



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 7, 2010
AGENDA DATE: July 14, 2010
PROJECT ADDRESS: 1628 Overlook Lane (MST2010-00075)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Roxanne Milazzo, Associate Planner

I. PROJECT DESCRIPTION

The 17,832 square foot project site is currently developed with a single family residence and attached one-car garage. The proposed project includes a remodel of the existing development on site, expansion of the garage, a new front porch, a new rear deck with patio below, and a 440 square foot two-story addition. The discretionary applications required for this project are Modifications to permit new construction and alterations within the required thirty-foot front and ten-foot interior setbacks (SBMC§28.15.060).

Date Application Accepted: June 7, 2010

Date Action Required: September 7, 2010

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to a condition.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Jason Grant	Property Owner:	Giovanni Vigna
Parcel Number:	015-192-008	Lot Area:	17,832 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	18% slope

Adjacent Land Uses:

North – Overlook Lane

East - One-Family Residence

South – Cleveland Elementary School

West – One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,363 sf	+440 sf addition = 2,803 sf
Garage	289 sf	429 sf

C. PROPOSED LOT AREA COVERAGE

Building: 1,880 sf 11% Hardscape: 500 sf 3% Landscape: 15,452 sf 86%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.25 Proposed FAR: 0.18 = 73.3% of Guideline FAR

IV. DISCUSSION

The proposed project results in additional floor area that triggers the requirement of Municipal Code Section 28.90.001.B. to provide the two required parking spaces on the lot. The applicant is proposing to expand the existing garage to a two-car garage within the front setback. Replacement of the existing one-car garage roof with an expanded two-car garage roof also results in a 10" increase in building height within the interior setback. Because the garage is non-conforming to the required thirty-foot front and ten-foot interior setbacks, Modification approvals are necessary for these changes. Several proposed window changes on the west elevation require Modification approval also, due to their location on portions of the residence located within the interior setback. The total window area within the setback will be reduced as a result. Staff supports the Modifications being requested which allow for appropriate design upgrades to the 1954 residence without impacts to the adjacent neighbors. The proposed changes were reviewed by the Single Family Design Board on May 24, 2010 who stated that the two-car garage is appreciated and that the associated encroachment was acceptable.

V. FINDINGS AND CONDITION

The Staff Hearing Officer finds that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements on the lot. The proposed encroachments allow for expanded parking to meet current Municipal Code requirements without impacts to adjacent neighbors.

Said approval is subject to a condition that proposed tree removals within the front setback receive necessary approvals by the City Parks and Recreation Department.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated 5-25-10
- C. SFDB Minutes

Contact/Case Planner: Roxanne Milazzo, Associate Planner - (rmilazzo@SantaBarbaraCA.gov)
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Date; 5-25-10 Revised Date 6-30-10

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

Re: Modification Request for 1628 Overlook Lane
Apn 015-192-008 Zone; E-1

Dear Staff Hearing Officer:

There is an existing single family residence (2,363 s.f.) with a attached one-car garage (289 s.f.) on the property. The house and garage currently encroach into the interior setback a min. of 4'-6" and a max. of 5'-6" on the westerly side of the property. The existing one-car garage also currently encroaches into the front yard setback a min. of 10'-0" and a max of 10'-10" on the northerly side of the property. Per City records all portions of the existing residence are permitted and considered to be "legal non-conforming". When the residence was built in 1954 the land use designation was R-1. After that point in time the City of Santa Barbara rezoned the property to the designation of E-1 with more restrictive setbacks which created the current legal non-conforming condition. The proposal is to reconstruct the existing one-car garage into a two-car garage to meet parking requirements and remodel interior of existing residence which will alter window locations along the westerly side of the residence.

The **first modification** being requested is to allow the required garage addition to encroach a min. of 10'-9" and a max. of 11'-5" into the front yard setback. The encroachment will allow the project to comply with current parking requirements set forth by the City of Santa Barbara.

The **second modification** being requested is to allow the relocation of one existing window and the placement of one new window along the westerly side of the residence.

The major benefits of having the two-car garage encroach into the required setback are: Providing additional on site covered parking helps to reduce street parking along Overlook Lane which benefits all neighbors. The proposed garage ridge line will be about 12" higher than existing ridge line height.

The major benefits of relocating the windows along the wall which is currently encroaching into the required setback are: Overall glazing is being reduced from existing condition. New window placement and reduced window size helps to maintain the neighbors privacy more effectively than current condition.

Sincerely,
Jason Grant

Exhibit B

1628 OVERLOOK LANE – SINGLE FAMILY DESIGN BOARD MINUTES

April 26, 2010

A letter in opposition from Paula Westbury was acknowledged.

Motion: Continued indefinitely to Full Board with the following comments:

- 1) Restudy substituting a standard two-car garage instead of adding a one-car carport.
- 2) Provide a landscape plan showing trees to be removed and mitigation measures.
- 3) Provide a preliminary color scheme.

Action: Mahan/Carroll, 7/0/0. Motion carried.

May 24, 2010

A letter in opposition from Paula Westbury was acknowledged.

Motion: Continued indefinitely to the Staff Hearing Officer and return to Consent Calendar with the following comments:

- 1) Neighborhood Preservations Ordinance findings can be made when the project returns to Consent Calendar.
- 2) The two-car garage is appreciated and encroachment is acceptable. The style of architecture is compatible with Design Guidelines.**
- 3) The change of window fenestration is a positive change.**
- 4) Provide a color board.

Action: Bernstein/Mahan, 6/0/0. Motion carried. (Carroll absent.)