



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: June 5, 2014
AGENDA DATE: June 11, 2014
PROJECT ADDRESS: 919 Calle Cortita (MST2014-00167)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Suzanne Riegler, Associate Planner *SR*

I. PROJECT DESCRIPTION

The 8,408 square foot lot is developed with two-story, 1,744 square foot, single-family residence with an attached 392 square foot, two-car garage. The proposed project includes the construction of a 550 square foot lower level addition, demolition of two decks totaling 584 square feet, and replacement with two decks totaling 690 square feet at the rear of the residence. The project also proposes the removal of "as-built" exterior stairs, and the replacement of permitted stairs on the south elevation of the residence. The project will address violations identified in Zoning Information Report ZIR2013-00372.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow the proposed addition and alterations to the existing two-story residence to encroach into the required thirty-foot front setback (SBMC §28.15.060 and SBMC § 28.92.110); and
2. An Interior Setback Modification to allow additions and alterations to encroach into the required fifteen-foot interior setback to the south. (SBMC § 28.15.060 and SBMC § 28.92.110)

Date Application Accepted: 4/14/2014

Date Action Required: 7/11/14

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Don Swann	Property Owner:	Jonathan Zaid & Ida Meomartino
Parcel Number:	041-176-018	Lot Area:	8,048 sq. ft.
General Plan:	Low Density Residential (Max 3 du/acre)	Zoning:	E-1
Existing Use:	Residential	Topography:	33% est. avg. slope

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,744 sq. ft.	+550 = 2,294 sq. ft.
Garage	392 sq. ft.	No Change

C. PROPOSED LOT AREA COVERAGE

Building: 1,577 sf 19% Hardscape: 689 sf 8% Landscape: 6,142 sf 73%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.39 Proposed FAR: 0.31 = 82 % of Max. Allowed FAR

IV. DISCUSSION

The project proposes to construct an addition underneath the existing footprint of the residence. The existing residence is non-conforming to the required 30-foot front setback, as it is constructed at a distance of 14'6" from the front lot line. The applicant is requesting a Front Setback Modification to allow the proposed addition and alterations to the existing residence within the required 30-foot front setback. Staff is supportive of the requested Modification because it is within the existing building footprint, below the existing street grade and it will not adversely impact the visual openness of the public street frontage.

The proposed project also includes the demolition of the "as-built" stairs and deck, reconstruction of permitted stairs, and the installation of a new on-grade concrete walk on south side of the residence, and the demolition and two existing decks at the rear of the residence and replacement with two slightly larger decks. The applicant is requesting an Interior Setback Modification for these additions and alterations within the required 10'-0" interior setback to the south. Staff is supportive of the requested alterations within the interior setback that are appropriate improvements to allow access to the rear of the residence, and are not anticipated to adversely impact the adjacent neighbor to the south.

This project was reviewed by the Single Family Design Board on May 5, 2014, and continued the project to the Staff Hearing Officer. The Board supports the architectural changes to the existing home. The Board supports the size and configuration of the proposed deck. The Board supports the modification and finds it is aesthetically appropriate.

V. FINDING

The Staff Hearing Officer finds that the Front and Interior Setback Modifications are consistent with the purposes and intent of the Zoning Ordinance, and is necessary to secure an appropriate improvement on the lot. The proposed additions and alterations are appropriate improvements to a single family residence that are not anticipate to adversely impact the visual openness of the public street frontage or the adjacent neighbors to the north and south, as described in Section IV of the staff report.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated April 9, 2014
- C. SFDB Minutes

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

April 9, 2014

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

RECEIVED
APR 14 2014
CITY OF SANTA BARBARA
PLANNING DIVISION

Re: Modification Request for 919 Calle Cortita, Santa Barbara, APN: 041-176-018, E-1 Land Use Zone

Dear Staff Hearing Officer

The existing two story residence (1,721 sf.) and attached, 2 car garage, (382 sf.) was built with permits in the early 1970's. Under current Zoning requirements the attached garage and front porch of the structure encroaches fifteen feet, six inches, (15'-6"), and the front of the residence encroaches nine feet, six inches (9'-6") into the required front setback.

In summary, the existing front portion of the structure encroaches a total of 656 sq. ft. into the front setback, 362 sq. ft. at the garage and front porch and 294 sq. ft. at the residence.

This proposal is for adding habitable space for bedrooms, baths and laundry on the existing lower floor, utilizing the unused available crawl space under the main floor.

The modifications requested are, as follows:

1. To add 572 sq. ft. of area to the lower floor of the residence that would extend under the main floor of the residence, toward the front, encroaching nine feet, six inches (9'-6") into the required thirty (30) ft. front setback, but no closer to the street than the existing front of the house. Window revisions to front elevation are: Remove 1/0x6/0, 3/0x2/0 and 6/0x3/0 and add (3)-2/0x4/0 and (1)2/0x2/6.
2. To allow the existing S/W back corner of the existing 2 story residence encroach 1'-6" (5 s.f.) into the south interior property line setback and with 5/0x 3/0 corner windows.

All the improvements shown on the plans are designed to improve the livability of the Owner's home and the necessity for a much needed bedroom, baths and laundry. The new habitable space will not incur any hardships on the neighbors and the project will still be compatible with the surrounding neighborhood.

All Zoning violations that were noted in ZIR2013-00372 will be abated through this permitting process.

Sincerely,



Don Swann
Agent for Mr. Jon Zaid, Owner

EXHIBIT B



DESIGN REVIEW ACTIVITIES SUMMARY

919 CALLE CORTITA (MST2014-00167)

B-ILLEGAL DWELLING UNIT

Proposal to construct a 550 square foot one-story addition to an existing two-story 1,744 square foot single-family residence with an attached 392 square foot, two-car garage. The proposal also includes the demolition of two decks totaling 584 square feet and replacement with two decks totaling 690 square feet at the rear of the residence. The project also proposes the removal of "as-built" exterior stairs and replacement of stairs on the south elevation of the residence. The total of 2,686 square feet on a 8,408 square foot lot is 82% of the required Floor-to-lot Area Ratio (FAR). The project will address violations identified in Zoning Information Report ZIR2013-00372. Staff Hearing Officer review is required for requested zoning modifications.

Status: Pending

DISP

Date 3

SFDB-Concept Review (New) - PH

CONT

05/05/14

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

Actual time: 5:09 p.m.

Present: Don Swann, Designer; and Jonathan Zaid, Owner.

Public comment opened at 5:19 p.m.

A letter of expressed concerns from Christine and Nigel Bennett, neighbors directly across the canyon from the proposed project, was presented to the Board regarding neighborhood compatibility and privacy.

Public comment closed at 5:20 p.m.

Motion: Continued to the Staff Hearing Officer review to return to Consent with comments:

- 1) The Board supports the architectural changes to the existing home.
- 2) The Board supports the size and configuration of the current deck.
- 3) The Board supports the modification and finds it is aesthetically appropriate.
- 4) Provide a color board with details of light fixtures.

Action: Miller/Pierce, 5/0/0. Motion carried. (Woolery absent).

EXHIBIT C