



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: June 20, 2012
AGENDA DATE: June 27, 2012
PROJECT ADDRESS: 80 Skyline Circle (MST2012-00206)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Suzanne Riegler, Assistant Planner *SR*

I. PROJECT DESCRIPTION

The 7,405 square-foot site is currently developed with a 1,336 square foot one-story residence with an attached garage. The proposed project involves a 216 square foot one-story addition located partially within the front setback, the permitting of a 32 square foot Juliet style balcony in the interior setback, and the construction of garden walls, fencing, and a driveway gate. The discretionary applications required for this project are Modifications to allow the balcony to encroach into the required ten-foot (10') interior setback and to allow additions and alterations to the residence within the required thirty-foot (30') front setback (SBMC §28.15.060 and 28.92.110).

Date Application Accepted: May 22, 2012

Date Action Required: August 20, 2012

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 and Property Owners:	Andrew and Rebecca Lee		
Parcel Number: 041-151-003	Lot Area:	7,405 sf (net)	
General Plan: Low Density Residential (3du/acre)	Zoning:	E-1	
Existing Use: Residential	Topography:	7 % slope	
Adjacent Land Uses:			
North - Residential (2-story)	East - Residential (2-story)		
South - Residential (3-story)	West - Residential (2-story)		

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,056 sq. ft.	1,272 sq. ft.
Garage	280 sq. ft.	280 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 1,552 sf 21% Hardscape: 1,954 sf 26% Landscape: 3,899 sf 53%

IV. DISCUSSION

This project was reviewed by the SFDB on June 18, 2012 (Exhibit C), and forwarded to the Staff Hearing Officer stating that the proposed modifications do not have negative aesthetic impacts. The proposed project involves an addition to the existing one-story residence in the same footprint of the existing breezeway, permitting an as-built change from a window to a sliding glass doors, changing a window to a set of doors, and constructing a 32 square-foot (approximately 4' deep x 8' wide) balcony at the westerly elevation. The residence is nonconforming to the required 30-foot front setback and a portion of the proposed addition and one set of the new doors are located within the front setback, requiring Modification approval. Staff supports this Modification request, as it does not increase the overall footprint of the existing approved residence within the front setback.

The property was sold in 2011, at which time a Zoning Information Report was completed identifying that a washer and dryer were installed within the garage without permit, a deck had been constructed without permits in the interior setback and that a carport/awning had been constructed without permits. The carport/awning is proposed to be removed. The applicant is proposing to remove an existing 240 square-foot deck (10' deep x 24' wide) that was constructed without permits entirely within the ten-foot interior setback, and replace it with a 32 square-foot balcony that would encroach four feet into the interior setback. The applicant is also proposing to permit the as-built installation of a sliding door in this location to allow access to the balcony and additional ventilation. The applicant has contacted the affected neighbor at 86 Skyline Circle who has submitted a letter in support of this request (Exhibit D). Staff could support the Modification request to allow the balcony to encroach into the interior setback, if it were reduced to a two-foot encroachment, consistent with uncovered balcony encroachments in other residential zones.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the requested front setback 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 additions and alterations within the front setback are appropriate because the site is constrained by its wide street frontage yet shallow depth, making it difficult to construct a conforming addition, and the addition would not increase the existing footprint of the residence within the front setback.

The Staff Hearing Officer finds that the requested interior setback Modification for a balcony improvement is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot if it is reduced to a maximum of two feet deep. The Single Family Design Board found that the alterations were compatible with the neighborhood and that the requested modifications were consistent with the appropriate design guidelines.

Said approval is subject to the following conditions:

1. The proposed balcony on the west elevation shall be reduced in depth to encroach no more than two feet into the required interior setback.
2. Please document on the plan that the as-built carport/awning shall be demolished.
3. The unpermitted washer and dryer hook-ups shall be removed from the garage unless a parking design waiver can be granted by the Transportation Division.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated May 11, 2012
- C. SFDB Minutes (under separate cover)
- D. Letter of support from Mike Waggoner, dated May 15, 2012

Contact/Case Planner: Suzanne Riegle, Assistant Planner
(SRiegle@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x2687

EXHIBIT A

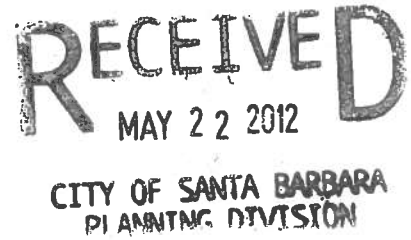
80 SKYLINE CIRCLE SITE PLAN AND ELEVATIONS

A copy of the plans are available for public review at the Planning and Zoning Counter located at 630 Garden Street on the 1st Floor.

