



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 23, 2015
AGENDA DATE: April 29, 2015
PROJECT ADDRESS: 427 Consuelo Drive (MST2015-00147)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Jo Anne LaConte, Assistant Planner *JAL*

I. PROJECT DESCRIPTION

The 7,485 square-foot site is currently developed with a 1,438 square foot one-story single family residence with an attached 446 square foot two-car garage. The proposed project is for a 430 square foot one-story addition, new windows, to legalize an “as-built” 288 square foot patio cover, two new skylights, a new 42 inch high site wall with gates, a new hedge and an interior remodel to the existing single family dwelling. The proposal will address violations outlined in a Zoning Information Report (ZIR2002-00885).

The discretionary application required for this project is an Interior Setback Modification to allow an addition and new windows to be located in the required 6-foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: March 30, 2015 Date Action Required: June 26, 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:	Wade Davis Design	Property Owners:	Dino & Silvia Pauletto Family Revocable Trust
Parcel Number:	059-201-002	Lot Area:	7,485 sq. ft.
General Plan:	Low Density Residential (max. 5 d/u acre)	Zoning:	E-3/SD-2
Existing Use:	Single Family Dwelling	Topography:	3% slope

Adjacent Land Uses:

North – Residential
South – Residential

East - Residential
West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,438 sq. ft.	+430 sq. ft. = 1,868 sq. ft.
Garage	446 sq. ft.	No Change

C. PROPOSED LOT AREA COVERAGE

Building: 2,413 sf 32% Hardscape: 953 sf 13% Landscape: 4,119 sf 55%

IV. DISCUSSION

The project is exempt from review by the Single Family Design Board (SFDB).

The proposed project includes construction of a 430 square foot one-story addition and three new windows that are proposed to be located in the required north interior setback.

The existing dwelling on site is non-conforming to the interior setback, as it is located 5 ft. 4 inches from the north interior property line at its closest point. The request is to allow a 430 square foot addition with three new windows to encroach approximately 8 inches into the required 6 foot interior setback, and to allow the addition to be in line with the existing residence. Two of the proposed windows are small and the larger window (7 feet wide by 4 feet high) proposed is to allow for Building Code required egress, light, and ventilation to an existing bedroom. Staff is supportive of the requested addition with three new windows within the interior setback, as the addition and new windows are not anticipated to adversely impact the adjacent neighbor, and will result in a cohesive design to the existing dwelling.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modification is consistent with the purpose and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed addition and windows are appropriate because of the location of the existing development on site, and because it will allow for an expansion of the residence that maintains the existing neighborhood character, and the addition and new windows are not anticipated to adversely impact the adjacent neighbor.

Said approval is subject to the following conditions:

1. The violations outlined in ZIR2002-00885 shall be abated as part of this permit and shall be included in the Scope of Work.
2. The miscellaneous stored items shall be removed from the required setbacks.
3. The detached sheds shall be removed from the required setbacks and the required Open Yard area.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated March 30, 2015

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

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MAR 30 2015

CITY OF SANTA BARBARA
PLANNING DIVISION

March 30, 2015

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

Re: Modification Request for 427 Consuelo Drive; APN 059-201-002; Zone E-3/SD-2

Dear Staff Hearing Officer:

There is an existing 1,438 square foot one-story, single-family residence, with a 446 square foot attached two-car garage on the property at 427 Consuelo Drive. The residence currently encroaches as much as 1'-2" into the required 6' interior yard setback along the north property line. The existing building has been permitted with city building permits, according to the City building files. We are proposing an addition (430 sf net/458 SF gross) & remodel (50 sf) to the front of the existing residence on the easterly side of the property.

The modification to the north interior yard setback being requested is to allow:

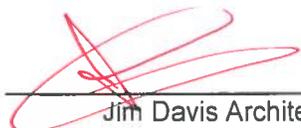
- One new window (seven feet wide by four feet high) to allow for code required egress, light, and ventilation in the existing bedroom of the residence to be located within the required six-foot interior yard setback. The modification will allow the new window to provide emergency egress from the existing bedroom since the proposed addition replaces the existing egress window.
- Approximately 10 square feet gross (1.3 square feet net) of the proposed addition, including two windows (both measuring one foot eight inches wide by three feet six inches high) to be located within the required six-foot interior yard setback. The proposed encroachment would be a maximum of eight inches into the interior yard setback, which is less than the encroachment of the existing residence. The modification will allow the new addition to keep in line with the existing structure without having to step the wall and roof structure, and simplify the connection between the proposed and existing structures. Additionally, the two proposed small windows for the proposed Bedroom will allow northerly light and ventilation, while also maintaining privacy.

The major benefits of having the proposed items listed above encroach into the required setback are:

1. It will allow the existing bedroom the required emergency egress access, and light and ventilation requirements for a bedroom;
2. With minimal encroachment proposed, it allows for simpler massing of the residence, resulting in less complicated and less costly framing and construction;
3. Prevents the need to add a second story addition and eliminates privacy issues that may be associated with a second story addition.

We hope that you will take the benefits listed above into consideration for the approval of the modification items we are requesting. Please feel free to contact us with any questions about the project.

Sincerely,



Jim Davis Architect

