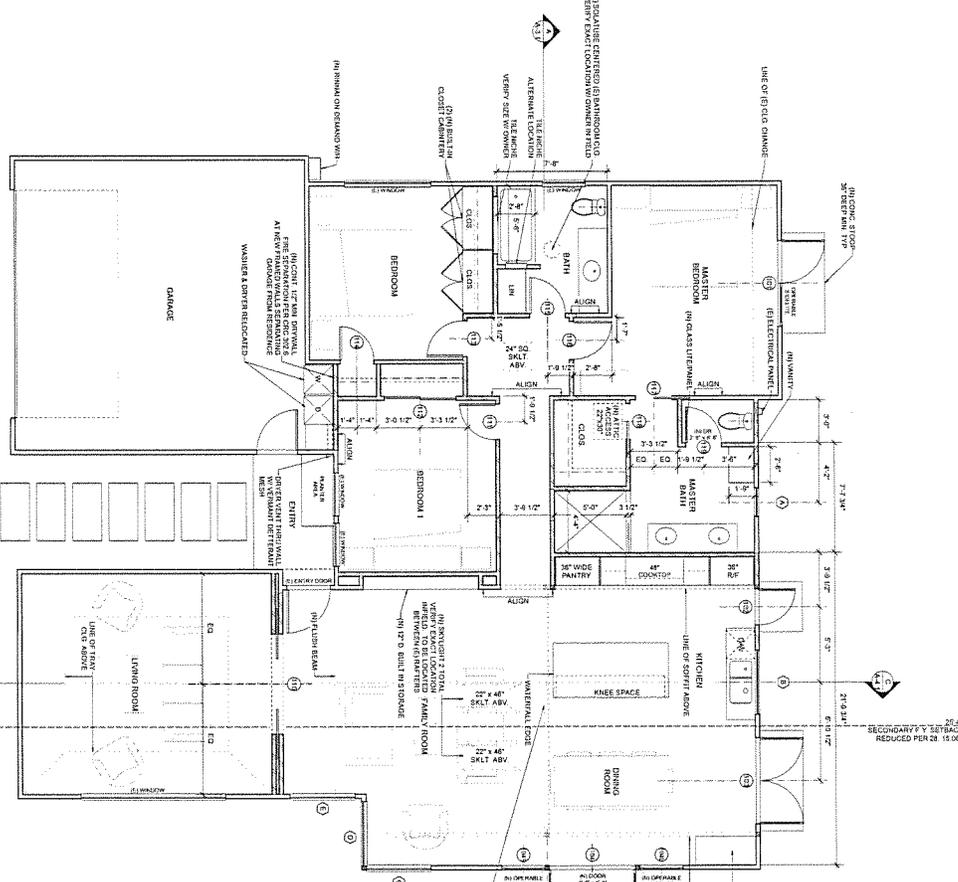
NO.	WH	HT	DESCRIPTION	TYPE	MFR.	MATERIAL	FINISH	GLAZING COMMENTS
121	6'-2" x 6'-6"	1-3/4"	PRELIM WINDOW	A	WDC	WOOD	PAINT	TEMPORARY
122	6'-2" x 6'-6"	1-3/4"	PRELIM WINDOW	B	WDC	WOOD	PAINT	TEMPORARY
123	6'-2" x 6'-6"	1-3/4"	PRELIM WINDOW	C	WDC	WOOD	PAINT	TEMPORARY
124	6'-2" x 6'-6"	1-3/4"	PRELIM WINDOW	D	WDC	WOOD	PAINT	TEMPORARY
125	6'-2" x 6'-6"	1-3/4"	PRELIM WINDOW	E	WDC	WOOD	PAINT	TEMPORARY
126	6'-2" x 6'-6"	1-3/4"	PRELIM WINDOW	F	WDC	WOOD	PAINT	TEMPORARY
127	6'-2" x 6'-6"	1-3/4"	PRELIM WINDOW	G	WDC	WOOD	PAINT	TEMPORARY
128	6'-2" x 6'-6"	1-3/4"	PRELIM WINDOW	H	WDC	WOOD	PAINT	TEMPORARY
129	6'-2" x 6'-6"	1-3/4"	PRELIM WINDOW	I	WDC	WOOD	PAINT	TEMPORARY
130	6'-2" x 6'-6"	1-3/4"	PRELIM WINDOW	J	WDC	WOOD	PAINT	TEMPORARY
131	6'-2" x 6'-6"	1-3/4"	PRELIM WINDOW	K	WDC	WOOD	PAINT	TEMPORARY
132	6'-2" x 6'-6"	1-3/4"	PRELIM WINDOW	L	WDC	WOOD	PAINT	TEMPORARY
133	6'-2" x 6'-6"	1-3/4"	PRELIM WINDOW	M	WDC	WOOD	PAINT	TEMPORARY
134	6'-2" x 6'-6"	1-3/4"	PRELIM WINDOW	N	WDC	WOOD	PAINT	TEMPORARY
135	6'-2" x 6'-6"	1-3/4"	PRELIM WINDOW	O	WDC	WOOD	PAINT	TEMPORARY
136	6'-2" x 6'-6"	1-3/4"	PRELIM WINDOW	P	WDC	WOOD	PAINT	TEMPORARY
137	6'-2" x 6'-6"	1-3/4"	PRELIM WINDOW	Q	WDC	WOOD	PAINT	TEMPORARY
138	6'-2" x 6'-6"	1-3/4"	PRELIM WINDOW	R	WDC	WOOD	PAINT	TEMPORARY
139	6'-2" x 6'-6"	1-3/4"	PRELIM WINDOW	S	WDC	WOOD	PAINT	TEMPORARY
140	6'-2" x 6'-6"	1-3/4"	PRELIM WINDOW	T	WDC	WOOD	PAINT	TEMPORARY

