



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: May 5, 2015
AGENDA DATE: May 11, 2015
PROJECT ADDRESS: 2878 Verde Vista Drive (MST2015-00628)
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 4,913 square-foot site is currently developed with a 940 square foot, one-story single family dwelling with an attached patio cover and a detached 380 square foot two-car garage. The proposed project involves permitting an "as-built" 25 square foot porch enclosure addition and for construction of a new 743 square foot, second-story addition to the dwelling. The proposed total of 2,088 square feet is 86% of the maximum floor to lot area ratio (FAR).

The discretionary applications required for this project are:

1. Front Setback Modification to allow an "as-built" one-story addition in the required 20-foot front setback facing Verde Vista Drive and to allow a conforming second-story addition that will change the basic exterior characteristics of the existing residence that is nonconforming to the required 20-foot front setback facing Verde Vista Drive (SBMC § 28.87.030 and SBMC § 28.92.110); and
2. Front Setback Modification to allow a conforming second-story addition that will change the basic exterior characteristics of the existing residence that is nonconforming to the required 20-foot secondary front setback facing Vernal Avenue (SBMC § 28.87.030 and SBMC § 28.92.110).

Date Application Accepted: April 7, 2016

Date Action Required: July 6, 2016

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:	Bildsten Architecture & Planning	Property Owner:	Perkins Family Trust 10-6-99
Parcel Number:	053-362-023	Lot Area:	4,913 sq. ft.
General Plan:	Low Density Residential (max. 5 du/acre)	Zoning:	E-3
Existing Use:	Single Family Residence	Topography:	3%
Adjacent Land Uses:			
	North - Residential		East - Residential
	South - Residential		West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	940 sq. ft.	+ 768 = 1,708 sq. ft.
Garage	380 sq. ft.	No Change

C. PROPOSED LOT AREA COVERAGE

Building: 1,430 sf 29.5% Hardscape: 427 sf 8.5% Landscape: 3,066 sf 62%

IV. DISCUSSION

The subject lot is located on a corner, and has two front yards. The existing one-story dwelling on site is non-conforming to the required front setbacks, as it is located approximately 13-feet from the front property line facing Verde Vista Drive and 15-feet from the front property line facing Vernal Avenue, instead of the 20 feet required. The proposed project involves permitting an “as-built” 25 square foot porch enclosure addition in the required 20-foot front setback facing Verde Vista Drive and to construct conforming second-story additions to the existing dwelling. The second-story addition results in a change to the basic exterior characteristic of a non-conforming building and therefore require modification approval (SBMC §28.87.030.d.1.a.). Staff supports the request for the Front Setback Modifications as the property is site constrained with two-front yards, the “as-built” porch addition is not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage, the proposed second-story additions are conforming to the required setbacks, and the conforming additions are not anticipated to adversely impact the adjacent neighbor.

This project was reviewed by the Single Family Design Board (SFDB) on January 25, 2016, February 8, 2016, and February 22, 2016 and was forwarded to the Staff Hearing Officer (SHO) with comments.

Public Works Review

There are existing over height landscaping and “as-built” fences in the public right-of-way along both street frontages. Public Works staff has reviewed the project and have stated that the fences in the public right-of-way are subject to approval of an encroachment permit and that the landscaping in the public right-of-way is not to exceed 42" in height. Therefore, a condition has been included to address these items.

The existing two-car garage on site is non-conforming to interior dimensions, as it does not meet the required unobstructed dimensions of 20 feet by 20 feet, and the existing garage door is undersized. Transportation staff has confirmed that a Design Waiver of the interior dimensions of the garage and for the undersized garage door is supportable, with the removal of the stored items from inside of the garage. Therefore, a condition has been included to address these items.

