



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: October 13, 2010
AGENDA DATE: October 20, 2010
PROJECT ADDRESS: 3735 Lincolnwood (MST2010-00270)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Roxanne Milazzo, Associate Planner *Rox*

I. PROJECT DESCRIPTION

The 8,319 square foot project site is currently developed with a two story residence and attached two-car garage. The proposed project involves enclosing an existing 104 square foot upper level balcony at the rear of the residence, and the addition of a 20 square foot storage closet on the patio below. The discretionary application required for this project is a Modification to permit new floor area within the required six-foot interior setback (SBMC §28.15.060).

Date Application Accepted: October 5, 2010

Date Action Required: January 5, 2011

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project as submitted.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Doug Reeves	Property Owner:	Todd & Marcy Eliassen
Parcel Number:	053-430-037	Lot Area:	8,319 sf
General Plan:	5 Units Per Acre	Zoning:	E-3/SD-2
Existing Use:	One-Family Residence	Topography:	12%

Adjacent Land Uses:

North – One-Family Residence

East - Lincolnwood

South – One-Family Residence

West – One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2091 sf	+ 123 sf = 2,214 sf
Garage	528 sf	528 sf

C. PROPOSED LOT AREA COVERAGE

Building: 2,888 sf 35% Hardscape: 861 sf 10% Landscape: 4,570 sf 55%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.39 Proposed FAR: 0.33 = 84% of Max. Allowed FAR

IV. DISCUSSION

The subject site is 20' wider in the front than it is at the rear. Although original construction plans show the development observing required setbacks, a recent survey revealed that a small portion of a rear patio and second story deck encroach into the required six-foot interior setback. The proposed project involves enclosure of the upper level deck for use as a master bedroom closet and partial enclosure of the lower level patio for storage purposes. Although the roof line will not change, the additional floor area will encroach 10" into the required setback. It is Staff's position that the Modification to permit the encroachment within the interior setback improves the existing situation by providing a solid wall buffer between this property and the immediate neighbor. This project was reviewed by the Single Family Design Board who found the Modification technical in nature with no negative aesthetic issues.

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 Modification will result in a minor structural encroachment into the interior setback without impacts to the adjacent neighbor.

Exhibits:

- A. Site Plan (full size set of plans available for review)
- B. Applicant's letter dated September 28, 2010
- C. SFDB Minutes

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

ELIASSEN RESIDENCE 3735 LINCOLNWOOD DR SANTA BARBARA, CA 93110

CODES

ALL WORK TO CONFORM TO 2007 CALIFORNIA BLDG CODE (CBC), (TITLE 24) WHICH ADOPTS THE 2006 IBC, PLUS THE 2007 CALIFORNIA MECHANICAL CODE(CMC), 2007 CALIF PLUMBING CODE (CPC) AND 2007 CALIF ELECTRICAL CODE, PART 3 (CEC), 2007 CALIF ENERGY CODE, PART 6 (CEC), CITY OF SB MUNICIPAL CODE AND ADOPTING ORD.

ERECT MANAGEMENT PRACTICES (per City Request)

ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET PILE, SILLERS, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCE OF WIND OR WATER.

PUBLIC, OIL, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING, AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS A SOLID WASTE.

TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF PAVEMENT AND INFILTRATION BY WIND.

SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE REHEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

ANY SLOPES WITH DISTURBED SOILS OR COVERED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

PROJECT DATA

OWNER: TODD ELIASSEN
3735 LINCOLNWOOD DR
SANTA BARBARA, CA 93110
TEL: (805) 448-1416

PROJECT ADDRESS: 3735 LINCOLNWOOD DR
SANTA BARBARA, CA 93110
CBS-145-021

APN: PY - 2P
ZONE: BT - S
RETRACTS: 2007 CBC

BUILDING CODE: 2007 CBC
BUILDING TYPE: V-H
AREA OF WORK: 1st STORY
STORIES: 24' APPROX (20' HAO)
BUILDING HEIGHT: 1-1 (ATTACHED 3 CAR GARAGE)
OCCUPANCY GROUP: I-HOUSE
REPARATIONS: R-3 / U-1

LOT AREA: 6,345 SF (APPROX)
OVERLAP SPACE: 21' X 10' (SEE 2D FLOOR CRICK)
BUILDING FLOOR AREA: FOOTPRINT: 1,074 SF (TOTALY SPACE (SF RES), 1,074 SF (SEE ATTACHED)
ADDITION TO FOOTPRINT: 2,176 SF (2 CAR GARAGE, FOOTPRINT + 2,176 SF (2 CAR GARAGE AREA)
PERMITS: 0-0 SF (2) SF RES-2D FLOOR CRICK, 2,176 SF (2) SF RES-2D FLOOR CRICK

TOTAL AREA (E): 2,176 SF (RES + GAR + APPROX)
TOTAL AREA (U): 2,176 SF (RES + GAR + APPROX)
TOTAL AREA (NET-GRA): 1,074 SF (SEE ADDITION)
TOTAL AREA (NET-FAR): 1,074 SF (TOTALY SPACE)

CHANGE IN USE: NO (NEW PER CODE)
PARKING: 2 CAR COVERED (GARAGE)
FAIR: 2 CAR (SEE SHEET C2)

INDEX TO DRAWINGS

NO.	DESCRIPTION
01	OVERALL SITE PLAN, PROJECT PLAN
02	OVERALL SITE PLAN, 1/4" = 1'-0"
03	OVERALL SITE PLAN, 1/4" = 1'-0"
04	OVERALL SITE PLAN, 1/4" = 1'-0"
05	OVERALL SITE PLAN, 1/4" = 1'-0"
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100	OVERALL SITE PLAN, 1/4" = 1'-0"