**WINDOW NOTES:**

1. WINDOW HARDWARE SHALL BE EQUAL GLAZING WITH INTERLOCK GLAZING SYSTEMS PER CODE.
2. WINDOW HARDWARES ARE NOTED BY FRAME SIZE, REGION, OPERATING PERMITS, SPECIES.
3. CONNECTION TO VERIFY SCHEMATIC LOCATIONS WITH OWNER.
4. VERIFY SCHEMATIC LOCATIONS WITH OWNER.
5. VERIFY SCHEMATIC LOCATIONS WITH OWNER.
6. VERIFY SCHEMATIC LOCATIONS WITH OWNER.
7. EXISTING WINDOW HARDWARES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF IBC 703.4.1. UNLESS OTHERWISE SPECIFIED, ALL HARDWARE SHALL BE A FIRE RATED HARDWARE AND NOT LESS THAN 30 MIN PER IBC 703.4.1.2.

**WINDOW SCHEDULE:**

NO.	WH	HT	DESCRIPTION	TYPE	MFR.	MATERIAL	FINISH	GLAZING COMMENTS
A	6'-2" x 6'-6"	1-3/4"	PRELIM WINDOW	A	WDC	WOOD	PAINT	TEMPORARY
B	6'-2" x 6'-6"	1-3/4"	PRELIM WINDOW	B	WDC	WOOD	PAINT	TEMPORARY
C	6'-2" x 6'-6"	1-3/4"	PRELIM WINDOW	C	WDC	WOOD	PAINT	TEMPORARY
D	6'-2" x 6'-6"	1-3/4"	PRELIM WINDOW	D	WDC	WOOD	PAINT	TEMPORARY
E	6'-2" x 6'-6"	1-3/4"	PRELIM WINDOW	E	WDC	WOOD	PAINT	TEMPORARY
F	6'-2" x 6'-6"	1-3/4"	PRELIM WINDOW	F	WDC	WOOD	PAINT	TEMPORARY



**PROPOSED FLOOR PLAN**

SCALE: 1/4" = 1'-0"

**FLOOR PLAN NOTE:**

1. VERIFY ALL EXISTING WALLS & FINISHES AND TO BE DEMOLISHED OR RECONSTRUCTED TO CONFORM TO THE PROPOSED FLOOR PLAN. A LIST OF DEMOLITION AND RECONSTRUCTION ITEMS IS PROVIDED IN THE ATTACHED SCHEDULES.
2. VERIFY ALL EXISTING WALLS & FINISHES AND TO BE DEMOLISHED OR RECONSTRUCTED TO CONFORM TO THE PROPOSED FLOOR PLAN. A LIST OF DEMOLITION AND RECONSTRUCTION ITEMS IS PROVIDED IN THE ATTACHED SCHEDULES.
3. CONNECTION TO VERIFY SCHEMATIC LOCATIONS WITH OWNER.

