



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** December 3, 2015  
**AGENDA DATE:** December 9, 2015  
**PROJECT ADDRESS:** 1562 Marquard Terrace (MST2013-00424)  
**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 8,600 square-foot site is currently developed with a 1,286 square foot two-story single family dwelling, a detached 334 square foot garage and a 237 square foot detached accessory structure. The proposed project includes 494 square feet of first floor additions with a new entry stairway, a 194 square foot second floor addition, demolition of an "as-built" 37 square foot addition to the garage, demolition of an "as-built" chicken coop, removal of an "as-built" hot tub, new windows and doors, window and door alterations, replacement of existing siding with stucco and a new standing seam metal roof. The proposed total of 2,508 square feet is 75% of the required floor-to-lot area ratio (FAR).

The discretionary applications required for this project are:

1. A Front Setback Modification to allow one-story additions with alterations to the dwelling including a new entry stairway, new openings and a new deck within the required 15-foot front setback for ground floor portions of the building (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. A Front Setback Modification to allow a second-story addition with alterations to the dwelling and new opening in the required 20-foot front setback for upper story portions of the building (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: November 18, 2015      Date Action Required: February 16, 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:	Trish Allen	Property Owner:	Joanne Gronquist
Parcel Number:	041-031-018	Lot Area:	8,600 sq. ft.
General Plan:	Low Density Residential (Max. 5 du/acre)	Zoning:	R-1
Existing Use:	Single Family Dwelling	Topography:	22% Slope

Adjacent Land Uses:

North – Residential	East - Residential
South – Residential	West – Elings Park

#### B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,286 sq. ft.	+ 688 sq. ft. = 1,974 sq. ft.
Garage	334 sq. ft.	-37 sq. ft. = 297 sq. ft.
Accessory Space	237 sq. ft.	No Change.

#### C. PROPOSED LOT AREA COVERAGE

Building: 2,064 sf 24%      Hardscape: 1,270 sf 15%      Landscape: 5,266 sf 61%

### IV. BACKGROUND

On November 6, 1975, a modification was granted to allow a one-story addition to the residence to be located four and a half feet from the front lot line instead of the 15 feet required, and to allow a second-story addition to be located 15 feet from the front property line instead of the 20 feet required.

The applicant has submitted a letter dated November 9, 2015 with field verified measurements from the Architect showing that the existing dwelling is actually 1,286 net square feet.

### V. DISCUSSION

The existing dwelling is located approximately four and one half feet from the front lot line and the second story of the dwelling is located approximately 15-feet from the front property line. There is an existing driveway easement along the west side of the property that provides access to an adjoining flag lot. The property is located on a dead end street and there is an existing street easement recorded on the property that provides a hammerhead turnaround at the end of Marquard Terrace. The property is constrained due to the location of the existing development on the site. The proposal will meet open yard and parking requirements.

The proposal includes constructing a new stairway entry to the dwelling, a deck approximately 12 inches in height, new and altered windows and new doors, and 494 square feet one-story

additions of which approximately 48 square feet will be located in the required 15-foot front setback. The proposal also includes constructing a 194 square foot second-story addition of which approximately 24 square feet will be located in the required twenty-foot front setback.

The proposed deck will be approximately one foot in height. The Zoning Ordinance allows for encroachments into setbacks that do not exceed 10 inches in height. The proposed deck exceeds the height limitation by two to three inches, and is requested to allow for the grade difference along the western property line. Staff is in support of the requested front setback modifications because of the site constraints associated with the current development on the lot, the grade difference along the west interior property line, the portions of the one and two-story additions in the setback are minor, the new windows at the front of the dwelling will replace existing windows, the new doors, and the second-story windows face the interior property line and as the proposal is not anticipated to adversely impact the adjacent neighbors.

A 1999 Zoning Information Report (ZIR) noted a violation for stored items inside the garage and a site inspection of the property showed miscellaneous stored items in the required setbacks and open yard area. Therefore, conditions have been included to address the ZIR violation and to remove the miscellaneous stored items from the required setbacks and open yard area.