SCOPE OF WORK

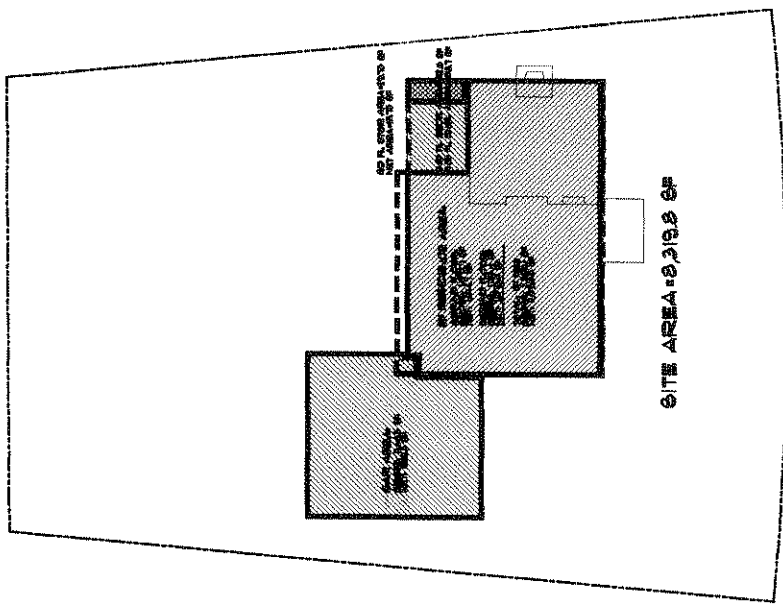
ADDITION TO EXISTING SINGLE FAMILY RESIDENCE
ADD NEW INTERIOR + EXTERIOR WALLS TO MATCH EXISTING
NEW ELECTRICAL, PLUMBING + AREA OF WORK

D.W. REEVES & ASSOC. A.I.A.
ARCHITECTS
(tel) 657-1390
SANTA BARBARA, CA
3940 STATE STREET

MAPS / 1-24 DCCS

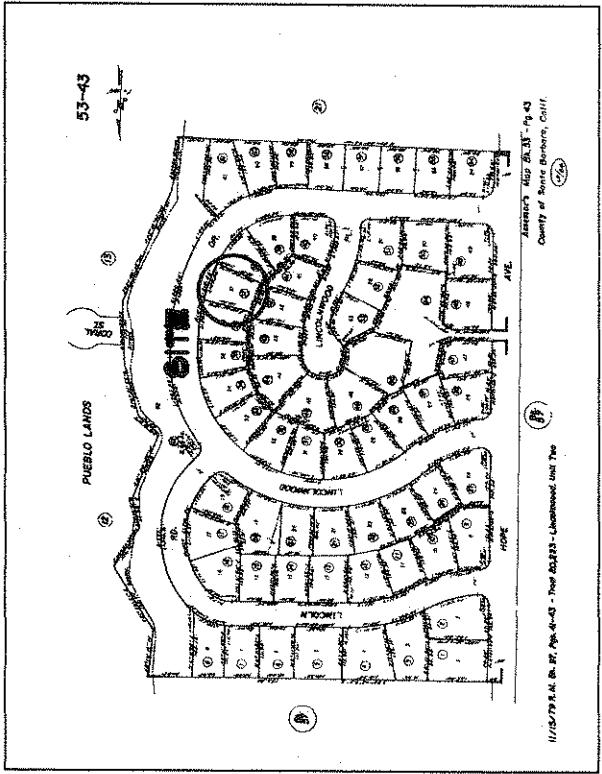
ELIASSEN RESIDENCE
378 LINCOLN DR
SANTA BARBARA, CA 93103

SCALE:
DATE:
DRAWN BY:
SHEET
G1



AREAS

SCALE: 1/8" = 1'-0"

