



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: November 19, 2015
AGENDA DATE: November 25, 2015
PROJECT ADDRESS: 1302 San Miguel (MST2015-00221)
TO: Renee Brooke, City Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Betsy Teeter, Planning Technician II *BT*

I. PROJECT DESCRIPTION

The 6,418 square foot site is currently developed with a 1,106 square foot one story single family residence with a 206 square foot basement and an attached 338 square foot two car garage. The proposed project is to add 239 square feet to the existing one story dwelling. The proposal also includes permitting as-built 206 square feet of habitable space in the basement, a new garage door, new windows in the south facing wall of the garage, structural reinforcement of the garage roof and refinishing and adding new railings to the roof deck located above the garage.

The discretionary application required for this project is a Front Setback Modification to allow alterations to the garage, including replacement of the garage door and new windows in the south wall facing the street, and the addition of new guardrails on the roof deck located above the garage within the required 20 foot front setback.

Date Application Accepted: October 26, 2015 Date Action Required: January 24, 2016

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Chris Manson-Hing	Property Owner:	Ethan Franklin
Parcel Number:	045-042-007	Lot Area:	6,418 sf
General Plan:	Low Density Residential Max 5 du/acre	Zoning:	E-3
Existing Use:	One-Family Residence	Topography:	26% slope

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,106 sq. ft.	239 sq. ft.
Basement (as-built space)	206 sq. ft.	206 sq. ft.
Garage	338 sq ft	No change

C. PROPOSED LOT AREA COVERAGE

Building: 1,602 sf 25% Hardscape: 1,393 sf 22% Landscape: 3,423 sf 53%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.437 Proposed FAR: 0.278 = 64% of Max. Allowed FAR

IV. DISCUSSION

The proposed project is to add 239 square feet to the existing one-story dwelling. The proposal also includes permitting 206 square feet of “as-built” habitable space in the basement, a new garage door, new windows in the south facing wall of the garage, structural reinforcement of the garage roof and refinishing and adding new railings to the roof deck located above the garage. The applicant has requested a Front Setback Modification to allow the installation of a new garage door, reinforcement of the garage roof and replacement of the guardrails on the existing roof deck within the required 20-foot setback. The garage currently encroaches approximately 7’-2” within the required setback. The applicant is also proposing the addition of three new windows on the south facing wall of the garage which is located within the required front setback.

The dimensions of the existing garage are approximately 18’x19’. Although the dimensions do not meet the City’s current minimum size regulations, Transportation Planning staff has reviewed the proposed project and determined that the alterations will not reduce the existing dimensions and thus will not result in any impacts to adjacent residential uses.

Although it is Staff’s general practice to not support encroachments within the front setback, we recognize that this is an existing encroachment. Staff supports the requested modification because the proposed alterations do not include any increase in the building footprint within the setback area. Further, the existing house was constructed in 1953, when the property was zoned R-1 with a required 10-foot front setback. When the neighborhood was rezoned to E-3, the house became non-conforming to the R-1 standards, including the required 10-foot front setback.

This project was reviewed by the Single Family Design Board (SFDB) on June 15, 2015 (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. The majority of the Board members were concerned about the proposed glass garage doors due to potential light pollution impacts. The SFDB also requested that the applicant provide alternative solutions and give additional information on the proposed bronze glass.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Front Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The minor improvements enhance the aesthetic design of the residence, and are not expected to result in adverse effects on the adjacent neighbors.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated , October 26, 2015
- C. SFDB Minutes, June 15, 2015

Contact/Case Planner: Betsy Teeter, Planning Technician II
(bteeter@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x4563



City of Santa Barbara California

Exhibit A: The site plan for 1302 San Miguel Avenue has been distributed separately.

A copy of the plans is available for viewing at the Planning and Zoning Counter, 630 Garden Street, Santa Barbara, CA between the hours of 8:30 A.M and 4:30 P.M. Monday through Thursday, and every other Friday. Please check the City Calendar at www.SantaBarbaraCA.gov to verify closure dates.

Manson Hing

ARCHITECTURE

October 26, 2015

Betsy Teeter, Joanne La Conte
Modification Hearing Officer
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

RECEIVED
OCT 26 2015

CITY OF SANTA BARBARA
PLANNING DIVISION

Re: Modification request for 1302 San Miguel Avenue – APN # 045-042-007

Betsy, Joanne,

The property is a sloped site with an existing one story single-family residence of 1,106 net square feet, with an attached non-standard, 17'-8" foot interior width, basement car garage (able to accommodate two cars), and a 206 s.f. net (103 s.f. FAR net) as-built basement area which is to be permitted under the present project. The house is accessed from the street by an on grade concrete stair up to the entry stoop and doorway.

