

# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** April 7, 2006  
**AGENDA DATE:** April 12, 2006  
**PROJECT ADDRESS:** 1061 Garcia Road (MST2005-00520)  
**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Zoning & Enforcement Supervisor  
 Roxanne Milazzo, Associate Planner

### I. PROJECT DESCRIPTION

The current project consists of a 22 square foot expansion of a room for which a side yard setback Modification was granted on December 14, 2005. The previous Modification was for a study and a circular entry (totaling 348 s.f.) addition to an existing 1,728 s.f. house with an attached two-car garage. Both the room addition and the circular entryway were approved to encroach into the required 15 foot side yard setback. The room addition as approved had walls that were parallel to the existing walls. After the approval, the applicants found that the approved room addition was too small, and are now requesting a Modification to allow the outer wall of the room to parallel the property line, which runs at an angle to the house. Early in this process, at Staff's direction, the applicants tried to propose a second-story addition that did not require Modifications, but that proposal was ultimately abandoned, as there was too much neighborhood opposition.

### II. REQUIRED APPLICATIONS

The discretionary applications required for this project is a Modification to allow the 22 square foot room addition to encroach into the required interior yard setback. (SBMC §28.15.060.2).

Date Application Accepted: March 15, 2006      Date Action Required: June 13, 2006

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Dawn Sherry	Property Owner:	David and Sandra Tripp-Jones
Parcel Number:	029-282-014	Lot Area:	16,984 s.f.
General Plan:	Residential: 1 Unit/Ac.	Zoning:	A-1
Existing Use:	Residential	Topography:	Steeply Slopes

Adjacent Land Uses:

North - Residential  
 South - Residential

East - Residential  
 West - Residential

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,728 s.f.	2,103 s.f.
Garage	364 s.f.	364 s.f.
Accessory Space	N/A	N/A

**IV. ZONING ORDINANCE CONSISTENCY**

<b>Standard</b>	<b>Requirement/ Allowance</b>	<b>Existing</b>		<b>Proposed</b>	
Setbacks					
-Front	30 feet	>30 feet		No Change	
-Interior	15 feet	10'3"		8 feet	
-Rear	15 feet	>15 feet		No Change	
Building Height	30 feet	13 feet		No Change	
Parking	2 covered	2 covered		No Change	
Open Yard	1,250 s.f.	>1,250 s.f.		No Change	
Lot Coverage					
-Building	N/A	2,252 s.f.	13%	2,676 s.f.	16%
-Paving/Driveway	N/A	3,060 s.f.	18%	2,685 s.f.	16%
-Landscaping	N/A	11,623 s.f.	68%	11,623 s.f.	68%

**V. DISCUSSION**

This project was reviewed by the ABR on two occasions (meeting minutes are attached as Exhibit C). On November 21, 2005, the ABR stated that the request will have minimal impact to the neighbors, and supported the minor interior yard encroachments that were approved on December 15, 2005. Because the current proposal is only slightly larger than the previously approved project, and it cannot be seen from any public way, Staff anticipates that the ABR will approve this addition.

The project site is a long, narrow, steeply sloped lot. At the area of the proposed addition, the lot is between 46 and 56 feet wide, as the lot boundaries are angled. The side yard setbacks for the property are 15 feet, which leaves only 16-26 feet of width for the house. Because of the narrowness and steep slopes of the lot, there is not much land that is feasible for an addition, and only the area proposed works well with the existing floor plan. It is located at the bottom of a slope that goes up to the adjoining neighbor, and does not infringe on any neighbors' privacy. The change from the approved plan is the addition of two triangular areas totaling 22 square feet, which render the room much more usable. The exterior wall would be 8 feet from the interior property line.

**VI. RECOMMENDATION/FINDING**

Staff recommends that the Staff Hearing Officer the project, making the findings that:

- A. The lot upon which the Modification is proposed is irregularly shaped, and very narrow, and because of its shape, there are very few areas where it is feasible to construct an addition, and only the proposed site would be make sense with the existing floor plan;
- B. The Modification is consistent with the purposes and intent of the Zoning Ordinance; and
- C. The Modification is necessary to secure an appropriate improvement on the lot.