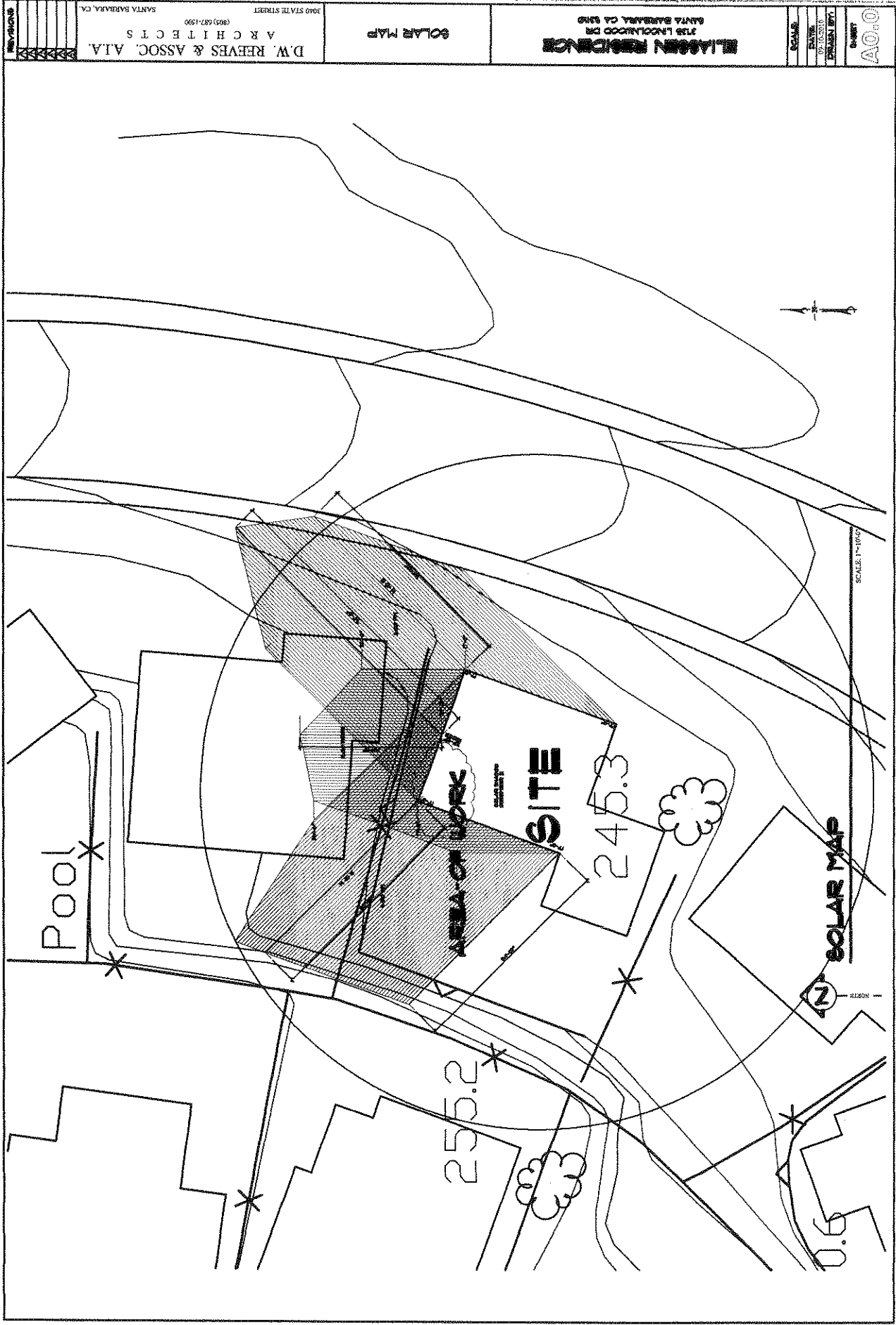


PARCEL MAP
PARCEL: 053-430-031

F.A.R. Calculator

The following table is intended to provide a general estimate of the maximum potential F.A.R. for a given parcel. It is not intended to be used as a substitute for a professional appraisal or other legal advice. The information is provided for informational purposes only.

Item	Value
3781 Unimproved D ²	0.00
3781 Improved D ²	0.00
3781 Improved D ² (with 10% discount)	0.00
3781 Improved D ² (with 20% discount)	0.00
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3781 Improved D ² (with 1000% discount)	0.00



SCALE: 1"=100'



SOLAR MAP

ELIASSEN RESIDENCE
1234 LARCHWOOD DR
SANTA BARBARA, CA 93101

SOLAR MAP

D.W. REEVES & ASSOC. AIA
ARCHITECTS
985 687-1396
SANTA BARBARA, CA
1040 STATE STREET

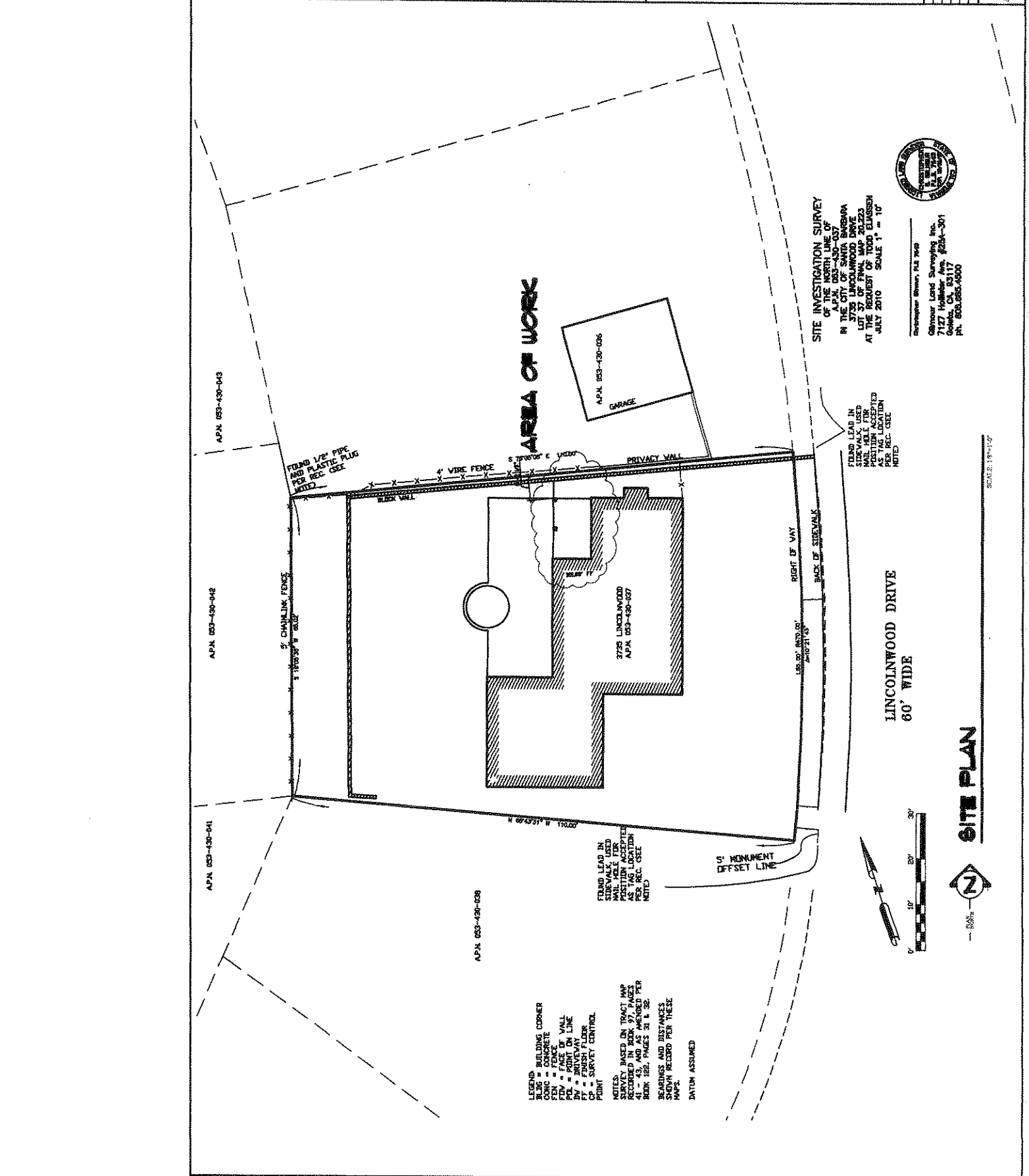


AD.0

DATE

BY

REVISIONS



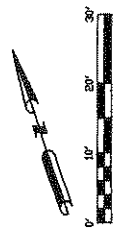
SITE INVESTIGATION SURVEY
 OF THE NORTH LINE OF
 A.P.N. 053-430-037
 IN THE CITY OF SANTA BARBARA
 LOT 23 OF LINCOLNWOOD DRIVE
 AT THE REQUEST OF TODD ELLAGSEN
 JULY 2010 SCALE 1" = 10'



