



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: March 12, 2015
AGENDA DATE: March 18, 2015
PROJECT ADDRESS: 3015 Samarkand Drive (MST2014-00628)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Jo Anne La Conte, Assistant Planner *JAL*

I. PROJECT DESCRIPTION

The 7,604 square foot site is currently developed with a 1,092 square foot one-story single family dwelling with an attached 335 square foot two-car garage. The proposed project is to construct a 118 square foot addition to the garage, to legalize an "as-built" 125 square foot first floor addition, to construct 202 square feet of new one-story additions and a 763 square foot second-story addition to the dwelling. Also proposed is demolition of an existing 100 square foot front porch, construction of a new 370 square foot front porch and an interior remodel to the dwelling. The proposed total of 2,635 square feet is 85% of the required maximum floor-to-lot area ratio (FAR).

The discretionary applications required for this project are:

1. Interior Setback Modification to allow an addition to the residence and to the garage within the required six-foot interior setback to the north (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. Interior Setback Modification to allow an "as-built" addition to the residence within the required six-foot interior setback to the south (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: February 9, 2015

Date Action Required: May 11, 2015

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Amy Taylor	Property Owner:	Leslie Nolan
Parcel Number:	051-191-007	Lot Area:	7,605 sq. ft.
General Plan:	Low Density Residential (max. du/acre)	Zoning:	E-3/SD-2

Existing Use: Single Family Residence Topography: 4% slope

Adjacent Land Uses:

North – Residential

East - Residential

South – Residential

West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,092 sq. ft.	2,182 sq. ft.
Garage	335 sq. ft.	453 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 2,356 sf 31.2% Hardscape: 1,482 sf 19.5% Landscape: 3,749 sf 49.3%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: .41 Proposed FAR: .35 = 85% of Max. Allowed FAR

IV. DISCUSSION

The project was reviewed by the Single Family Design Board (SFDB) on January 12, 2015 and was forwarded to the Staff Hearing Officer (SHO) with positive comments. The proposed project involves permitting an “as-built” 125 square foot addition along the south side of the property, construction of a 118 square foot addition to the garage, construction of 202 square feet of new one-story additions and a 763 square foot second-story addition to the dwelling. Also proposed is demolition of an existing 100 square foot front porch, construction of a new 370 square foot front porch and an interior remodel to the dwelling.

South Interior Setback Modification

The existing dwelling is legal non-conforming to the south interior setback as it is located five feet from the south interior property line, instead of the six feet required. The proposal includes legalizing an “as-built” 125 square foot one-story addition to the dwelling that is approximately eight feet in length and is located five feet from the south interior property line, in line with the existing dwelling. The “as-built” addition did not result in any new openings in the interior setback. Also, proposed is a second-story addition and new front porch that will comply with current setback requirements. Staff is supportive of this request because the as-built addition follows the line of the existing house, and is not anticipated to cause a detrimental effect to the neighboring property.

North Interior Setback Modification

The existing garage is non-conforming to the required north interior setback as a corner of the existing garage is located approximately 5½ feet from the north interior property line instead of the six feet required. The proposed project includes a bedroom addition and a garage addition for which small corners of the bedroom addition and the garage addition are proposed to be located approximately 5½ feet from the interior property line. Staff is supportive of this request because the proposed encroachments are, at minimum, five feet from the property line, and the two corners that encroach are very small (about 1 s.f. in the garage and 0.5 s.f. in the bedroom), and allow square corners of the building. Furthermore, the encroachments are not anticipated to cause a detrimental effect to the neighboring property. However, due to the floor plan configuration of the garage, laundry room and bedroom with exterior access, staff recommends a condition be included that a Zoning Compliance Declaration shall be recorded for the property.

Transportation Review

Transportation staff has reviewed the project and has stated that the garage dimensions are supportable as proposed.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements on the lot. The “as-built” addition that encroaches into the south interior setback is appropriate because the “as-built” addition follows the line of the existing house and is not anticipated to adversely impact the adjacent neighbor. The proposed encroachments into the north interior setback are appropriate because the encroachments are, at minimum five feet from the property line, the encroachments are small and allow for square corners of the building and because the encroachments are not anticipated to adversely impact the adjacent neighbors.

