



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** May 19, 2016  
**AGENDA DATE:** May 25, 2016  
**PROJECT ADDRESS:** 190 Cedar Lane (MST2015-00296)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner  
 Andrew Perez, Planning Technician I

### I. PROJECT DESCRIPTION

The 9,671 square-foot site is currently developed with a 2,278 square foot, one-story single family dwelling and a detached 499 square foot garage. The proposed project involves a 368 square foot expansion of the 417 square foot existing patio with patio cover and addition of privacy walls around the patio area. The discretionary application for this project is a Front Setback Modification to allow the patio cover to encroach into the front setback (SBMC 28.15.060 and SBMC 28.92.110).

Date Application Accepted: April 11, 2016

Date Action Required: August 11, 2016

### II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project as submitted.

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

|                |  |                 |                   |
|----------------|--|-----------------|-------------------|
| Applicant:     | Dawn Sherry                                | Property Owner: | Kenneth Rourke    |
| Parcel Number: | 015-010-031                                | Lot Area:       | 9,671 square feet |
| General Plan:  | Low Density Residential<br>(Max 3 du/acre) | Zoning:         | E-1               |
| Existing Use:  | Single Family Residential                  | Topography:     | 21%               |

#### Adjacent Land Uses:

|   |  |
|---|--|
| North – Single-Family Residential (1-story) | East - Single-Family Residential (1-story) |
| South – Single-Family Residential (1-story) | West – Single-Family Residential (1-story) |

**B. PROJECT STATISTICS**

|             | <b>Existing</b> | <b>Proposed</b> |
|-------------|-----------------|-----------------|
| Living Area | 2,278 sq. ft.   | 2,278sq. ft.    |
| Garage      | 499 sq. ft.     | 499 sq. ft.     |

**C. PROPOSED LOT AREA COVERAGE**

Building: 2,777 sf 29%      Hardscape: 3,132 sf 32%      Landscape: 3,762sf 39%

**IV. DISCUSSION**

This project was reviewed by the SFDB on January 4, 2016, and found the modification to be aesthetically appropriate and does not pose consistency issues with the Design Guidelines. The Board was supportive of the expansion of the patio and the privacy walls, and recommended that the trellis structure be a stand-alone structure rather than being attached to the residence, as initially designed. The proposal was revised to comply with this recommendation, and the trellis is now proposed to be detached. The project was continued indefinitely to the Staff Hearing Officer, and requested to return to the SFDB with comments.

The existing development on this property is a single-family residence with a detached two-car garage. Due to the slope of the property, the site qualifies for a 5' reduction of the 30' front setback required by the code. Even with the 5' reduction the current residence is non-conforming to the front setback, as a small corner of the residence encroaches into the setback. The detached garage encroaches into the 10' required interior setback as well.

Due to the shape of the parcel and its location in a cul-de-sac, the front setback applies to the south and west portions of the property. The proposed patio cover will encroach into the front setback, where an on-grade patio currently exists. The addition of a privacy wall and patio cover will increase the utility of the patio as a recreational space, which is advantageous because the existing open yard area behind the detached garage is not as functional due to its distance away from the house.

The topography of this parcel is such that the area where the patio expansion is proposed is well above the elevation of the street. Given the topography of the site, the patio expansion and patio cover located in the front setback will have minimal impact on the public view from the right-of-way. Staff supports the Front Setback Modification because the site is constrained with two front yards and the visual impact on the streetscape will be minimal due to the elevation of the improvement above the pedestrian path of travel.