Todd Ellagson, P.E. 7/10
 Ellagson Land Surveying Inc.
 7127 Hollister Ave. #23A-301
 Goleta, CA, 93117
 PH. 805.965.4000

FOUND LEAD IN
 SIDEWALK USED
 MAIL HOLE FOR
 POSITION ACCEPTED
 AS SHOWN LOCATION
 PER REC. CASE
 NOTED

LINCOLNWOOD DRIVE
 60' WIDE

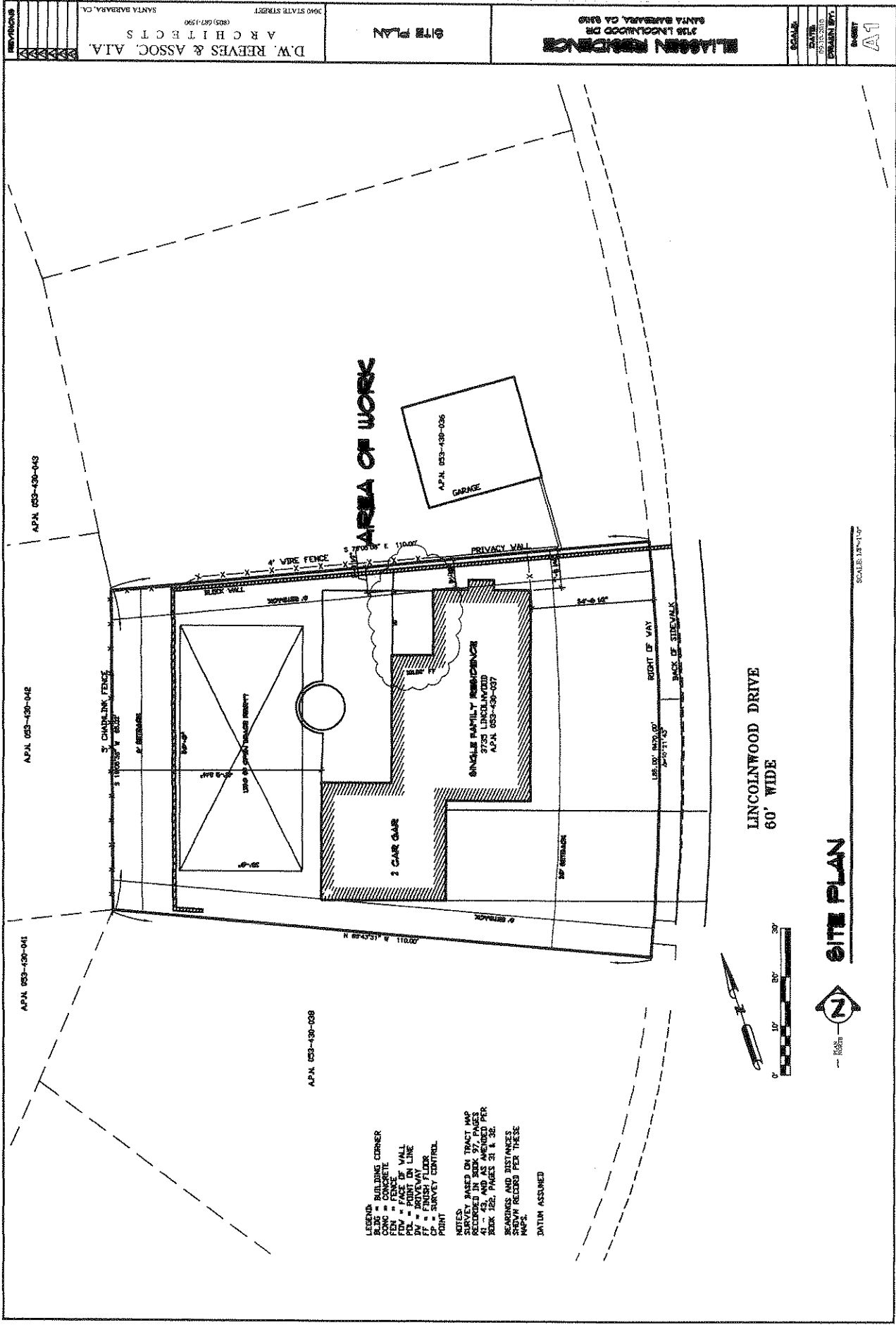


SITE PLAN

- LEGEND**
- BLDG = BUILDING CORNER
 - BLDG = BUILDING
 - CP = CURB
 - FIN = FINISH FLOOR
 - PT = POINT
 - PT = FINISH POINT
 - PT = SURVEY CONTROL POINT

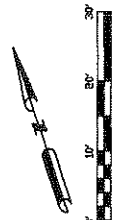
NOTES
 SURVEY BASED ON TRACT MAP
 41, 42, 43, AND 44, AND AS
 SHOWN IN BOOK 182, PAGES 21 & 22.
 BEARINGS AND DISTANCES
 SHOWN REFER TO THESE
 MAPS.
 DATUM ASSUMED

SCALE: 1"=10'



LEGEND
 BLDG = BUILDING CORNER
 CONC = CONCRETE
 FENW = FENCE
 FOW = FACE OF WALL
 FUL = FINISH FLOOR
 CP = SURVEY CONTROL POINT

NOTES
 SURVEY BASED ON TRACT MAP
 41 43 AND AS AMENDED PER
 BEK 122, PAGES 21 & 22.
 BEARINGS AND DISTANCES
 SHOWN RECORD FOR THESE
 MAPS.
 DATUM ASSUMED



SITE PLAN

SCALE: 1/8"=1'-0"