The proposal was reviewed by the Single Family Design Board (SFDB) on November 4, 2013, December 2, 2013, May 19, 2014 and June 30, 2014 and was forwarded to the Staff Hearing Officer (SHO) with comments.

#### Parking

The proposal includes removing an "as-built" 37 square foot addition at the rear of the garage that crosses over the rear property line and will result in a 297 square foot undersized two-car garage.

The parking requirement for a single-family residence is two covered parking spaces. The property is nonconforming to parking, as the garage is non-conforming to size because it does not meet the required 20 foot by 20 foot interior unobstructed dimensions for a two-car garage. Pursuant to SBMC §28.90.001.B non-conforming parking may be maintained until the cumulative total of additional net floor area exceeds 50% of what existed in 1980. As the proposal will not exceed 50% of cumulative additions of what existed in 1980, the parking may remain non-conforming.

## **VI. FINDINGS AND CONDITIONS**

The Staff Hearing Officer finds that the Front Setback Modification to allow the one-story additions with alterations to the dwelling including a new entry stairway, new openings and a new deck is consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements on the lot. The proposed alterations and additions to the

dwelling are appropriate because of the site constraints associated with the current development on site, the grade difference along the west interior property line and as the proposal is not anticipated to adversely impact the adjacent neighbors.

The Staff Hearing Officer finds that the Front Setback Modification to allow the second-story addition with alterations to the dwelling and new openings in the required 20-foot front setback is consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements on the lot. The proposed alterations and additions to the dwelling are appropriate because of the site constraints associated with the current development on site, the second-story encroachment is minor and as the proposal is not anticipated to adversely impact the adjacent neighbors.

Said approval is subject to the following conditions:

1. The violation outlined in ZIR1999-01169 shall be abated as part of this permit and shall be included in the Scope of Work for the project.
2. The miscellaneous stored items shall be removed from the setbacks and from the open yard area.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated November 9, 2015
- C. Applicant's Field Measurement letter dated November 9, 2015
- D. SFDB Minutes dated November 4, 2013, December 2, 2013, May 19, 2014 and June 30, 2014,

Contact/Case Planner: Jo Anne La Conte, Assistant Planner  
(JLaconte@SantaBarbaraCA.gov)  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470 x3320



# City of Santa Barbara California

Exhibit A: The site plan for 1562 Marquard Terrace 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](http://www.SantaBarbaraCA.gov) to verify closure dates.





9 November 2015

**RECEIVED**  
NOV 09 2015  
CITY OF SANTA BARBARA  
PLANNING DIVISION

Staff Hearing Officer  
c/o Jo Anne La Conte, Assistant Planner  
Planning Division, Community Development  
City of Santa Barbara  
630 Garden St.  
Santa Barbara, CA 93101

**RE: 1562 Marquard Terrace (APN 041-031-018) – MST2013-00424  
Project Description/Applicant Letter**

Dear Staff Hearing Officer

On behalf of the property owners, Joanna and Tem Gronquist, we are pleased to submit this Applicant/Project Description letter as part of the project our Zoning Modification request submittal materials.

I. General Site Information

The subject property is located at 1562 Marquard Terrace, at the terminus of the street. The property is zoned R-1 Single Family Residential with a General Plan Land Use Designation of Suburban Residential (5 d.u./acre) and is approximately 8,600 square feet in size. It is developed with a two story, approximate 1,286 square foot single family residence and a detached two car garage with a storage area attached. The residence was constructed in 1948.

II. Project Description

The project includes first and second floor additions (688 square feet) and includes minor demolition of a portion of the garage (additional detail is provided below). There is an existing street easement recorded on the subject property that provides a hammerhead turnaround at the end of Marquard Terrace.

Please refer to the lot coverage and site data that is reproduced on the cover sheet of the project plans which describes the existing floor areas of each of the structures as well as those project components that are proposed.