V. **FINDINGS**

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed patio cover is appropriate because it allows a desired improvement, and the addition of the patio cover and privacy walls allow for the space to function as usable recreational area and will not impact the openness from the street.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated January 11, 2015
- C. SFDB Minutes

Contact/Case Planner: Andrew Perez, Planning Technician I  
([acperez@SantaBarbaraCA.gov](mailto:acperez@SantaBarbaraCA.gov))  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470 x**4559**



Kenneth Rourke  
190 Cedar Lane  
Santa Barbara, CA 93108  
310 418 0361

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CITY OF SANTA BARBARA  
PLANNING DIVISION

January 11, 2016

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

**Re: Modification Request for 190 Cedar Lane; 015-010-031; ZONE: E-1**

Dear Staff Hearing Officer:

**1. Existing Situation and Proposed Project**

The current property includes an existing home, 2278 ft<sup>2</sup> with a detached two car garage. The proposed project entails expansion of the existing patio on the south side of the house, construction of new walls surrounding the house for improved privacy and adding two new patio covers covering the expanded patio on the south side. The project also includes demolishing an existing low patio wall and adding new exterior stairs and a gate to provide entry access to the patio and house from the existing stairs from the front sidewalk surrounding the Cedar Lane cul de sac. Further work includes new and replaced site hardscape, landscape alterations featuring low water use plantings and site lighting.

**2. Modification Requested and Justification for the Requested**

The modification being requested is to allow the expanded above-grade patio and patio cover structures to encroach into the front setback, 25 ft. for this property (E1 zone). This includes the 5 ft. reduction allowable by provision 28.16.065 for sloped lots (property=.22 vs .20 threshold.) This modification would allow the most effective use of the available outdoor space given the size, unusual shape and slope of the lot.

**3. Benefits of Project**

The major benefits of expanding the patio and adding the patio cover is to make best use of the front property by enhancing the available usable space on the south side which features excellent views of the harbor, channel and islands. The new walls and landscaping are designed to enrich the architectural look of the property and provide privacy for the home and neighbors to significantly improve the environment and appearance on Cedar Lane.

Sincerely,

**EXHIBIT B**



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

**Monday, January 4, 2016**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:00 P.M.**

**BOARD MEMBERS:**  
FRED SWEENEY, *Chair*  
BRIAN MILLER, *Vice-Chair*  
BERNI BERNSTEIN  
LISA JAMES  
JOSEPH MOTICHA  
JAIME PIERCE  
DENISE WOOLERY

**CITY COUNCIL LIAISON:** DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:** ADDISON THOMPSON  
**PLANNING COMMISSION LIAISON (ALTERNATE):** MIKE JORDAN

**STAFF:**  
JAIME LIMÓN, Design Review Supervisor  
DAVID ENG, Planning Technician  
KATHLEEN GOO, Commission Secretary

**Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)**

**Representatives present:** Lisa James and Fred Sweeney.

**Staff present:** David Eng.

### NEW ITEM

**A. 190 CEDAR LN** **E-1 Zone**  
Assessor's Parcel Number: 015-010-031  
Application Number: MST2015-00296  
Owner: Ken and Nancy Rourke  
Architect: Sherry & Associates  
Landscape Designer: Pat Brodie

(Proposal to extend the front yard patio areas on the south and west elevations of an existing single-family residence in the Hillside Design District. The project includes the demolition of an existing patio wall and the addition of approximately 160 linear feet of concrete block patio privacy walls ranging from 6 to 8 feet in height. The project also proposes a metal-framed slide wire canopy structure at the south patio, 235 square feet of new impervious paving, site steps and gates, new landscaping, and site lighting. It also includes 22 cubic yards of cut and fill grading. This project includes Staff Hearing Officer review for a requested zoning modification to allow alterations within the required front setback.)

**(Comments Only; project requires Staff Hearing Officer Review for a requested zoning modification.)**

**EXHIBIT C**

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

- 1) The Board finds the requested zoning modification aesthetically appropriate and does not pose consistency issues with the Design Guidelines.
- 2) The Board supports the expansion of the patio and construction of a trellis and retractable awning in concept; however, the Board requests further study of the location of the posts and the connection between the trellis and the dwelling, and recommends the trellis posts be located behind the wall rather than directly above, and that the trellis structure be a stand-alone structure rather than connected to the roof of the dwelling.
- 3) Provide a section drawing that clearly shows the finished floor level of the patio.
- 4) Provide a color board for the existing dwelling and the proposed patio, walls, and trellis structure.
- 5) Provide trellis construction details including foundation connection details, tubing, etc.

Action: James/Sweeney, 2/0/0. Motion carried.