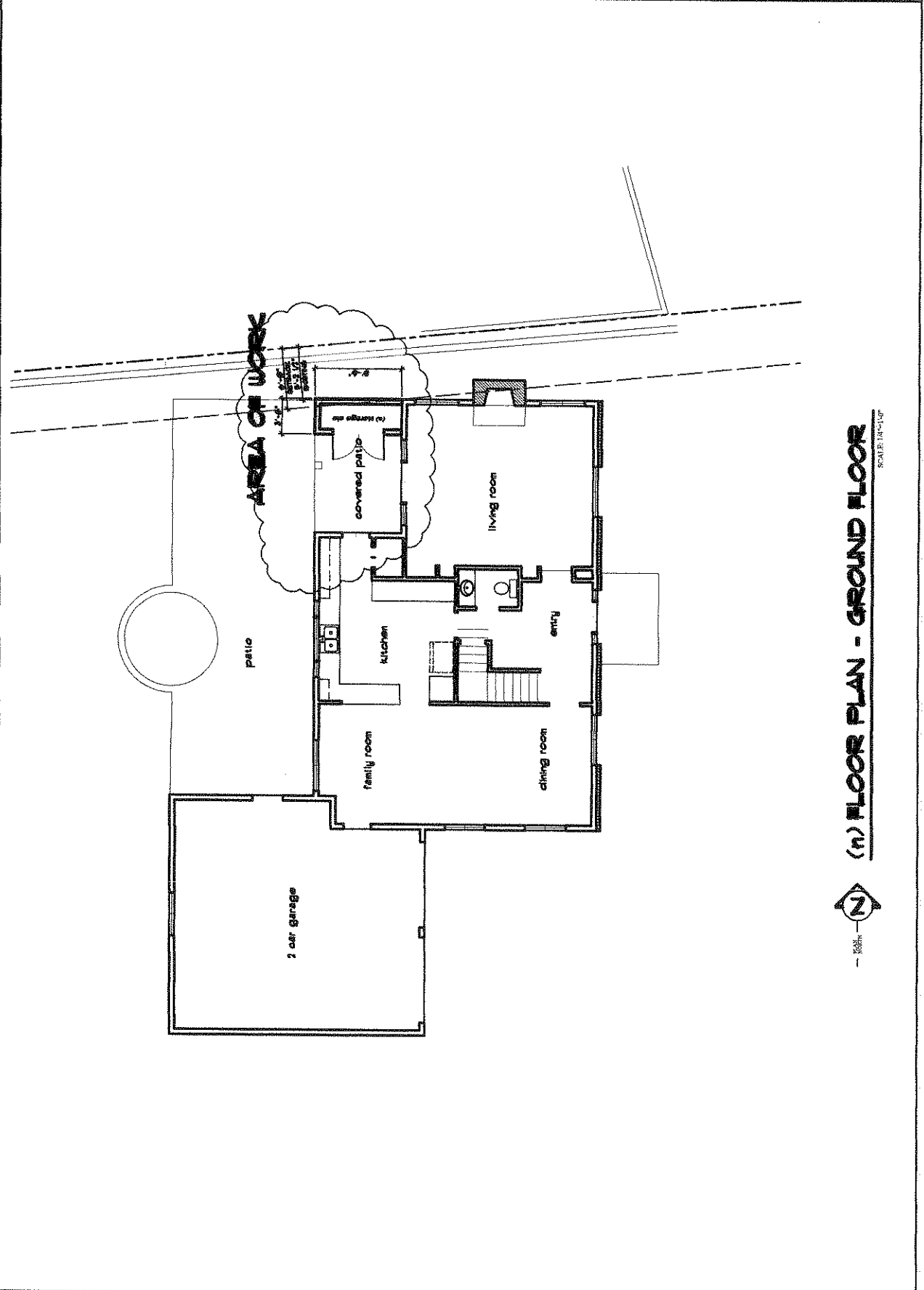
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APN 053-430-042

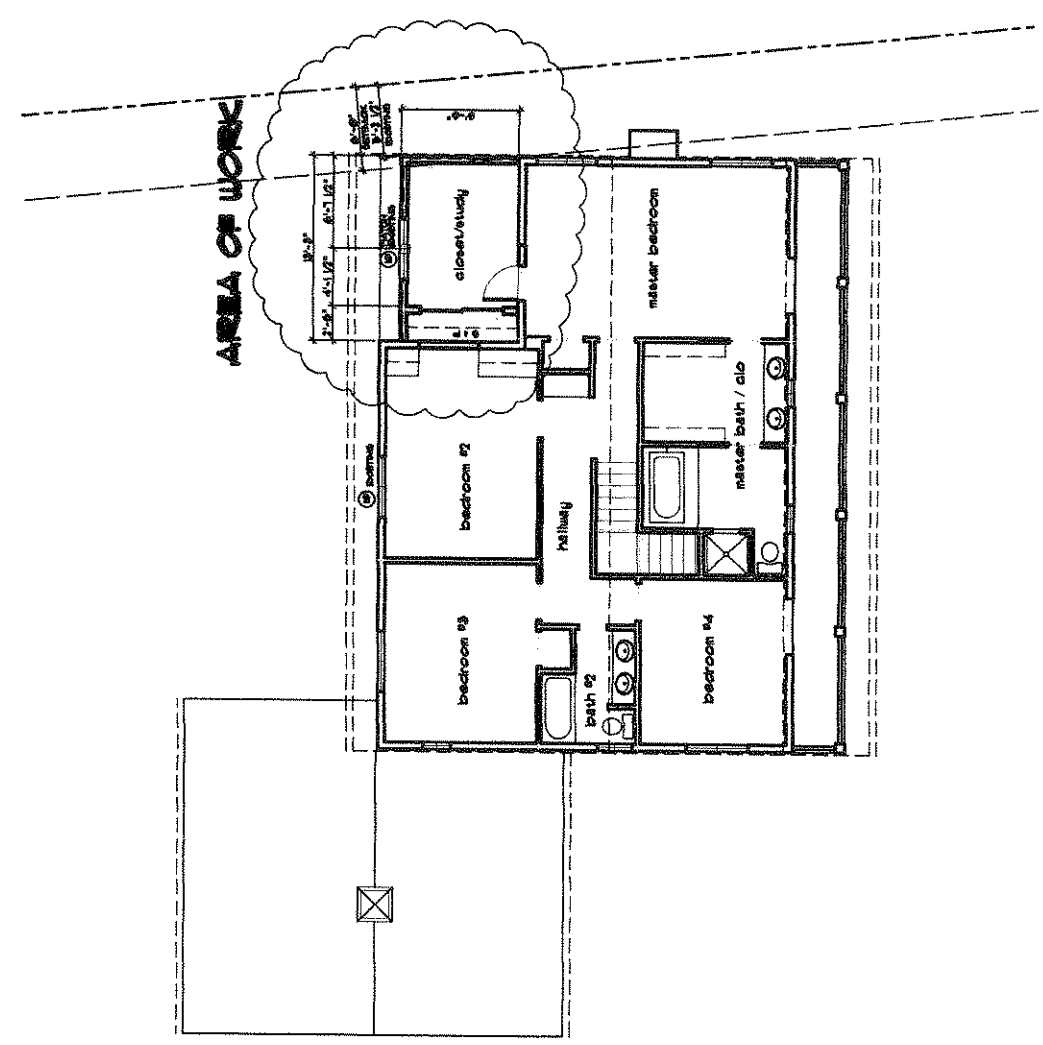
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APN 053-430-038