**WALL LEGEND:**

- 2-4 STUDS @ 16" O.C. (NEW CONSTRUCTION)
- 2-4 STUDS @ 16" O.C. (EXISTING)
- 2-4 STUDS @ 16" O.C. (EXISTING WITH FINISHES)
- 2-4 STUDS @ 16" O.C. (EXISTING WITH FINISHES AND PARTITION)
- 2-4 STUDS @ 16" O.C. (EXISTING WITH FINISHES AND PARTITION WITH GLAZING)

**WADE DAVIS**

515 RIVERVIEW AVENUE  
 SUITE 200  
 RICHMOND, VA 23220  
 (804) 781-1111  
 www.wadedavis.com

**TRELLA REMODEL**

400 WEST KODAK  
 ARLING HEIGHTS, VA

**PROPOSED FLOOR PLAN**

1/4" = 1'-0"

DATE: 08/17/13

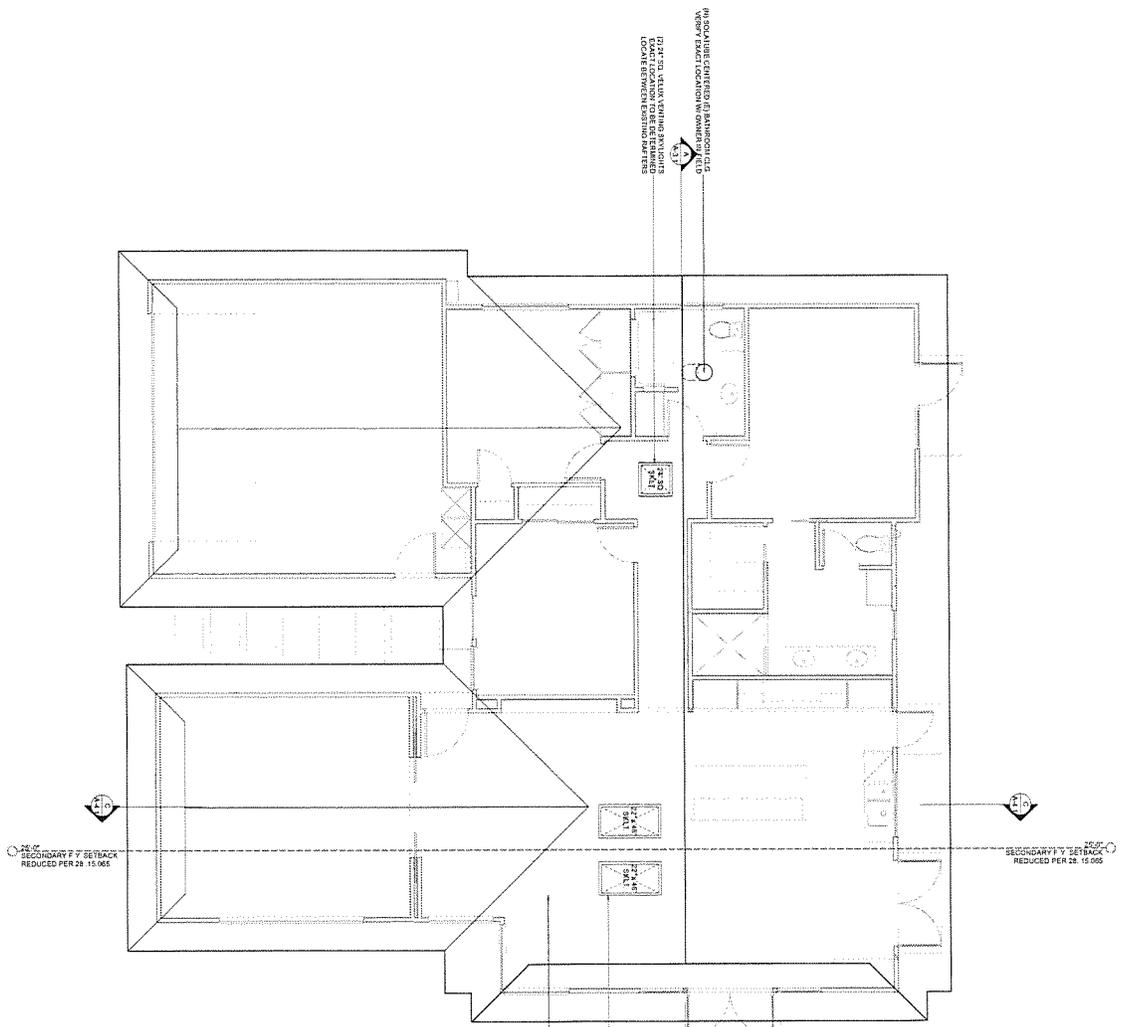
DESIGNED BY: JESSICA KAMRANI

CHECKED BY: JESSICA KAMRANI

SCALE: 1/4" = 1'-0"