The residence structure is a house with attached garage model built in the 1950s within the Marine Terrace neighborhood which consist of 4-5 standard house models each with a limited set of options to accommodate individual lot topography and size that were repeated throughout the development. The houses were all built within laws and codes existing at that time and prior to the presently instituted building setbacks, which as imposed on the development, automatically make the existing structures non-conforming to the front yard setback. As a result, the present Owner is required to request a Modification to make improvements to that portion of the garage which now exists within the front yard setback. The proposed improvements are common and similar to many that either exist or were made to similar houses in the immediate neighborhood, also the initial garage structure, before a 1983 improvement, had a street facing window and a roof eave which extended a further two feet into the front yard.

While the existing garage is slightly undersized to present standards, it can contain two cars. Additionally, after I reviewed the conditions with Steve Foley of Public works, he recorded positive comments into the file as to not requiring the garage be increased. In this light, the Owner is continuing the process for a formal garage waiver from Public Works.

Presently a portion of the street level garage extends approximately 7'-2" within the 20 foot front yard setback. Proposed improvements to the house will require the following work to that portion of the garage within the setback: Required structural reinforcement to the garage roof, weather proof maintenance and refinishing of the deck and new guardrails to replace the existing guardrails that do not meet the present building code standard. Additionally the existing garage door will be replaced and new windows placed in the south facing wall to the street, these windows are similar to many in the immediate neighborhood streetscape, as can be seen on the provided streetscape images. The garage will have its existing wall plaster repaired.

One modification is being requested, and is listed below with a following justification statement for your reference:

1. For alterations in the front yard setback.

Due to the steep topographical nature of the property off of San Miguel Avenue and the existing basement structure existing immediately north of the garage and built into the hill under the house, an expansion of the garage's dimensions to prevailing requirements would require an expansion of the building's mass within the setback and should be avoided if possible.

As the main house undergoes a remodeling, the garage requires improvements to meet current building code and design compatibility standards. The new windows, garage door and guardrail design are being made to meet both the City's good design guidelines for design appropriateness, neighborhood conformity and building code requirements.

The above improvements will require work on that portion of the structure within the front yard setback. The existing wood guardrail with wide wood pickets to the deck atop the garage will be replaced with a guardrail design of spaced wood panels and metal posts, designed to give a degree of visibility that allows for some privacy between the public on the street and the house's south facing fenestration, and maximum visibility above a certain height, thus avoiding the addition of a solid mass to the house's design.

The proposal will replace an existing non-compliant guardrail with an aesthetically pleasing and structurally sound improvement. This existing non-conforming front yard encroachment is common to the neighborhood, as explained above, with several east and west neighboring houses on the same north side of San Miguel Avenue having similar front-yard encroachments with street facing windows in their garage walls as originally designed and built in the 1950s.

The major benefits of granting the requested modifications would be:

1. Maintaining the integrity of the existing single family home while making the required code mandated improvements and upgrading the exterior both aesthetically and structurally.
2. Upgrading and raising the quality of the housing stock in the neighborhood from the older 1950s construction, which benefits the immediate neighbors, the residential community and the City.

Thank you for your consideration, please call or e-mail if you have any questions.

Regards,



Christopher Manson-Hing, AIA
Principal

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1302 SAN MIGUEL AVE****E-3/SD-3 Zone**

(4:35) Assessor's Parcel Number: 045-042-007
Application Number: MST2015-00221
Owner: Ethan Franklin
Architect: Chris Manson-Hing

(Proposal for 377 square feet of additions to an existing 1,473 single-single family residence with an attached two-car garage on a lower level. The project includes demolition of an existing front entry cover and concrete patio, a new wood deck at the front entry, new terraced planters, a remodeled deck and new railings above the garage, new doors and windows, and a new metal standing seam roof. The proposed total of 1,850 square feet on a 6,418 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 66% of the required maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for alterations in the front setback.)

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

Actual time: 4:37 p.m.

Present: Chris Manson-Hing, Architect.

Public comment opened at 4:52 p.m.

- 1) Ron Nichols, adjacent neighbor, expressed support for the project and the garage windows proposed for the existing blank garage wall.

Public comment closed at 4:53 p.m.

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

- 1) The Board can support the additions and changes, including the proposed garage windows in the front setback.
- 2) The majority of the Board members are hesitant to approve the glass garage doors due to potential light pollution impacts.
- 3) Provide alternative solutions and give additional information on the proposed bronze glass.
- 4) The landscape plan is appropriate.
- 5) Provide a lighting plan for the exterior.

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