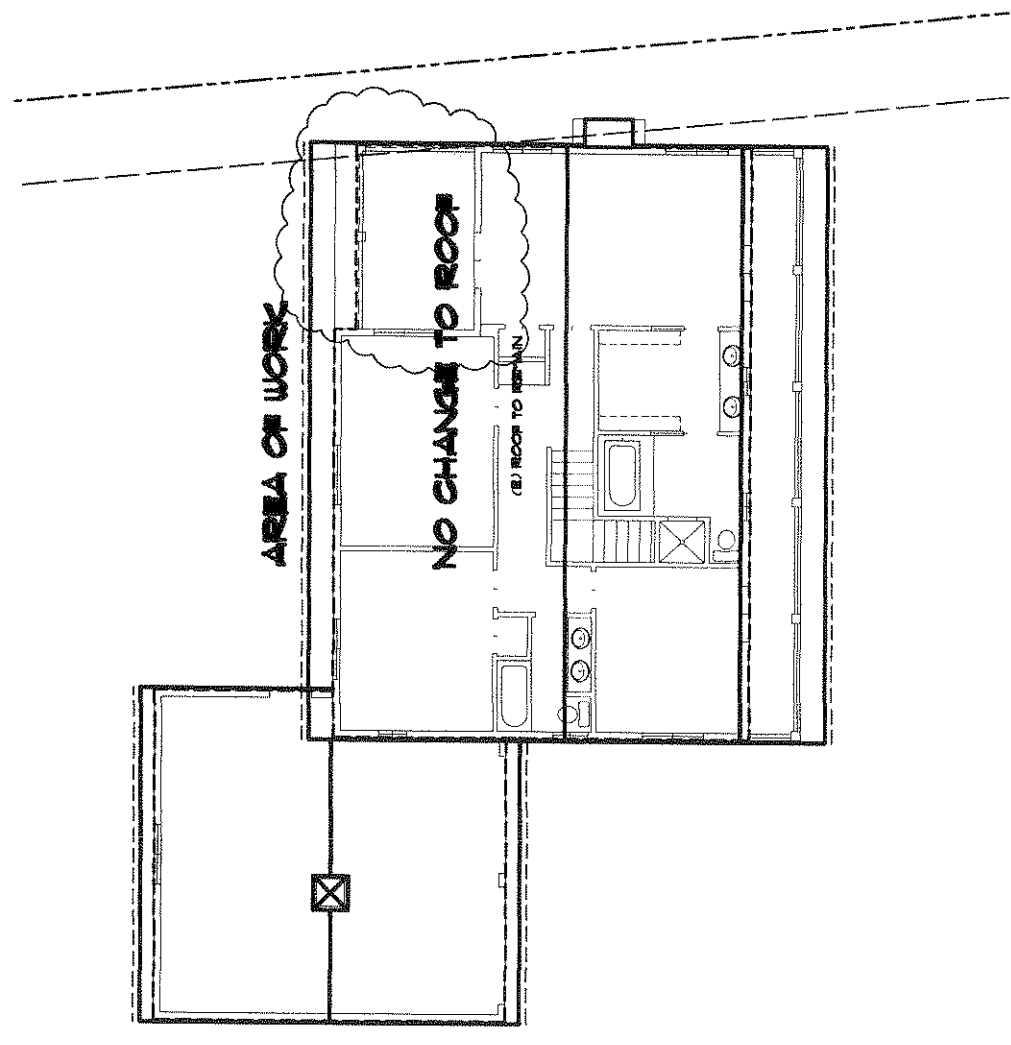
LINCOLNWOOD DRIVE
 60' WIDE



(n) FLOOR PLAN - GROUND FLOOR
 SCALE: 1/8" = 1'-0"
 NORTH

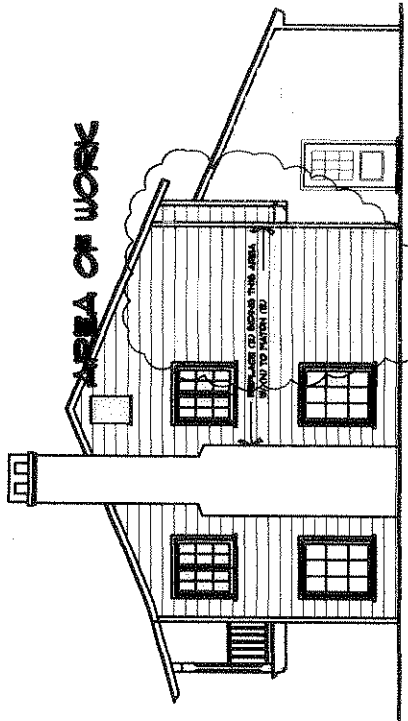


(n) FLOOR PLAN - SECOND FLOOR
 SCALE: 1/8" = 1'-0"