Single Family Design Board

The project concept plans were reviewed by the Single Family Design Board (SFDB) on four occasions. On June 30, 2014, the SFDB forwarded the project to the Staff Hearing Officer making positive aesthetic comments regarding the proposed improvements.

**EXHIBIT B**

### Zoning Modifications & Justification

The existing residence is considered legal non-conforming as it encroaches into the current required front yard setback due to the existing street easement. The owners desire to carry out a modest addition of 688 square feet in order to meet their family needs.

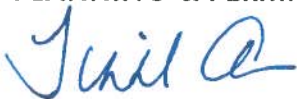
The required front setbacks are 15 feet and 20 feet for the first and second floors respectively. The zoning modification request to allow the proposed improvements to encroach into the required setbacks is technical in nature given the street easement and the requirement to measure setbacks from the edge of the easement. The proposed additions do not impose upon neighboring properties and are predominately carried out within the existing building footprint.

The project includes a new deck that is slightly raised above existing grade to provide improved access to the residence. Due to the existing topography, in some locations the deck will be 10 inches or slightly greater than 10 inches than the existing grade below. For this reason, the new deck also requires a zoning modification to be located in the required front setback.

The final zoning modification request is related to the existing garage and an as-built addition that was carried out by the previous property owner. The garage is currently non-conforming to the required 5 foot rear setback and was extended beyond the rear property line by approximately 2 feet. The project proposed to remove this as-built portion and return the garage back to its permitted condition.

On behalf of the property owner, we thank you for the consideration of the proposed project.

Sincerely,  
**SUZANNE ELLEDGE**  
**PLANNING & PERMITTING SERVICES, INC.**



Trish Allen, AICP  
Senior Planner





**SUZANNE ELLEDGE**

PLANNING & PERMITTING  
SERVICES, INC.

9 November 2015

**RECEIVED**

**NOV 09 2015**

**CITY OF SANTA BARBARA  
PLANNING DIVISION**

Jo Anne La Conte, Assistant Planner  
City of Santa Barbara  
630 Garden St.  
Santa Barbara, CA 93101

**RE: 1562 Marquard Terrace (APN 041031-018) – MST2013-00424  
Field Measurements**

Dear Jo Anne,

We are submitting this letter to present the net floor area of the existing residence in order to confirm that the proposed addition does not represent 50% or more of the floor area that existed on July 15, 1980 such that the garage interior dimension will not be required to expand.

Based on our field measurements, see attached floor plan stamped and signed by Joe Ewing, architect, the total existing floor area is 1,286.17 SF. This figure includes the 74 SF addition that was carried out in 1985. See the calculation below to affirm the total floor area that existed on July 15, 1980.

$$1,286.17 - 74 = 1,212.17 \quad 1,212.17 + 237 \text{ (storage area)} = 1,449.17 \text{ SF}$$

The current application includes an addition of 688 SF; the total addition is less than 50% of the floor area that existed on July 15, 1980:

$$1,449.17 \text{ SF (total prior to 7/15/80)} / 2 = 724.585 \text{ SF.}$$

For this reason, the existing garage should be allowed to remain, understanding that the as-built portions will be removed.

On behalf of the property owner, we thank you for your consideration.

Sincerely,

**SUZANNE ELLEDGE**  
**PLANNING & PERMITTING SERVICES, INC.**

Trish Allen, AICP  
Senior Planner

Attachment – Field measurements exhibit

**EXHIBIT C**

**FIELD MEASUREMENTS**  
 1562 Marquard Terrace (APN 041031-018) --MST2013-00424

2nd Floor SF Space  
 12.0 x 26.0 = 312.0 Big Area  
 7.08 x 6.0 = 42.5 Bathroom Area  
 3.08 x 3.0 = 9.24 Landing  
 2.66 x 1.66 = 4.42 Closet (without Duct)