Exhibits:

- A. Site Plan
- B. Applicant's letter, dated March 9, 2006
- C. ABR/HLC Minutes

Contact/Case Planner: Roxanne Milazzo, Associate Planner  
([rmilazzo@SantaBarbaraCA.gov](mailto:rmilazzo@SantaBarbaraCA.gov))  
630 Garden Street, Santa Barbara, CA 93101  
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SHERRY & ASSOCIATES  
*architects*

phone (805) 963.0986

telefax (805) 963.0178

**DATE:** March 9, 2006 *office* 629 STATE STREET, # 216, SANTA BARBARA  
*mail to* POST OFFICE #23634, SANTA BARBARA, CA 93121

**TO:** City of Santa Barbara  
Roxanne Milazzo  
Modification Hearing Officer

**FROM:** Dawn Sherry  
Sherry & Associates, Architects  
Telephone: (805) 963-0986  
Fax: (805) 963-0178

**Re:** **1061 Garcia Road**  
**Request for REvised Modification**

Dear Mrs. Milazzo,

Attached is a Preliminary Site Plan, Floor Plans and Exterior Elevations for a Proposed addition to an existing residence located at 1061 Garcia Road, Santa Barbara, CA. The additions consist of the following:

Two one story additions to the existing residence on the east elevation : a circular entry element  
And a room addition. Both additions are proposed for the east elevation of the existing residence.

When designing the addition to the residence, we attempted to provide a conforming two-story addition that would not have required a modification except for the two-story stair element. After much opposition to a two story addition to this residence from many neighboring parcels, we revisited a one story addition on the east elevation that will require a modification for encroachment into the interior yard setback. It should be noted that this parcel is subject to the most restrictive interior yard setbacks within the entire City limits, a 15'-0" required interior yard setback, even though the parcel is extremely narrow.

In addition, a challenge was to provide for a more accessible entry. Currently, one has to walk entirely around the existing garage to get to the existing entry. We feel that the house needs an entry that can be seen from the driveway so we have incorporated a one story circular entry element that provides for a visible front door (from the driveway).

We are requesting a modification for the following:

**1. Interior Yard Setback Modification:**

**Relief from the required interior yard setback of 15'-0" in order to encroach 6'-7" into the Required interior yard along the east property line for the construction of a new one story entry tower and:**

**to encroach 7'-0" into the required interior yard for the construction of a new one story room addition. The new setback would be 8'-0" from the east property line.**

The setback is variable for the entry element.

We feel that the additions provide for an appropriate improvement to the parcel because they are small one story additions and do not affect the view corridor of the surrounding parcels. The dimensional constraints of the parcel will not allow for a conforming addition to the east elevation, which is the most appropriate elevation for a sensitive addition to this residence. A two story addition appears to be too imposing for the neighboring parcels and due to the configuration of the rooms of the residence, an addition of a new room to the west elevation would require a complete interior remodel of the existing

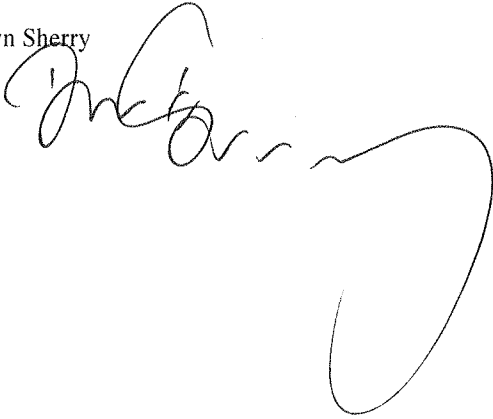
residence. This existing residence is only a two bedroom home. We feel that the addition of one bedroom is not an unreasonable request.

We feel that the encroachment is appropriate because it does not negatively impact any neighboring views and we are still providing significant setbacks from both property lines.

Thank you for your consideration of these modifications, If you have any questions, please don't hesitate to call.

Sincerely,

Dawn Sherry

A handwritten signature in black ink, appearing to read "Dawn Sherry". The signature is fluid and cursive, with a large, sweeping loop at the end.



