



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** January 29, 2015  
**AGENDA DATE:** February 4, 2015  
**PROJECT ADDRESS:** 2011 Edgewater Way (MST2014-00462)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner *DK for DYIC*  
 JoAnne LaConte, Assistant Planner

### I. PROJECT DESCRIPTION

The 19,320 square-foot site, located on the cul-de-sac of Edgewater Way, is currently developed with a 790 square foot, single family residence with a 65 square foot basement, and an attached 453 square foot, two-car garage. The proposed project involves increasing the size of the basement by 131 square feet, relocating the garage door from the side of the garage to the front, constructing a swimming pool and five-foot tall site wall in the front yard, replacing an "as-built" stairway at the west of the house with at-grade steps, and other interior and exterior improvements.

The discretionary applications required for this project are:

1. Front Setback Modification to allow the relocated garage door to be within the required twenty-foot front setback. (SBMC §28.15.060 and 28.92.110); and
2. Wall Height Modification to allow the proposed site wall to be greater than 42" within ten feet of the front lot line. (SBMC §28.87.170 and 28.92.110)

Date Application Accepted: January 12, 2015      Date Action Required: March 12, 2015

### II. RECOMMENDATION

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

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Lori Kari, Architect	Property Owner:	Victoria Chin
Parcel Number:	045-100-067	Lot Area:	19,320 sq. ft.
General Plan:	Low Density Residential (max 5 du/ac)	E-3/SD-3 (Single Family Residential, Coastal Zone)	

Coastal Plan: Residential, 5 units/acre  
Existing Use: Single Family Residential    Topography: Coastal Bluff, 48% slope

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	855 sq. ft.	+131 sq. ft. = 986 sq. ft.
Garage	453 sq. ft.	No Change

**C. PROPOSED LOT AREA COVERAGE**

Building: 1,314 sf 6.8%    Hardscape: 1,126 sf 5.8%    Landscape: 16,880 sf 87.4%

**IV. DISCUSSION**

This project was reviewed by the Single Family Design Board (SFDB) on November 10, 2014 (Exhibit C), and the SFDB continued the item to the Staff Hearing Officer with generally positive comments. There are some design issues that will be resolved prior to SFDB approval of the project.

Front Setback Modification

The garage is partially nonconforming to the front setback requirement. One corner of the garage is located about 15 feet from the Edgewater right-of-way. The garage door is currently located on the west wall of the garage (right side looking at the house). The applicant proposes to change the location of the garage door from the side to the front of the garage, and to construct a new, permeable driveway. The old driveway would be removed, and the majority of the front yard is proposed to be enclosed with a five-foot tall wall. The area behind the wall would contain a new swimming pool, landscaping and hardscape.

Transportation Staff can support the location of the proposed garage door, as the majority of the garage is located more than 20 feet from the right-of-way. Staff is in support of the request for the Front Setback Modification, as the proposed alterations to the garage will result in a reduction of paving in the front yard and a new permeable driveway, and the alterations are not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage.

Wall Height Modification

The proposed site wall at the front of the house is straight; however, because of the site's location on a cul-de-sac, the front lot line is curved, such that a large portion of the wall is within 10 feet of the front lot line (minimum distance: seven feet). The wall is located closer to the front lot line than the corner of the garage, in order to provide for a large area behind the wall, where the swimming pool is proposed. Although the wall could be moved to comply with the height requirement, Staff supports the Wall Height Modification because of the lot's location on the cul-de-sac (not used to a large extent except by residents), the curved front lot line, and because it is aesthetically appropriate.

### Coastal Review

The project is in the Appeal Jurisdiction of the Coastal Zone. All project components are farther than 50 feet from the edge of the coastal bluff, and outside the 75-year seacliff retreat line. If the proposed is 10% of the existing floor area, the appropriate Coastal processing would be a Coastal Exemption. The applicant would like to proceed with a Coastal Exemption; however, as shown, the addition is slightly greater than 10%; therefore, staff recommends a condition of approval that requires that the basement addition be no greater than 130.8 square feet.

### Environmental Review

The project is in an area listed in the City's Master Environmental Assessment as an area of potential prehistoric archaeological significance. Based on reports for other properties in the area, staff believes that the likelihood of discovering intact cultural resources is low; therefore, monitoring of the excavation is not required. However, Staff recommends a standard condition that requires that if cultural resources are discovered during excavation, the project must be halted, and the appropriate experts be consulted.

