



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: June 16, 2016
AGENDA DATE: June 22, 2016
PROJECT ADDRESS: 201 Calle Alamo (MST2016-00159)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner

I. PROJECT DESCRIPTION

The 5,970 square-foot site is currently developed with a 1,333 square foot one-story single family dwelling with an attached 263 square foot one-car garage. The proposed project involves construction of 11 square feet of one-story additions with new entry steps and guardrails, new and relocated doors and windows, a new 3 1/2 feet high wall, and an interior remodel to the existing one-story dwelling. The proposed total of 1,607 square feet on a 5,970 square foot lot is 60% of the guideline maximum floor-to-lot area ratio (FAR). The project will address violations identified in a Zoning Information Report (ZIR2016-00083).

The discretionary application required for this project is a Front Setback Modification to allow an addition and alterations to the existing dwelling including new entry steps and guardrails and new and relocated windows and doors within the required twenty-foot secondary front setback facing Calle Rosales (SBMC §28.15.060, 28.45.008, 28.15. and 28.92.110):

Date Application Accepted: May 16, 2016

Date Action Required: August 11, 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:	Shawn Godkin	Property Owner:	Sarah C. Dandona
Parcel Number:	053-251-011	Lot Area:	5,970 sq. ft.
General Plan:	Low Density Residential (Max. 5 du/acre)	Zoning:	E-3/SD-2
Existing Use:	Single Family Residence	Topography:	4% slope

Adjacent Land Uses:

North – Residential
 South – Residential

East - Residential
 West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,486 sq. ft. (gross)	+ 13 sq. ft. (gross) = 1,499 sq. ft. (gross)
Garage	289 sq. ft. (gross)	No Change.
Accessory Space	N/A.	N/A.

C. PROPOSED LOT AREA COVERAGE

Building: 1,788 sf 29% Hardscape: 839 sf 15% Landscape: 3,343 sf 56%

IV. DISCUSSION

The proposed project includes 11 square feet of one-story additions with new entry steps and guardrails, the removal of two existing doors and five existing windows from the front setback and one proposed new door and six proposed new windows to be located in the required 20' secondary front setback facing Calle Rosales.

The property is located at the corner of Calle Alamo and Calle Rosales and has two required front setbacks. The project is located in the E-3 and SD-2 Zones. The E-3/SD-2 Zones require a 20' front setback from both front property lines. The SD-2 Overlay Zone was established to control density and related traffic in the Upper State Street Area. However, the existing dwelling on site is legal non-conforming to the required front setback facing Calle Rosales, as it is located approximately 14'8" at its closest point from the front property line facing Calle Rosales, instead of the 20' required, and the proposed additions are located in-line with the existing dwelling.

Staff supports the request for the Front Setback Modification as the property is site constrained due to the two front yards and the location of the existing development on site, and as the proposed additions to the dwelling are minor, to allow for a more symmetrical design to the dwelling that will improve the functionality of the interior spaces. Also, the proposed alterations including new windows and a new door and new entry steps with guard rails in the required setback, are not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage.

The proposal will address violations outlined in a 2016 Zoning Information Report (ZIR2016-00083). Therefore, a condition has been included that the violations outlined in ZIR2016-00083 shall be abated as part of this proposal.

A site inspection of the property showed miscellaneous stored items in the required setbacks, two play structures located in the required setbacks, an over height gate along the driveway, an over height hedge by the driveway and an over height hedge adjacent to the neighbor's driveway facing Calle Alamo. Therefore, conditions have been included to address these items.

There is existing over height landscaping in the public right-of-way along both street frontages. Public Works staff has reviewed the project and have stated that the landscaping in the public right-of-way is generally not to exceed 42" in height. Therefore, a condition has been included to address these items.

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

V. FINDINGS AND CONDITIONS

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 additions and alterations are appropriate because of the location of the existing development on site, the two front yards, and as the proposal is not anticipated to adversely impact the adjacent properties or the visual openness of the street frontage.

Said approval is subject to the following conditions:

1. The landscaping located in the public right-of-way shall be shown on the plans submitted to the Building Division and is subject review and approval by the Public Works Department.
2. The unpermitted gate across the driveway, the miscellaneous stored items and the two play structures in the required setbacks shall be removed from the property.
3. The over height hedge along the adjacent neighbors driveway, shall be shown on the plans submitted to the Building Division to comply with the sight visibility triangle requirements outlined in Santa Barbara Municipal Code Section 28.87.170.
4. The violations outlined in ZIR2016-00083 shall be abated as part of this proposal and shall be included in the Scope of Work for the project.
5. Any landscaping in the public right-of-way and along the driveway shall be shown on the plans submitted to the Building Division to comply with the driveway sightline standards outlined in the Santa Barbara Municipal Code Section 28.87.170, subject to review and approval by the Public Works Department.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated April 12, 2016

Contact/Case Planner: Danny Kato, Senior Planner
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RECEIVED

MAY 16 2016

CITY OF SANTA BARBARA
PLANNING DIVISION

Shawn Godkin
4302 Verano Drive
Carpinteria, CA 93013
(805) 256-2920

April 12, 2016

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

Re: Modification Request for 201 Calle Alamo, Santa Barbara, CA 93105; APN: 053-251-011; E-3/S-D-2

Dear Staff Hearing Officer:

The subject property at 201 Calle Alamo has two front yards as it faces both Calle Alamo and Calle Rosales and is thereby site constrained by two front setbacks. The proposal is for an interior remodel to the existing dwelling and to construct 13 gross square feet (SF) of one-story additions facing Calle Rosales. The additions – of 9 SF and 4 SF, respectively – are proposed to be located 14' – 8" from the front property line as opposed to the required 20' – 0". The additions do not encroach further into the setbacks than what currently exists and are meant to provide a symmetrical design that will improve the functionality of the interior spaces. The proposal will remove a door from the existing bedroom along the Calle Rosales frontage while adding new sliding doors along the wall in the existing living room also facing Calle Rosales. Finally, the proposal includes a 3' – 6" high wall along the property line running parallel to Calle Rosales.

The specific modification request is for a front setback modification along Calle Rosales where the proposed 13 SF addition occurs. We feel this request is justified because it is small in size and creates no further encroachment than what already exists.

The major benefit of the proposal is that, while only a 13 SF addition, it greatly improves the functionality of the occupants' interior space. The 4 SF addition in the bedroom along Calle Rosales will make an awkwardly shaped room more flexible in terms of interior design and furniture placement; while the 9 SF addition to the kitchen will improve the entry sequence and allow the door to turn away from Calle Rosales to further enforce the door along Calle Alamo as the dwelling's primary entrance.

Sincerely,



Shawn Godkin

EXHIBIT B