ALL ACTIVITIES SUMMARY

1061 GARCIA RD

MST2005-00520

R-ADDITION

*Proposal to build a 317 square foot first-story addition and a new 360 square foot trellis to an existing 1,728 square foot two-story residence with an attached 364 square foot garage and 162 square feet of decks on a 16,984 square foot lot in the Hillside Design District. Project requires a modification for a proposed encroachment into the side yard setbacks.*

<u>Activities:</u>	<u>Disp</u>	<u>Date 1</u>	<u>Date 2</u>	<u>Date 3</u>
<i>Proposal to build a 317 square foot first-story addition and a new 360 square foot trellis to an existing 1,728 square foot two-story residence with an attached 364 square foot garage and 162 square feet of decks on a 16,984 square foot lot in the Hillside Design District. Project requires a modification for a proposed encroachment into the side yard setbacks.</i>				

<u>Status: Modification Approved/Design Review Required</u>	<u>DISP</u>	<u>Date 1</u>	<u>Date 2</u>	<u>Date 3</u>
Application Received				08/01/05
Prelim Plan Check - Zoning	PLCK	08/02/05		08/02/05

Preliminary Plan Check by Brenda Beltz 564-5470

1. ABR required - NPO #5
2. Project Data - Call out the square feet of the proposed new carport. The total amount of garage/carport square footage is 750 s.f.
3. Grading - Please call out the amount of grading in cubic yards.
4. Residential Density - OK
5. Measure E Floor Area - N/A
6. Setbacks - NOT OK. The new entry requires a Modification. The carport must be removed from the front yard setback.
7. Parking - The two-car garage on property is nonconforming to interior dimensions (it is not 20' x 20'). Properties with nonconforming parking are allowed cumulative additions of 50% of the square footage of the dwelling legally existing in 1980, without bringing up the parking to current standards. The proposed project is adding more than 50% of the square footage of the dwelling legally existing in 1980. Contact Transportation staff at 630 Garden Street regarding the feasibility of a waiver of the substandard garage. (1995, there was a 300 square foot addition, plus the proposed 530 square foot addition, total additions 830 s.f. The original house was 1,428 square feet, 50% is 714 s.f.)
8. Building Height - OK
9. Solar Height - OK
10. Open Yard - Please correct on your plans to show the required 1,250 square feet of open yard area for the single family zones. See SBMC 28.15.060.3 and 28.04.430.5 and note the minimum dimensions of 20'x20'.
11. Building Separation - N/A
12. Fences, Walls, Screens, and Hedges - Call out the height, materials and location of all existing and proposed fences, screens, hedges and walls.
13. Trash Enclosure - N/A

(F) Print Prelim Plan Check	PRNT			08/02/05
ABR-Mailed Notice Prepared	MAIL			08/15/05
ABR-Concept Review (New) - PH	CONT			08/15/05

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, AND A MODIFICATION.

*Proposal to build a 317 square foot first-story addition and a new 360 square foot trellis to an existing 1,728 square foot two-story residence with an attached 364 square foot garage and 162 square feet of decks on a 16,984 square foot lot in the Hillside Design District. Project requires a modification for a proposed encroachment into the side yard setbacks.*