The existing fences along the driveway exceeds the maximum height limit for fences along driveways. Transportation staff has reviewed the project and have stated that the visibility triangle meets the criteria for a minor exception to the driveway sightline standards. Therefore, a condition has been included to address this item.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Front Setback Modification along the Vernal Avenue frontage is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure appropriate improvements on the lot. The proposed second-story additions are appropriate because they will allow for conforming second-story additions to the dwelling and are not anticipated to adversely impact the adjacent neighbors or the visual openness of the street.

The Staff Hearing Officer finds that the Front Setback Modification along the Verde Vista Drive frontage is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure appropriate improvements on the lot. The “as-built” porch enclosure addition is appropriate because the property is site constrained due to the two front yards and the “as-built” addition is not anticipated to adversely impact the adjacent neighbors or the visual openness of the street, and the proposed second-story additions are appropriate because they will allow for conforming second-story additions to the dwelling and the additions are not anticipated to adversely impact the adjacent neighbors.

Said approval is subject to the following conditions:

1. The unpermitted fences and any landscaping that does not meet Public Works Department requirements shall be removed from the public right-of-way or an encroachment permit, subject to review and approval by the Public Works Department, shall be obtained to allow the work in the public right-way to remain. If the encroachment permit is not approved, said unpermitted fences and landscaping shall be removed from the public right-of-way.
2. The stored items shall be removed from the garage and a Parking Design Waiver shall be obtained from the Public Works Department prior to building permit issuance.

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3. A minor exception to the driveway sightline standards for the fence shall be obtained from the Public Works Department prior to building permit issuance.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated February 24, 2016
- C. SFDB Minutes dated January, 25, 2016, February 8, 2016, and February 22, 2016

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

**BILDSTEN
ARCHITECTURE
and PLANNING**



RECEIVED

FEB 25 2016

**CITY OF SANTA BARBARA
PLANNING DIVISION**

424 Olive Street
Santa Barbara, CA 93101
805. 845-2646

February 24, 2016

Staff Hearing Officer
City of Santa Barbara
Santa Barbara, CA 93101

**Re: Modification Request for 2878 Verde Vista Drive Santa Barbara, CA 93105
APN# 053-362-023; zone E-3; MST2015-00628**

Dear Staff Hearing Officer,

1. Existing Conditions and Proposed Project - There is an existing one-story house (965 sf net) and a detached two-car garage (380 sf net) on the corner lot at Verde Vista Drive and Vernal Avenue. The proposal is to build a 743 sf second story addition onto the existing 2-bedroom/ 1-bath home. The existing one-story house encroaches into the two front yard setbacks, which the property has due to its corner location. We propose no footprint changes on the ground level and have designed the second floor addition to respect the setbacks.
2. Modification Request - The modification being requested is to permit the existing one-story house which is not being changed but currently encroaches into both front yard setbacks. This modification is required due to the addition of the second story, even though the designed addition itself is not triggering any modifications.
3. Project Benefits - The major benefit of adding the second story is to create a workable home for the growing family that currently lives there. The extended family has owned and lived in the house for many years - they love their neighborhood, but the existing 965 sf house is inadequate for their needs. This project will bring an aged house up to current code and will add value to a property in a well-established Santa Barbara neighborhood. In addition, SFDB review has been very positive with respect to the design. We thank you for your consideration.

Sincerely,

*Ellen Bildsten, Architect AIA, LEED AP
Bildsten Architecture and Planning, Inc.
424 Olive Street, SB, CA 93101
805. 845-2646 studio
ellen@sb-designgroup.com*

EXHIBIT B

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 2878 VERDE VISTA DR****E-3 Zone****(4:30)**

Assessor's Parcel Number: 053-362-023
Application Number: MST2015-00628
Owner: Perkins Family Trust
Architect: Bildsten Architecture & Planning

(Proposal to add a 743 square foot second story to the existing 965 square foot, one-story single-family residence with a 380 square foot, detached, two-car garage. The project includes the "as-built" alteration of the rear service porch and "as-built" enclosure of the front porch. The proposed total of 1,708 square feet on a 4,193 square foot lot is 71% of the required maximum floor-to-lot area ratio (FAR). The project includes **Staff Hearing Officer** review for alterations in the front setback and conforming additions that change the basic characteristics of the existing residence, which is non-conforming to two-front yard setbacks.)

