



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** April 4, 2007  
**AGENDA DATE:** April 11, 2007  
**PROJECT ADDRESS:** 1133 Harbor Hills Lane (MST2006-00756)  
**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Zoning & Enforcement Supervisor *DK*  
 Roxanne Milazzo, Associate Planner *RM*

### I. PROJECT DESCRIPTION

The 17,000 square foot project site is currently developed with a 2,000 square foot single family residence and attached garage. The proposed project involves a major remodel, partial demolition, 1,000 square feet of new floor area, including conversion of the existing garage, and replacement of the required covered parking with a new two-car garage. The discretionary application required for this project is a Modification to permit a portion of the new garage and alterations to the existing residence to be located within the required interior and front yard setbacks (SBMC §28.15.060).

Date Application Accepted: February 22, 2007      Date Action Required: May 22, 2007

### II. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Shubin & Donaldson	Property Owner:	Afra Guity, M.D.
Parcel Number:	035-314-013	Lot Area:	17,116 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	33% Slope
Adjacent Land Uses:			
	North – One-Family Residence		East - One-Family Residence
	South - One-Family Residence		West - One-Family Residence

**B. PROJECT STATISTICS - NET**

	<b>Existing</b>	<b>Proposed</b>
Living Area	2,058 sf	1,000 sf addition
Garage	460 sf garage to be demolished	New 432 sf garage
Accessory Space	None	No Change

**III. LOT AREA COVERAGE**

Lot Area: 17,116 sf  
 Building: 3163 sf; 18%  
 Hardscape: 820 sf; 5%  
 Landscape: 13,133 sf; 77%

**IV. DISCUSSION**

This project was reviewed by the Architectural Board of Review (ABR) on January 29, 2007 and given favorable comments.

The existing development on site consists of a single family residence and a lower level garage that is difficult to access, on the side of the residence. The proposed project involves a major remodel, converting the exiting lower level garage into habitable space, construction of a new garage at the upper/main level of the house, and expansion of the existing exterior decks. Because of the irregular lot shape, and a proposed width of 22'9", approximately 30 square feet of the new garage will encroach into the required ten-foot (10') interior yard setback. Other alterations being proposed for non-conforming portions of the existing residence include relocation of the front door, a new entry porch, window changes to accommodate interior floor plan alterations, and expansion of the deck off the rear of the residence. Staff's position is that the improvements and alterations being proposed, although located within required yards, do not intensify habitable space within those setbacks. Staff's support of this application includes the condition that the width of the garage be reduced to twenty-feet (20') to reduce the amount of relief required to construct it.

**V. RECOMMENDATION/FINDING**

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modifications are necessary to secure appropriate improvements site and meet the purpose and intent of the ordinance by allowing cosmetic changes, not additional floor area, within required yards, except for the minimal amount necessary for providing required dimensions for required covered parking. Staff recommends a condition that the garage be reduced to a twenty-foot (20') interior width, to minimize the encroachment.

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Exhibits:

- A. Site Plan
- B. Applicant's letter dated February 22, 2007
- C. ABR Minutes from January 29, 2007

Contact/Case Planner: Roxanne Milazzo, Associate Planner  
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630 Garden Street, Santa Barbara, CA 93101  
Phone: (805)564-5470



February 22, 2007

Applicant: Robin Donaldson and Jason McCann  
Shubin + Donaldson Architects, Inc.  
1 N. Calle Cesar Chavez, Suite 200  
Santa Barbara, CA 93103

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

Re: Modification Request for 1133 Harbor Hills Lane; APN: 035-314013; MST2006-00756

Dear Staff Hearing Officer,

The proposed project is a remodel and addition to an existing 2700 square foot two bedroom single family residence located at 1133 Harbor Hills Lane. The remodel involves relocating the garage at street level and converting the lower level existing garage and carport into habitable space totaling approximately 1200 additional square feet. Proposed grading includes approximately 100 cubic yards of fill for a new driveway.

The following modifications are requested:

1. To allow the new garage and accompanying structure to encroach five feet into the side yard set back. The encroachment allows for the new garage to keep in line with the existing house, maintaining the familiarity of the roof line to the neighborhood. This would also remedy the existing non-conforming driveway.

This design was presented to the Architectural Board of Review on January 29<sup>th</sup>, 2007. The following comments regarding this project and modification were given: "The design concept is appreciated. The modification for the garage encroachment into the side-yard setback is acceptable as it does not change the size, bulk, or scale of the house; nor does it appear to be a detriment to the neighborhood. Neighboring homes in this location, near the end of the cul-de-sac, also have back-out driveways."

2. The second modification request is for a location change to the front door which is located in the front setback. The proposed front door will be moved approximately five feet to the north of the existing front door into an existing opening. There is also an existing porch and garden wall in front of that door which will remain but updated with necessary alterations. The existing landscaping in front of the garden wall will be indigenous plantings.

These comments were given at the Architectural Board of Review on January 29<sup>th</sup>, 2007: "The board can support a second modification as may be required for a location change to the front door because it is in the front-yard setback."

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3. A third modification request is being made for the openings on the north façade. The first is an existing door and it will be converted to a window. Second an existing door replaced with a new window.

Sincerely,

Jason McCann, Project Captain  
Shubin + Donaldson Architects, Inc.

**ABR MINUTES FOR 1133 HARBOR HILLS LANE – JANUARY 29, 2007**

Public comment opened at 5:25 p.m., and as no one wished to speak, public comment closed at 5:25 p.m.

**Motion:** Continued indefinitely to the Staff Hearing Officer with the project to return to the Full Board with the following comments:

- 1) The design concept is appreciated.
- 2) The modification for the garage encroachment into the side-yard setback is acceptable as it does not change the size, bulk, or scale of the house; nor does it appear to be a detriment to the neighborhood. Neighboring homes in this location, near the end of the cul-de-sac, also have back-out driveways.
- 3) The Board can support a second modification as may be required for a location change to the front door because it is located in the front-yard setback.
- 4) The Board finds renovation of the front garden walls acceptable.
- 5) Restudy the glass railing. The Board prefers a non-reflective material such as cable rails.
- 6) Provide a color scheme when returning to the Full Board.

**Action:** Sherry/Mosel, 4/0/0. (Blakeley, Mudge absent.)