<u>Activities:</u>	<u>Disp</u>	<u>Date 1</u>	<u>Date 2</u>	<u>Date 3</u>
5:43				
Dawn Sherry, Architect, present.				
Public comment opened at 5:51p.m.				
Beth Anna Cornett, neighbor, stated that she was concerned about the height of the tower element, and feels that it is awkwardly located.				
Public comment closed at 5:52p.m.				
Motion: Continued indefinitely to the Modification Hearing Officer with the following comments: 1) The Board finds that the modifications as requested have no adverse visual impact and supports both modifications as follows: a) The stair encroachment into the side yard is necessary to gain access to the second floor. b) The trellis encroachment in the front yard is an enhancement to the elevation. 2) The Board appreciates the size, bulk and scale of the project as it complies with the Hillside Design guidelines. 3) The Board would support an increase of approximately one-foot to the height of the tower providing that the solar ordinance requirements are met. Action: LeCron/Wienke, 6/0/0.				
<b>ENV-MEA Prep-NO action req</b>	<b>DONE</b>			<b>09/01/05</b>
No Issues				
<b>MHO-FYI/Research</b>	<b>LOOK</b>			<b>09/01/05</b>
Several meetings and redesign have occurred on this project - DYK and Rox have been dealing with architect, Dawn Sherry				
<b>MHO-Hearing (Continued)</b>	<b>LOOK</b>			<b>09/13/05</b>
By request of the applicant, this item has been put on hold - The Mod Hearing, ABR Meeting, and Story Pole Installation will not be scheduled until further notice -				
<b>ABR-Optional Notice Prepared</b>	<b>100</b>			<b>09/19/05</b>
<b>MHO-Correspondence/Contact</b>	<b>NOTE</b>			<b>09/20/05</b>
This office is in receipt of numerous E-Mails and letters of opposition related to the proposed project - This item has been continued indefinitely to allow time for the applicants to meet with neighbors, install story poles, and redesign if necessary - All interested parties on record will be notified of all future City involvement in this project -				
<b>MHO-Hearing (New)</b>	<b>SCHE</b>			<b>09/21/05</b>
This item has been continued indefinitely per the applicant's request - Be sure that the subject project does not get heard at the September 26th ABR Meeting - Although it was noticed, this item has been continued indefinitely to allow the applicants to work with the neighbors - Story poles will be installed prior to any further review being scheduled - I'll let you know when that happens - Thanks, Rox				
<b>MHO-PRC Staff Review Meeting</b>	<b>MTG</b>			<b>09/27/05</b>
Meeting set up with DYK to discuss new options which would get staff support - MHO recommends a conforming 2 story addition that would only require ABR to proceed - Yes, we understand it would result in a loss of existing floor area, but that floor area can be replaced on the 2nd floor -				
<b>MHO-FYI/Research</b>	<b>READ</b>			<b>09/27/05</b>
9-27-05 DYK Conversation with Dawn Sherry.				



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**Activities:**

	<u>Disp</u>	<u>Date 1</u>	<u>Date 2</u>	<u>Date 3</u>
1. In light of the neighborhood opposition, the property owners are looking at a single story addition. However, there isn't a whole lot of room on the site, because of its long, narrow nature, and the 15' A-1 setbacks. We looked at a lot of options around the building, and the most likely spot is to the northeast of an existing hallway from the living room to the master bedroom. I said that we'd support a setback of 10' (five foot encroachment), but that in order for it to work the bedroom and bathroom on the opposite side of the hallway would have to be pushed to the southwest. Dawn said that she'd discuss this possibility with the property owners. See plan with my initials and 9/27/05 date.				
<b>ABR-Resubmittal Received</b>	<b>RECD</b>			11/07/05
Project revised to a one-story addition only. 3 sets of plans				
<b>ABR-NPO Findings Required</b>	<b>NEED</b>			11/10/05
<b>(F) Print A B R Activities</b>				11/18/05
<b>ABR-Concept Review (Continued)</b>	<b>CONT</b>			11/21/05
(Second Concept Review.)				
(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND A MODIFICATION.)				
(5:15)				
Dawn Sherry, Architect, present.				
Public comment opened at 5:21p.m.				
A letter was read into the record which was submitted by David and Janice Frecker., which stated				
Public comment closed at 5:22p.m.				
Motion: Continued indefinitely to the Modification Hearing officer with the following comments: 1) The revised request for a one-story addition to the existing residence will have minimal impact to the neighbors. 2) The configuration of the long narrow lot and the 15-foot setbacks is a hardship for the property. The Board supports a minor interior yard encroachment for a 10-foot average setback at the family room extension, and the entry extension. 3) The low pitched roofs are in keeping with the original design style; however one Board member is concerned with the entry structure as proposed and would like further study of the roof elements and/or materials. 4) Provide documentation of all the retaining walls. 5) Some members are concerned with the two trellis elements. It is suggested to eliminate the trellis over the garage.				
Action: LeCron/Mudge, 7/0/0.				
<b>MHO-Hearing (New)</b>	<b>SCHE</b>			12/14/05
<b>MHO-Approved-DesRev Required</b>	<b>APVD</b>			12/14/05
<b>(F) Print ALL Actions of Case</b>				03/14/06