**A.2.1**

FILE: 07-15-2013



**ROOF PLAN NOTES:**  
 1. CONTRACTOR TO PROVIDE CON. HOIST VENTING AS REQUIRED BY CODE.  
 2. CONTRACTOR TO PROVIDE PERMITS (PERMITS AS REQUIRED BY LOCAL JURISDICTION).  
 3. RAFTERS TO REMAIN UNLESS OTHERWISE NOTED.

**ROOF PLAN**  
 SCALE: 1/4" = 1'-0"

**WADE DAVIS**  
 ARCHITECTS  
 101 BROADWAY, SUITE 200  
 NEW YORK, NY 10038  
 TEL: 212 512 1234  
 FAX: 212 512 1235  
 www.wadedavis.com

**GENERAL NOTES:**  
 1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE.  
 2. CONTRACTOR TO PROVIDE ALL NECESSARY PERMITS AND INSURANCE.  
 3. CONTRACTOR TO MAINTAIN ACCESS TO ALL ADJACENT AREAS.  
 4. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND STRUCTURES.  
 5. CONTRACTOR TO MAINTAIN PROPER DRAINAGE AND WATER MANAGEMENT.  
 6. CONTRACTOR TO PROVIDE PROTECTIVE MEASURES FOR ALL EXISTING MATERIALS.  
 7. CONTRACTOR TO MAINTAIN PROPER RECORDS AND AS-BUILT DRAWINGS.  
 8. CONTRACTOR TO PROVIDE PROTECTIVE MEASURES FOR ALL EXISTING MATERIALS.  
 9. CONTRACTOR TO MAINTAIN PROPER RECORDS AND AS-BUILT DRAWINGS.

NO.	DATE	DESCRIPTION
01	08/27/13	CITY OF MANHATTAN
02	08/27/13	CITY OF MANHATTAN
03	08/27/13	CITY OF MANHATTAN
04	08/27/13	CITY OF MANHATTAN
05	08/27/13	CITY OF MANHATTAN
06	08/27/13	CITY OF MANHATTAN
07	08/27/13	CITY OF MANHATTAN
08	08/27/13	CITY OF MANHATTAN
09	08/27/13	CITY OF MANHATTAN
10	08/27/13	CITY OF MANHATTAN

**TRELLA REMODEL**  
 100 WEST 100th  
 MANHATTAN, NY 10025

**ROOF PLAN**  
 1/2" = 1'-0"  
 08/27/13

**A2.2**  
 Rev Date: 07/15/13



August 12, 2013  
Staff Hearing Officer  
City of Santa Barbara  
P.O. Box 1990  
Santa Barbara, CA 93102-1990

**Re: Modification Request for 820 Vales Road; APN 035-083-014; Zone E-1**

There is an existing single-family residence (1,754 sq. ft.) and an existing attached garage (406 sq. ft.). The house currently encroaches into the secondary frontyard setback on the southerly side of the property and was granted a modification approval on September 20, 1973 to allow a living room to be constructed within the front setback. The living room was added to the dwelling under Permit No. 45786. The existing garage is located within the primary front yard setback on the westerly portion of the property. Under the proposed project a change of use is also being requested to add approx. 13 sf to the garage which in turn will reduce the total residence area by the same (13 sf).

The modification being requested is to allow the replacement of (3) windows to be enlarged, (2) doors to be added and (1) skylight to be added within the existing footprint of the structure and secondary front yard setback. The construction of the windows, doors and skylight will not extend further than the previously granted 1973 modification and is requested to maximize the southerly views towards the ocean and increase the flow from interior to exterior of the house into the secondary front yard.

The major benefits of having the proposed windows, doors and skylight encroach into the required setback are: That it increases the flow from the interior to the exterior into the secondary front yard; It does not intensify the existing encroachment; It eliminates the need to redesign the residence with a second floor addition outside of the existing setback; The project is not expected to adversely affect any neighbors; Thank you for considering this project as we believe it will greatly enhance the neighborhood.

Sincerely,

---

Jim Davis Architect  
Wade Davis Design