(Comments Only; Project requires Environmental Assessment and Staff Hearing Officer review for requested zoning modifications.)

Actual time: 4:28 p.m.

Present: Ellen Bildsten, Architect; and Erica Obertelli, Designer.

Public comment opened at 4:33 p.m. As no one wished to speak, public comment was closed.

Motion: Continued two weeks to Full Board with comments:

- 1) Study the design of the second floor addition, roof, and size and location of proposed windows (to achieve proportions that are more compatible with the existing first-story).
- 2) The Board suggested the applicant provide photographs of two-story dwellings in the neighborhood to assist in attaining neighborhood compatibility.
- 3) Provide plate height dimensions on plans.

Action: Moticha/Bernstein, 7/0/0. Motion carried.

SFDB-CONCEPT REVIEW (CONT.)**5. 2878 VERDE VISTA DR****E-3 Zone**

(5:15) Assessor's Parcel Number: 053-362-023
Application Number: MST2015-00628
Owner: Perkins Family Trust
Applicant: Bildsten Architecture & Planning

(Proposal to add a 743 square foot second story to the existing 965 square foot, one-story single-family residence with a 380 square foot, detached, two-car garage. The project includes the "as-built" alteration of the rear service porch and "as-built" enclosure of the front porch. The proposed total of 1,708 square feet on a 4,193 square foot lot is 71% of the required maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for alterations in the front setback and conforming additions that change the basic characteristics of the existing residence, which is non-conforming to two-front yard setbacks.)

(Second Concept Review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review for requested zoning modifications.)

Actual time: 5:16 p.m.

Present: Ellen Bildsten, Principal Architect; and Erica Obertelli, Project Designer.

Public comment opened at 5:26 p.m. As no one wished to speak, public comment was closed.

Motion: Continued two weeks to Full Board with comments:

- 1) The Board appreciates the changes made to the roof design.
- 2) Study reducing the eave overhangs and plate heights to accommodate a lower roof profile between 8 feet and 8 feet, 6 inches to better match the first floor and the relationship with the roof and eave pitch, and to improve neighborhood compatibility.

Action: Pierce/Miller, 7/0/0. Motion carried.

*** THE FOLLOWING AGENDA ITEM WAS REVIEWED OUT OF AGENDA ORDER. ***

CONCEPT REVIEW - CONTINUED ITEM

3. 2878 VERDE VISTA DR

E-3 Zone

(4:00) Assessor's Parcel Number: 053-362-023
 Application Number: MST2015-00628
 Owner: Perkins Family Trust
 Applicant: Bildsten Architecture & Planning

(Proposal to add a 743 square foot second story to the existing 965 square foot, one-story single-family residence with a 380 square foot, detached, two-car garage. The project "as-built" enclosure of the front porch. The proposed total of 1,708 square feet on a 4,193 square foot lot is 71% of the required maximum floor-to-lot area ratio [FAR]. The project includes Staff Hearing officer review for alterations in the front setback and conforming additions that change the basic characteristics of the existing residence, which is non-conforming to two front yard setbacks.)

(Third Concept Review. Comments only; project requires Staff Hearing Officer review for requested zoning modifications. Project was last reviewed on February 8, 2016.)

Actual time: 3:27 p.m.

Present: Ellen Bildsten, Architect; and Erica Obertelli, Designer.

Public comment opened at 3:31 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, good neighbor guidelines.
- 2) Consider the importance to the placement of gutters and downspouts and the effects it will have to the composition of the house.
- 3) The Board appreciates the work that has gone into refining the project, it now meets the compatibility guidelines.
- 4) The Board finds the additions to the residence acceptable, as they relate to existing encroachments into the front yard setbacks.
- 5) The "as-built" enclosed front porch is acceptable and compatible with the architecture.

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