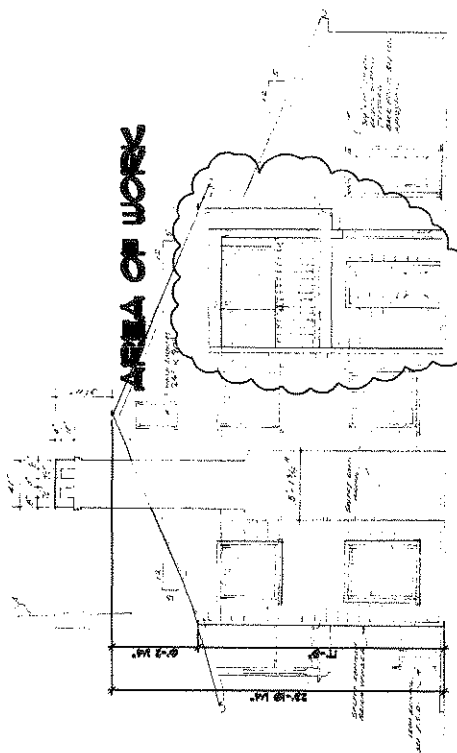


ROOF PLAN
 SCALE: 1/8"=1'-0"

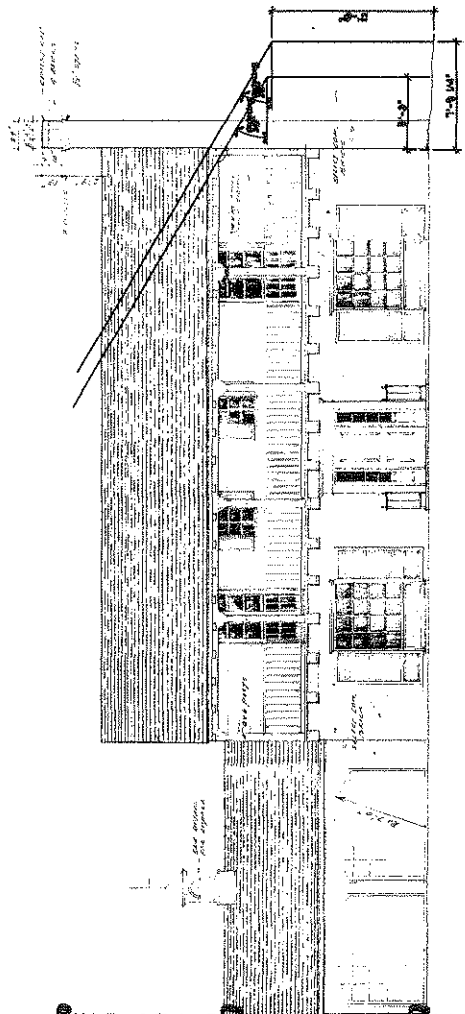
EXT ELEVATIONS



REMOVED ELEVATION



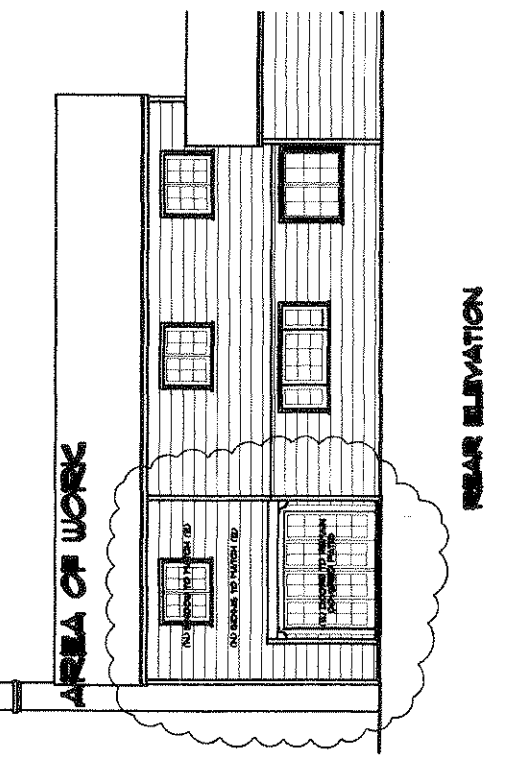
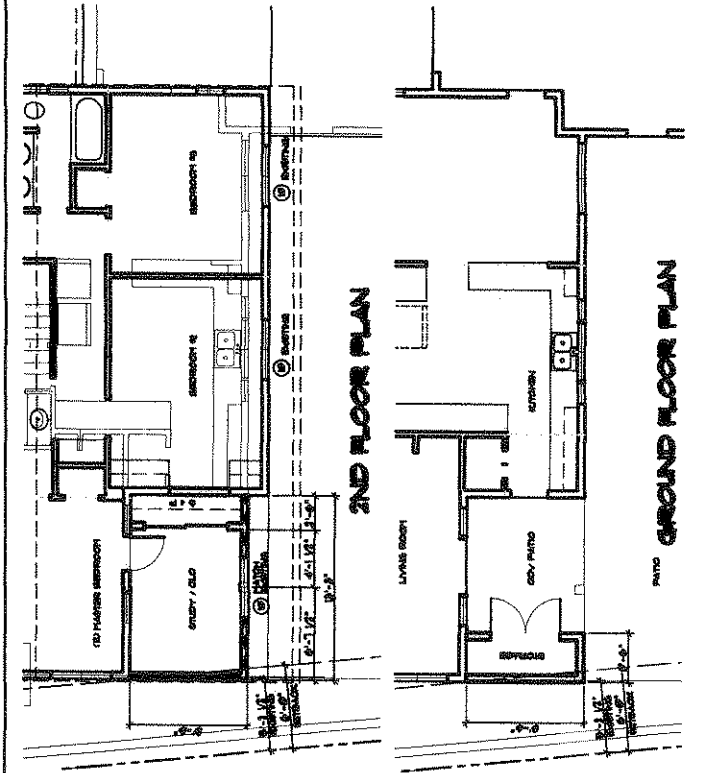
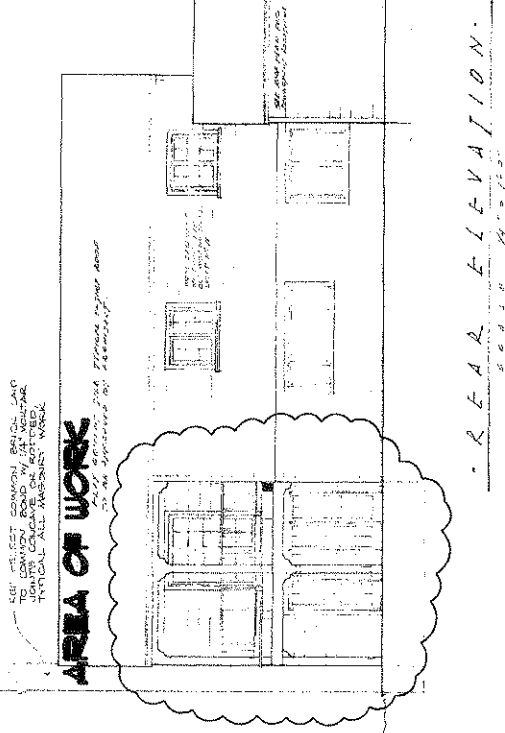
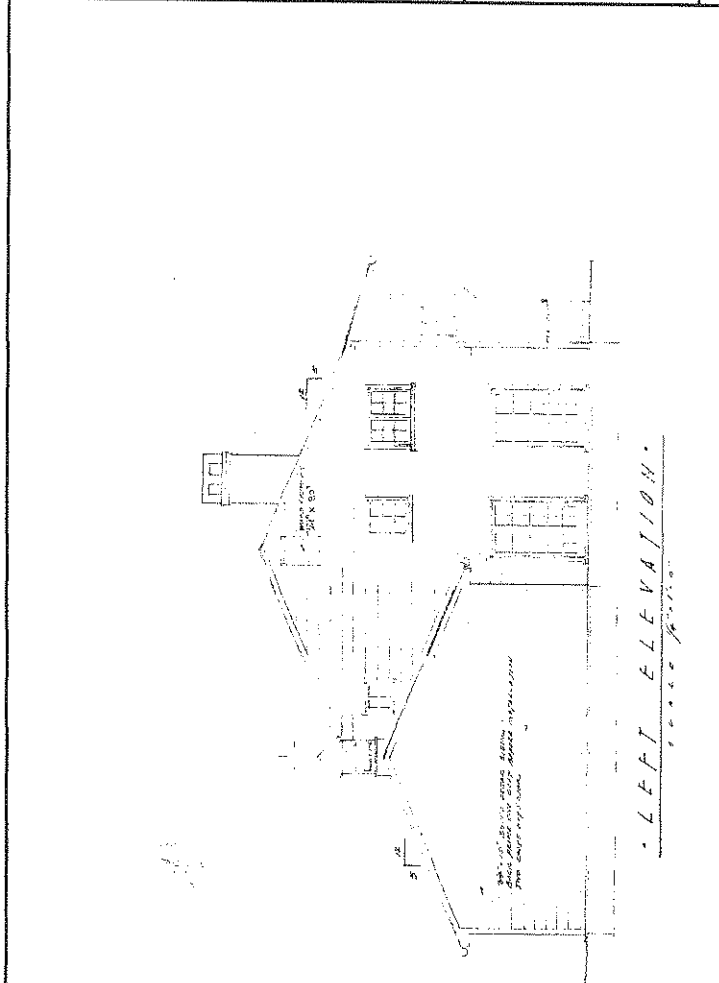
RIGHT ELEVATION