Andrew Lee
80 Skyline Circle
Santa Barbara CA 93109
(805) 403 7823

May 11, 2012

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



RE: Modification Request for 80 Skyline Circle; 041-151-003; E1

Dear Staff Hearing Officer

1. There is an existing house (1056 sq. ft) and a1 car garage attached via breezeway (280 sq. ft) on this property. All structures are permitted according to city building files. The proposal is to convert the existing breezeway (140 sq. ft) to a new entry, construct an additional dining room (100 sq. ft.), build stucco walls to provide privacy from Skyline Circle and replace an existing non conforming deck built in the western interior setback with a "Juliet" style balcony.

2. The first modification being requested is to allow for the new entry to be constructed in the front setback. Since our home was built in 1956 the setbacks have changed and as a result part of our existing home and garage are encroaching on the 30' front setback. This modification will allow us to enclose the existing breezeway without changing the existing footprint of either building. We would extend the existing roof from the house to cover the converted breezeway and new dining area. This modification would give our home precious square footage with a defined entry and a dining room to fit a growing family.

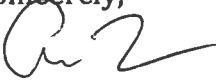
3. The second modification requested is in regards to the Western interior setback. There is an existing non-conforming deck off the master bedroom that was built by the previous owner with a glass sliding door for access. In an effort to bring the property to the city zoning standards we hope to remove the deck and replace it with a "Juliet" style balcony limited to the area around the door. The balcony would encroach 4 feet and maintain a 6 foot setback. This would meet E3 zoning standards. In conjunction, my neighbor at 86 Skyline Circle was granted a 5 foot encroachment modification for a garage along the property line in reference. Regardless we request the modification because it allows us to keep the existing sliding doors and costly window coverings while providing much needed natural light and ventilation.

4. Overall this property has numerous constraints that leave extremely limited options for improvement. The public right of way, which measures 20 feet from the

EXHIBIT B

center of Skyline Circle, (a 20 foot wide road) extends over 10 feet into my property's front yard. This combined with the 30 foot setback engulfs my entire front yard, a portion of my home and garage. In conjunction the Open Yard Requirement with a 20 foot minimum dimension leaves 1.97 sq. ft. of buildable area on the east end of my lot. As a fellow city servant and member of the Santa Barbara City Fire Department I understand the need for regulations to promote public safety and positive neighbor relationships. I respectfully ask for these modifications under the belief that this modest design will greatly improve my family's daily life, increase the "curb appeal" of my property and promote good neighbor relations and compatibility.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Lee", written in a cursive style.

Andrew Lee

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 80 SKYLINE CIR****E-1 Zone**

Assessor's Parcel Number: 041-151-003
 Application Number: MST2012-00206
 Designer: Ronald Hubbard, Design
 Owner: Andrew T. Lee

(Proposal for a 216 square foot one-story addition to an existing 1,336 square foot one-story, single-family residence and an attached one-car garage, located on a 7,405 square foot lot in the Hillside Design District. The alterations include converting the existing breezeway to a new enclosed entry addition and a new dining room addition, and alteration to the existing roofline. Other site improvements include a proposed new six-foot tall plaster garden wall, a new 3.5-foot tall plaster wall and driveway gate, and the existing "as-built" deck to be reduced to a 4-by 8-foot Juliet style balcony. The proposed total of 1,552 square feet is 51% of the maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications and will address the violations identified in ZIR2011-00290.)

(Comments only; project requires Environmental Review and Staff Hearing Officer for requested zoning modifications.)

These are DRAFT Minutes ONLY, pending approval 07/02/12:

(4:11)

Present: Andrew T. Lee, Owner.

Public comment opened at 4:19 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Staff Hearing Officer to return to Consent with comments:

- 1) The Board finds the modest design proposal acceptable.
- 2) The Board finds the proposed modification is aesthetically appropriate and compatible with the neighborhood, and does not pose consistency issues with the Single Family Residential Design Guidelines.
- 3) The Board finds the gate and walls located in the front yard to be acceptable and compatible with surrounding neighborhood.
- 4) Provide a landscape plan for the front yard and clearly specify all hardscape and landscape areas, and provide landscaping to soften the appearance of the proposed walls.

Action: Bernstein/Woolery, 5/0/0. Motion carried. (Sweeney absent).

**** MEETING ADJOURNED AT 4:32 P.M. ****

May 15, 2012

To: Modification Hearing Officer
City of Santa Barbara
630 Garden Street
Santa Barbara Ca 93101

Re: 80 Skyline Circle
Santa Barbara, CA 93109 (APN# 041-151-003)

To Whom it may Concern:

I, Mike Waggoner, am the owner of 86 Skyline Circle which runs contiguous to Mr. Lee's property located at 80 Skyline Circle. Mr. Lee has informed me of his plans to reduce his existing nonconforming deck to a Juliet style balcony within 6 feet of my property line. I understand that this requires a modification as his setback requirement is ten feet from the property line. I am forwarding this letter to the Modification Hearing Officer so that they understand I have no issues with his request. I would allow his existing nonconforming deck to be reduced to a 4 foot balcony within 6 feet of my property line.

Regards,



Mike Waggoner