Said approval is subject to the condition that a Zoning Compliance Declaration shall be recorded for the property.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated February 25, 2015
- C. SFDB Minutes dated January 12, 2015

Contact/Case Planner: Jo Anne La Conte, Assistant Planner
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Phone: (805) 564-5470 x3320



February 25, 2015

RECEIVED
FEB 25 2015

CITY OF SANTA BARBARA
PLANNING DIVISION

Staff Hearing Officer
City of Santa Barbara
PO Box 1990
Santa Barbara, CA 93102-1990

Re: Modification Request for 3015 Samarkand Drive,
APN 051-191-007; Land Use Zone E-3/SD-2

Dear Staff Hearing Officer:

Thank you for considering our request for modifications at the above referenced parcel.

Existing Property and Proposed Project

Currently, one structure exists on the property: a single-story house (1,092 sf net) with an attached, two-car garage (335 sf net) and an attached water heater closet (13 sf net). The house, which was built in 1948, encroaches into the south interior setback. A corner of the original garage encroaches into the north interior setback. At the rear of the house, an existing 125 sf addition (undocumented in permit records), which is aligned with the rest of the house, encroaches in the south setback.

The proposed project is to construct a second story addition that is set back from the north and south sides of the first floor and garage. Small additions are proposed at the first floor of the residence, along with a larger front porch, and an addition to the garage, which is currently nonconforming in width and depth.

Modifications Being Requested

A modification is being requested to allow the continued use of the rear addition that encroaches approximately one foot into the required six-foot interior yard setback at the south side of the house.

A second modification is being requested to allow small corners of new additions at the house and garage to encroach approximately one foot into the required six-foot interior side setback at the north side of the house.

EXHIBIT B

Benefit

Granting the south interior setback modification request will allow the property owner to enjoy the continued use of an existing family room that opens to the rear yard. The room, which is aligned on the south with the rest of the house, existed when the owner bought the property in 1995.

Granting the north interior setback modification request will allow the property owner to construct a modest bedroom at the first floor, remodeling the previous bedroom to create a new laundry room with a new door into the garage for direct access to the house. Also, the garage addition will bring the interior width and depth into conformance with current standards. Since the north property line is angled approximately 32 degrees from the house, the requested modification is for small corners of rooms, which will encroach no more than one foot into the setback.

Conclusion

The requested modifications are in keeping with other nearby development. Many of the homes were built when the required interior yard setbacks were smaller than current standards.

Since the existing rear addition and the proposed north additions at the existing property will not adversely affect the character of the neighborhood, we ask that you approve these modification requests to allow the continued use of an existing family room and to allow improvements of the residence and garage.

Please let me know if you have any questions or comments about the information provided. We look forward to a positive outcome of our request for modifications for the proposed project.

Sincerely,



Amy Taylor

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 3015 SAMARKAND DR****E-3/SD-2 Zone****(7:25)**

Assessor's Parcel Number: 051-191-007
Application Number: MST2014-00628
Owner: Leslie T. Nolan
Architect: Amy Taylor

(Proposal for demolition of a 100 square foot front porch, addition of 329 square feet to the first-floor, and addition of 811 square feet to the second floor. The project includes an interior remodel of the existing 1,092 square foot single-family residence with an attached 335 square foot two-car garage. The proposed total of 2,612 square feet is 85% of the required maximum floor-to-lot area ratio (FAR). This project includes Staff Hearing Officer review for a requested modification to allow additions and alterations in the interior setbacks.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer Review for a requested zoning modification.)

Actual time: 6:51 p.m.

Present: Amy Taylor, Architect.

Public comment opened at 6:58 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Staff Hearing Officer to return to Full Board with comments:

- 1) The Board finds that the proposed modifications on the south and north side do not pose consistency issues and are aesthetically appropriate.
- 2) Study ways to mitigate the numerous jogs on the roof edge of the garage.
- 3) The Board supports the consistency and appearance of the house and its character within the neighborhood.
- 4) Provide a landscape plan for the front yard.
- 5) Study the fence finish to complement the architecture.
- 6) The 85% FAR is appropriate and the size, bulk and scale of the house is compatible with the neighborhood.

Action: Miller/James, 5/1/0. Motion carried. (Bernstein opposed).

EXHIBIT C