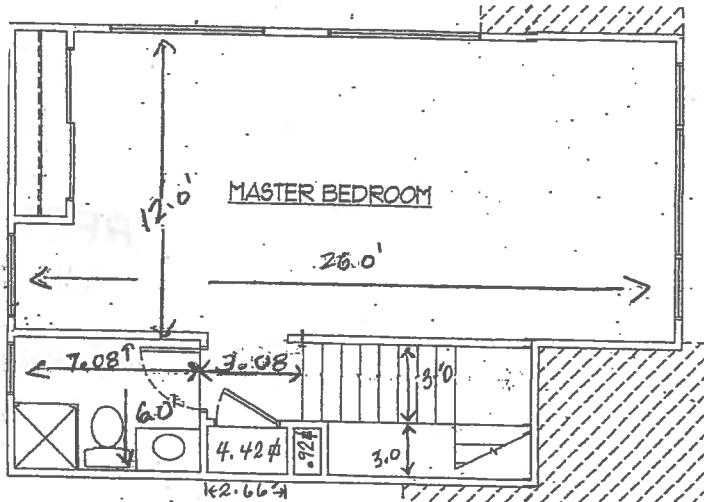
Total 2nd Floor SF = 368.16

1st Floor SF Space  
 20.25 x 16.50 = 334.13  
 4.0 x 11.75 = 47.0  
 19.75 x 25.50 = 503.63  
 9.50 x 3.50 = 33.25

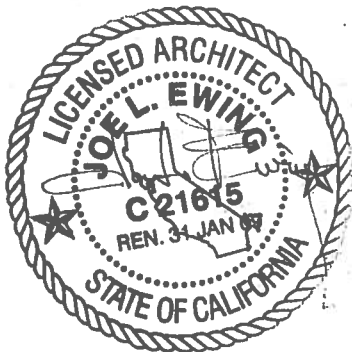
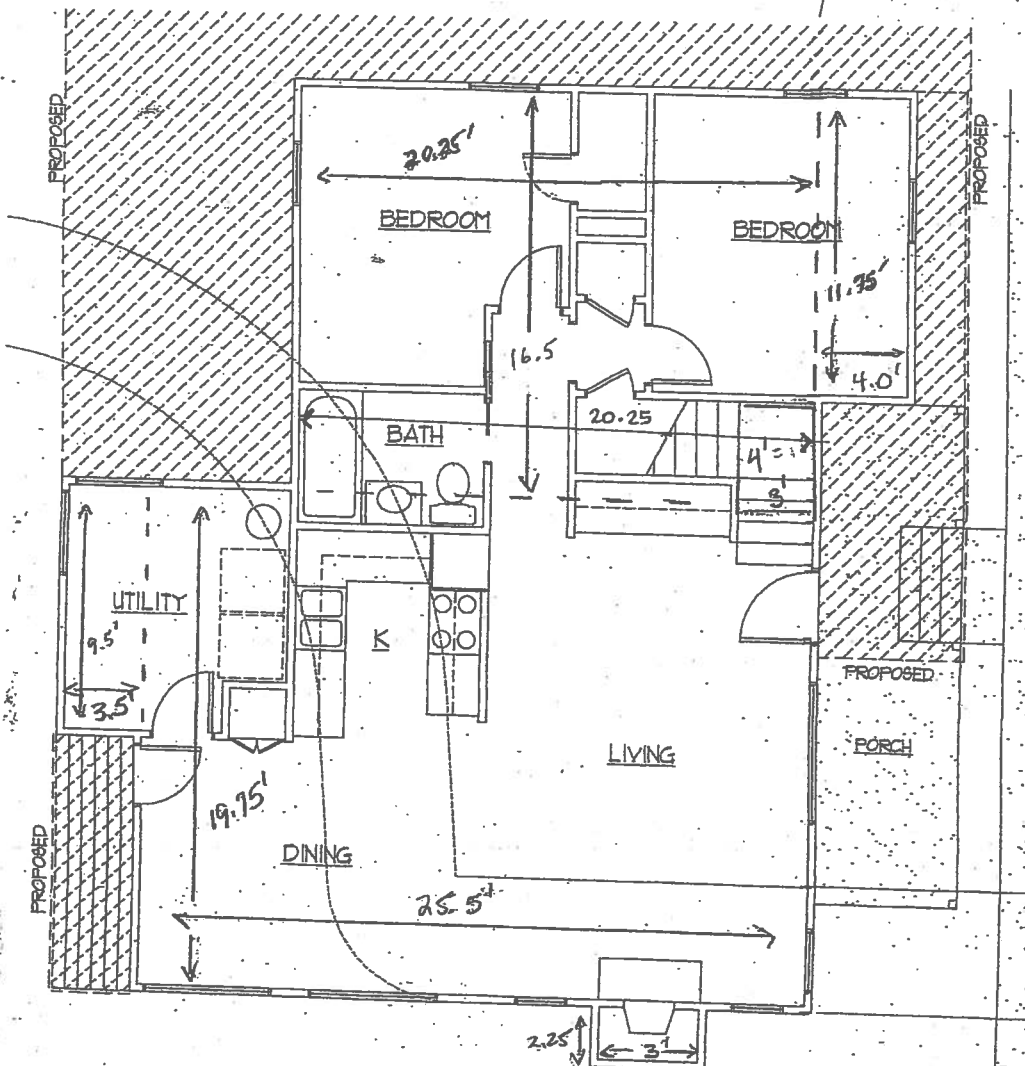
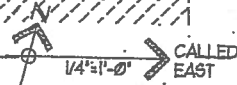
Total 1st Floor SF = 918.01