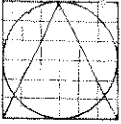


FRONT ELEVATION - EAST

(●) original drawing - for only

(1) ORIGINAL DRAWINGS - FOR ONLY





D.W. REEVES & ASSOC. A.I.A.
ARCHITECTS

3040 STATE STREET SANTA BARBARA CA 93105 (805) 687 1590

September 28, 2010

Staff Hearing Officer
CITY OF SANTA BARBARA
PO Box 1990
Santa Barbara, CA 93102-1990

Re: Modification Request for 3735 Lincolnwood
APN 053-430-037

To Whom It May Concern:

Currently, there is an existing two story, single family residence, with a covered second floor deck. The property lot lines recede back into the property forming a rear lot line that is less in length than the front yard line, causing the rear covered patio corner to be located within the side yard by approximately 10 inches in the area of work, to 0 inches, with a average of 5" for the sloping side yard setback in relation to the existing residence.

The zone is E3, with a side yard setback of 6 feet. The current covered deck and roof are within the side yard by 10 inches at the outer most corner of the roof support post and handrail, to 0 inches at the front of the covered deck area.

The owner wishes to enclose the upper deck to provide privacy for his neighbor and add additional closet and workspace to his existing master bedroom. For architectural reasons, on the lower level side of the covered patio should also be partially enclosed to provide an outdoor storage room. Both upper and lower levels are to match the existing exterior elevation and same existing exterior wall line.

1. A modification to allow for new enclosed space within the side yard setback (approx 10 inches) under the existing roof area for a new closet and study on the second floor, and a modification to allow a storage space to be constructed within the side yard setback (approx 10 inches) directly under the second floor covered deck that is being enclosed. Note that the balcony deck area slopes from 10 inches to 0 inches, with an average of 5" into the side yard setback.

2. A modification exemption (for solar access) to allow this new enclosed space within the restricted solar area. Under the section 28.11.020 "Any portion of a structure in existence, or for which a valid building permit was issued, prior to the effective date of the ordinance first enacting this Chapter." Shall be exempt from the height limitation. No change is being requested for the existing roof and the footprint of the existing deck and covered patio is to remain the same.

The new FAR for the site will be approximately 84 percent.

not necessary - Bob

This improvement will improve the building appearance, both from the side, and the rear elevations, provide the needed space for the homeowner, and bring this exterior patio/deck area into compliance with current guidelines for neighborhood capability of second floor decks.

If you have any additional questions, or concerns, please contact me.

Sincerely,

D W REEVES & ASSOCIATES, Architects



Douglas W Reeves AIA
Architect

CC: Todd Eliassen

3735 LINCOLNWOOD – SINGLE FAMILY DESIGN BOARD MINUTES

September 27, 2010

Continued indefinitely to the Staff Hearing Officer with positive comments and continued to the Consent Calendar with the comment that the Board finds no negative aesthetic issues and finds the modification to be technical in nature.