



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** March 13, 2014  
**AGENDA DATE:** March 19, 2014  
**PROJECT ADDRESS:** 1531 Live Oak Lane (MST2014-00038)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner  
 Betsy Teeter, Planning Technician II *Bas*

### I. PROJECT DESCRIPTION

The 11,760 square foot lot is located in the Hillside Design District, and is developed with a 1,659 square foot one-story residence and a detached 428 square foot two-car garage. The proposed project involves a minor remodel to extend the front entry wall and door and to expand the kitchen to align with the existing front wall of the dwelling, which currently encroaches into the front setback. The remodel includes a new window opening in the kitchen, which will also encroach into the front setback. The discretionary application required for this project is a Front Setback Modification to allow additions and alterations within the required thirty-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: February 13, 2014      Date Action Required: June 19, 2014

### II. RECOMMENDATION

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

### III. SITE INFORMATION AND PROJECT STATISTICS

#### SITE INFORMATION

Applicant:	Don Swann	Property Owner:	Robert Stockero
Parcel Number:	049-761-029	Lot Area:	11,760 sq. ft.
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	23% Slope

#### Adjacent Land Uses:

North – One-Family Residence	East - One-Family Residence
South – One-Family Residence	West – One-Family Residence

#### A. PROPOSED LOT AREA COVERAGE

Building: 1,378 sf 11.7%    Hardscape: 1,365 sf 11.6%    Landscape: 9,017 sf 77.7%

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

Max. Allowed FAR: 0.338      Proposed FAR: 0.183      = 54% of Max. Allowed FAR

**IV. DISCUSSION**

The existing residence is non-conforming to the required 30-foot front setback from Live Oak Lane. The applicant is proposing to extend the front entry (with a new front entry door) and to expand the kitchen. Both improvements will extend no further than the existing front wall. The project as proposed will increase the existing building footprint by approximately 53 square feet within the front setback and will be located approximately 20 feet from the public right-of-way. The proposed new entry and door will modernize the dwelling and provide a more functional entrance to the residence. It is Staff's position that the encroachments into the front setback are minimal and the new entry and door and the kitchen extension will improve the functionality and design of the existing residence and will allow for an appropriate improvement without impacts to the neighborhood.

A Zoning Information Report prepared in 2013 noted that an upper floor rear deck and stairs were added without the required permit and that a detached shed encroached into the required interior setback. The deck and stairs are being permitted as part of this project and staff has included a condition that the shed be moved outside of the required setback.

This project was reviewed by the Single Family Design Board (SFDB) on February 10, 2014, and the Board found that the proposed project subject to the modification is aesthetically appropriate and does not pose consistency issues with the Single Family Residence Design Guidelines. If the Modification is approved, the project is set to receive administrative SFDB final approval with no further changes requested.

**V. 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 an appropriate improvement on the lot. The small additions to the residence are appropriate because they will provide a uniform improvement to the dwelling and are not anticipated to adversely impact adjacent neighbors.

Said approval is subject to the condition that the detached shed be moved outside of the required interior setback.

**Exhibits:**

- A. Site Plan (under separate cover)
- B. Applicant's letter dated , February 11, 2014
- C. SFDB Minutes dated February 10, 2014

Contact/Case Planner: Betsy Teeter, Planning Technician II  
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Phone: (805) 564-5470 x4563

Feb. 11, 2014

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

Re: Modification Request for 1531 Live Oak Lane, Santa Barbara, APN: 049-260-029, E-1 Land Use Zone

Dear Staff Hearing Officer

The existing two story residence (1,687 sf.) and attached, 2 car garage, (428 sf.) was built with permits in the early 1970's. Under current Zoning requirements the structure encroaches ten (10) into the required front setback.

In summary, the existing front portion of the structure encroaches into the setback, 321sf. on the lower floor and 378 sf. on the upper floor. The garage encroaches 144sf. into the front setback.

The proposals are to extend the front Entry door out to within six inches of the existing front wall of the residence allowing more space in the Entry/foyer for movability, and eliminating the breezeway, adding more space for the new much needed enlarged kitchen.

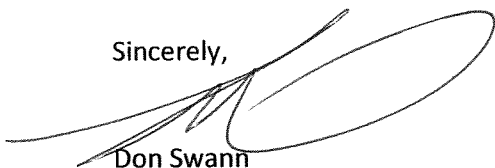
The modification requested is, as follows:

Allow the front walls on the lower floor of the residence, at the entry and the breezeway to encroach into the front setback but no closer than the existing wall line. Add a new Entry Door unit and a new window in the kitchen.

All the improvements shown on the plans are designed to improve the livability of the Owner's home and upgrading of materials and style will be compatible with the surrounding neighborhood.

All Zoning violations will be abated or permitted through this permitting process.

Sincerely,



Don Swann  
Agent for Mr. Robert Stockero

**RECEIVED**  
FEB 13 2014  
CITY OF SANTA BARBARA  
PLANNING DIVISION

**EXHIBIT B**

**NEW ITEM****E. 1531 LIVE OAK LN****E-1 Zone**

Assessor's Parcel Number: 049-261-029  
Application Number: MST2014-00038  
Architect: Don Swann  
Owner: Robert & Tammara Stockero

(Proposal for a total of 46 square feet of one-story additions and a 108 square foot interior remodel to an existing 1,687 square foot, two-story, single-family residence, with an attached, 428 square foot, two-car garage. The proposal includes requesting to permit a 259 square foot "as-built" deck and exterior stairs. The proposal will address violations listed in ZIR2013-00582. The proposed total of 2,161 square feet, located on an 11,760 square foot lot in the Hillside Design District, is 55% of the required floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for a requested zoning modification.)

**(Comments only; project requires environmental assessment and Staff Hearing Officer review for a requested zoning modification.)**

**Continued indefinitely to the Staff Hearing Officer with positive comments:**

- 1) The proposed modification is aesthetically appropriate and does not pose consistency issues with the Single Family Residence Design Guidelines. .
- 2) Return to staff for administrative staff approval.
- 3) Submit door details.