



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 16, 2008
AGENDA DATE: April 23, 2008
PROJECT ADDRESS: 1171 Crestline Drive (MST2008-00107)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *DJK*
 Roxanne Milazzo, Associate Planner *Rm*

I. PROJECT DESCRIPTION

The project site is located on the corner of Crestline and Sonora Drives. Current development on site consists of a single-family residence and attached garage. The proposed project involves a 70 square foot expansion of the master bedroom and bath. The discretionary application required for this project is a Modification to permit the additional floor area to be located within the required Sonora Drive front setback (SBMC §28.15.060).

Date Application Accepted: March 3, 2008

Date Action Required: June 3, 2008

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Gary & Lisa Bricker	Property Owner:	Same
Parcel Number:	049-183-003	Lot Area:	9,515 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	Single Family Residence	Topography:	2% Slope
Adjacent Land Uses:			
	North – Single Family Residence		East – Single Family Residence
	South – Single Family Residence		West – Single Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,758 sf	70 sf addition
Garage	433 sf	No Change
Accessory Space	None Existing	No Change

III. LOT AREA COVERAGE

Lot Area:	9,515 sf
Building:	2,261 sf; 24%
Hardscape:	2,615 sf; 27%
Landscape:	4,639 sf; 49%

IV. DISCUSSION

The project site is located on the corner of Crestline and Sonora Drives and therefore has thirty-foot (30') front setbacks off of both streets. The new property owners are asking to improve the 1960's home by adding 35 square feet of floor area to the existing master bedroom and 35 square feet to the master bath to accommodate an upgraded shower and bath tub. The area being proposed for those additions is located at the rear of the residence, adjacent to the back yard. However, due to the corner configuration, that portion of the residence is also considered a front yard. The proposed project would reduce the already non-conforming setback of 13' to 11'. Although the addition of floor area into an already non-conforming front setback is typically not supportable, Staff takes the position that the size of the addition (70 square feet), site constraints associated with the irregular shape of the lot, two front yards, and the fact that the addition just enlarges the existing rooms for improved function, allowed Staff to take the position that the Modification can be justified. The only other way to provide a larger master bedroom and bath would be to change the entire floor plan configuration which would be unreasonable. Also considered was the six-foot (6') difference between the finished floor level of the residence and the adjacent sidewalk. Besides the grade change, vegetation adds screening to address possible impacts to the neighbors and the streetscape.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification is necessary to secure an appropriate improvement of upgrade to the site while meeting the purpose and intent of the ordinance by observing the interior yard setbacks for this secondary front yard.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated February 22, 2008

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Phone: (805)564-5470

Gary and Lisa Bricker
1171 Crestline Drive
Santa Barbara, CA 93105

February 22, 2008

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

Re: Modification Request for 1171 Crestline Drive, Santa Barbara
Assessor's Parcel Number 049-183-003; E-1 Zone

Dear Staff Hearing Officer,

There is an existing single family residence with attached two-car garage on the property. As originally constructed, the residence currently encroaches approximately 16½ feet into the 30 foot front yard/setback facing Sonora Drive and the garage currently encroaches approximately 9½ feet into the 30 foot front yard/ setback facing Crestline Drive and 3 feet into the 10 foot side yard setback on the East property line. The existing encroachments are legal, non-conforming due to zoning changes which increased the front yard setback from 20 feet to 30 feet and which established that the subject parcel now has two front yards - one facing Crestline Drive and one facing Sonora Drive.

The Owner is proposing to construct a 32" by 20 foot addition to the Master Bedroom on the south side and an 18" by 9 foot addition to the Master Bath on the west side. A modification to Municipal Code Section 28.15.060 is requested to permit construction of the proposed additions within the required 30 foot front yard setback. The proposed additions increase the existing encroachment from 16½ feet to 19 feet.

The proposed additions are needed to meet the Owners needs for additional closet space, incorporate separate showering and bathing facilities, enclose the water closet, and bring the house current with design standards of other homes in the area. Expanding living space internally impacts other living spaces and circulation and is not feasible. The proposed additions are under the existing roof and do not alter existing roof lines. This is the only modification being requested.

The proposed additions increase the building footprint by 70 SF. The encroachment is well screened from public view by existing trees, hedges, fences, and landscaping, do not significantly change the Floor Area Ratio, and are compatible with neighborhood size, bulk and scale and with the style of existing building.

If you have any questions or suggestions, or should you require any additional information please call us at 898-3902.

Very truly yours,

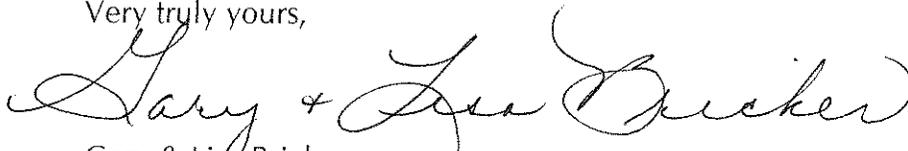

Gary & Lisa Bricker

EXHIBIT B