## **V. FINDINGS AND CONDITIONS**

The Staff Hearing Officer finds that the Front Setback and Wall Height Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements on the lot. The proposed relocation of the garage door from the side of the garage to the front is appropriate because it will allow greater use of the front yard, will result in a reduction in paving in the front yard, a new permeable driveway, and the alterations are not anticipated to adversely impact the neighbors or the visual openness from the street. The proposed wall is appropriate because the curved front lot line results in a smaller front yard, the lot's location on a cul-de-sac is not highly visible, and the wall is aesthetically appropriate.

Said approval is subject to the following conditions:

1. The basement addition shall be reduced to be no greater than 130.8 square feet.
2. The unpermitted gazebo structure shall be removed from the rear yard.
3. The reference to "future addition" shall be removed from the plans at building submittal.
4. **Unanticipated Archaeological Resources Contractor Notification.** Standard discovery measures shall be implemented per the City Master Environmental Assessment throughout grading and construction: Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent,

and significance of any discoveries, and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading, and/or excavation activities, consultation, and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, December 3, 2014
- C. SFDB Minutes, November 10, 2014

Contact/Case Planner: Danny Kato, Senior Planner  
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03 December 2014

City of Santa Barbara  
630 Garden Street Santa Barbara CA 93101  
Attn. Jo Anne LaConte

RECEIVED  
DEC 03 2014

CITY OF SANTA BARBARA  
PLANNING DIVISION

Ref. Modification for  
Victoria Chin Residence  
2011 Edgewater Way  
Santa Barbara CA 93108  
APN. 045.100.067 Zone E-3/ SD-3

To the Staff Hearing Officer,

On behalf of my client, Victoria Chin, owner of the property, I am requesting modification for the residential property described above.

The specific modification requests are to allow:

- 1. Moving of existing garage door from the west wall of the garage to the north wall, partially in the front yard setback.
- 2. New 5' high site wall partially located in the front yard setback of 10' for walls over 3'-6" height.

The positive aspects of the request for modification are:

- 1. Moving the garage door from the west wall of the garage would eliminate 590 s.f. of concrete driveway in the front yard directly in front of the living space. The new garage door location in the north wall would have 358 s.f. of permeable paving and be located away from the front of the living space of the house.
- 2. Allowing the new five foot tall plaster wall to be located partially in the 10' setback creates a more useable front yard area for the residence, which is on a constrained lot because the south face of the residence is adjacent to the ocean bluff 75 year retreat line and greatly restricts use of rear yard.

We are correcting a zoning violation of existing railroad tie steps on grade along the west side of the house :

- 1. Proposal for new gravel-d.g. steps on grade set in steel framed stringers & risers.

Thank you for consideration of this modification requests and correction of zoning violation. Please contact me if you have any questions or requests for additional information.

Sincerely



Lori A. Kari, Architect  
Agent for the Owner

## EXHIBIT B

**NEW ITEM****E. 2011 EDGEWATER WAY****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-100-067  
Application Number: MST2014-00462  
Owner: Victoria Chin  
Architect: Lori Kari

(Proposal to relocate the existing garage opening to face the street frontage. The garage alterations include a new garage door, driveway, and the removal of existing landscaping in the front yard. The project also proposes the replacement of doors and windows in existing and new openings on the east, west, and south elevations, the addition of a door and window in crawl space locations, the infill of a crawl space with a craft room and half bath, and the interior remodel of the existing kitchen and bath. A new pool and 15 cubic yards of associated grading, and a new five foot high wall and gates at the front of the house are also proposed. The proposed total of 1,490 square feet of development on a 19,320 square foot lot in Hillside Design District and the Appealable Jurisdiction of the Coastal Zone is 32% of the guideline floor-to-lot area ratio (FAR). This project includes Staff Hearing Officer review for a requested zoning modification to allow alterations within the front setback.)

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

**Project was continued indefinitely to the Staff Hearing Officer to return to Consent with the following comments:**

- 1) The Board finds the relocation of the garage door opening within the front setback aesthetically appropriate and does not pose consistency issues with the Design Guidelines.
- 2) The Board finds the 5 foot tall wall located within ten feet of the property line aesthetically appropriate and does not pose consistency issues with the Design Guidelines, provided that the wall is accompanied by landscaping such as vines and shrubs, to soften its appearance.
- 3) Consider an alternative to the glass gate.
- 4) Consider an alternative to the garage door material.
- 5) Show the pool equipment and provide noise specifications.
- 6) Provide window details.
- 7) Provide a lighting plan.
- 8) Provide details for the rear patio, pavers, and driveway materials.
- 9) Provide a drawing of the north elevation of the residence, beyond the proposed wall.
- 10) Provide a rendering of the front yard wall with proposed vegetation.

**EXHIBIT C**