TOTAL HOUSE SF = 1286.17

11.06.15



EXISTING SECOND FLOOR PLAN



**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 1562 MARQUARD TERR****R-1 Zone****(3:50)**

Assessor's Parcel Number: 041-031-018  
Application Number: MST2013-00424  
Owner: Joanne Gronquist  
Architect: Joe Ewing

(Proposal for a 477 square foot, one-story addition and 144 square foot, two-story addition to an existing 1,352 square foot, two-story, single-family residence, with a 396 square foot, detached, two-car garage, and 238 square foot, detached storage structure. The project includes window and door alterations, replacement of existing siding with stucco, a new standing seam metal roof, and demolition and reconstruction of 49 square feet of the existing garage. The proposed total of 2,607 square feet, located on an 8,411 square foot parcel in the Hillside Design District, is 79% of the required floor-to-lot area ratio (FAR). The project includes Staff Hearing officer review for requested zoning modifications.)

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

Actual time: 3:42 p.m.

Present: Joe Ewing, Architect

Public comment opened at 3:53 p.m. As no one wished to speak, public comment was closed.

A letter of expressed concern from Paula Westbury was acknowledged.

**Motion: Continued indefinitely to Full Board with comments:**

- 1) Study all window fenestrations in the new addition to be more consistent in the style of the existing structure, in particular on the south and east elevations. Study the windows in correlation with roof lines.
- 2) Study the roof element of the new addition at the second floor bathroom.
- 3) Provide the color and materials board.
- 4) Study and specify the stucco treatment.
- 5) Provide clarification of the roof material.

Action: Miller/Sweeney, 6/0/0. Motion carried. (Zimmerman absent).

**SFDB-CONCEPT REVIEW (CONT.)****7. 1562 MARQUARD TERR****R-1 Zone**

**(5:40)** Assessor's Parcel Number: 041-031-018  
Application Number: MST2013-00424  
Owner: Joanne Gronquist  
Architect: Joe Ewing

(Proposal for a 477 square foot, one-story addition and 144 square foot, two-story addition to an existing 1,352 square foot, two-story, single-family residence, with a 396 square foot, detached, two-car garage, and 238 square foot, detached storage structure. The project includes window and door alterations, replacement of existing siding with stucco, a new standing seam metal roof, and demolition and reconstruction of 49 square feet of the existing garage. The proposed total of 2,607 square feet, located on an 8,411 square foot parcel in the Hillside Design District, is 79% of the required floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications.)

**(Second concept review. Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications. The project was last reviewed on November 4, 2013.)**

Actual time: 6:02 p.m.

Present: Joe Ewing, Architect;  
Tim Gronquist, Owner;  
Joanne Gronquist, Owner.

Public comment opened at 6:11 p.m. As no one wished to speak, public comment was closed.

A letter of expressed concerns from Paula Westbury was acknowledged.

**Motion: Continued indefinitely to Full Board with comments:**

- 1) Study the reconfiguration of the front three windows on the south elevation.
- 2) Study the window proportions of the second floor bathroom in relationship to the pitch of the roof.
- 3) Provide the chimney cap details.
- 4) Study the widow fenestration for consistency on the east/west/north elevations.
- 5) Provide the front staircase railing details.
- 6) Study the odd shaped windows on the west and north elevations.
- 7) Provide the roof venting details.
- 8) The Board is not supportive of the skylights as proposed. Study the skylight placements and integrate into the roof.
- 9) Provide the gutter and downspout locations and details.
- 10) Provide the color and materials board.

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

**SFDB-CONCEPT REVIEW (CONT.)****4. 1562 MARQUARD TERR****R-1 Zone**

**(4:20)** Assessor's Parcel Number: 041-031-018  
Application Number: MST2013-00424  
Owner: Joanne Gronquist  
Architect: Joe Ewing

(Proposal for a 402 square foot first floor addition and 262 square foot second floor addition to an existing single-family residence with a 378 square foot detached, two-car garage with a 253 square foot hobby room. The project includes window and door alterations, replacement of existing siding with stucco, a new standing seam metal roof, and a demolition and relocation of 49 square feet of garage space. The proposed total of 2622 square feet, located on a 8,411 square foot parcel in the Hillside Design District is 79% of the required floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications.)

**(Third concept review. Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications. Project was last reviewed on December 2, 2013.)**

Actual time: 4:46 p.m.

Present: Joe Ewing, Architect; and Tim Gronquist, Owner.

Public comment opened at 4:56 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to Full Board with comments:**

- 1) The Board finds the first and second floor setbacks as being aesthetically appropriate and do not pose consistency issues with the design guidelines.
- 2) The Board finds the interior setback modification for the garage as promoting an appearance of uniformity of development.
- 3) The Board appreciates the design revisions.
- 4) Study the bathroom windows regarding privacy to the south.
- 5) Study the heat distribution in relation to the high ceilings.
- 6) Study the skylight concerning the roof structure.
- 7) Study the east elevation for compatible windows.

Action: Pierce/Miller, 6/0/0. Motion carried. (Zimmerman absent).

**SFDB-CONCEPT REVIEW (CONT.)****6. 1562 MARQUARD TERR****R-1 Zone**

**(6:20)** Assessor's Parcel Number: 041-031-018  
Application Number: MST2013-00424  
Owner: Joanne Gronquist  
Architect: Joe Ewing

(Proposal for a 402 square foot first floor addition and 262 square foot second floor addition to an existing single-family residence with a 378 square foot detached, two-car garage with a 253 square foot hobby room. The project includes window and door alterations, replacement of existing siding with stucco, a new standing seam metal roof, and a demolition and relocation of 49 square feet of garage space. The proposed total of 2622 square feet, located on an 8,411 square foot parcel in the Hillside Design District is 79% of the required floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications.)

**(Fourth Concept Review. Comments only; project requires Staff Hearing Officer review for requested zoning modifications. Project was last reviewed on May 19, 2014.)**

Actual time: 6:42 p.m.

Present: Joe Ewing, Architect; and Tim and Joanne Gronquist, Owner.

Public comment opened at 6:54 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to Staff Hearing Officer to Consent with comments:**

- 1) The Board supports the project.
- 2) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, and quality of architecture and materials.
- 3) The Board approves the original layout of the second-story, east elevation window.
- 4) The modification is aesthetically appropriate and does not pose consistency issues with the design guidelines.

Action: Pierce/Bernstein, 6/0/0. Motion carried. (Sweeney absent).