



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: September 12, 2012
AGENDA DATE: September 19, 2012
PROJECT ADDRESS: 2926 Serena Road (MST2012-00347)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Allison De Busk, Project Planner *AD*

I. PROJECT DESCRIPTION

The 7,500 square-foot site is currently developed with a 1,607 square foot one-story single-family residence with a detached 456 square foot two-car garage. The proposed project involves a 329 square foot addition to the residence.

The discretionary application required for this project is a Modification to allow construction and alterations within the required six-foot interior setback (SBMC §28.15.060 & 28.92.110).

Date Application Accepted: September 4, 2012 Date Action Required: December 3, 2012

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Robert Collector	Property Owner:	Pamela Scott
Parcel Number:	051-202-017	Lot Area:	7,500 sf
General Plan:	Low Density Residential	Zoning:	E-3/SD-2
Existing Use:	Single-Family Residence	Topography:	13% slope

Adjacent Land Uses:

North - Residential (one-story)	East - Commercial (one- and two-story)
South - Residential (one-story)	West - Residential (one- and two-story)

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,607 net sf	329 sf. addition = 1,936 net sf
Garage	456 net sf	No change

C. PROPOSED LOT AREA COVERAGE

Building: 2,170 sf 29% Hardscape: 1,357.3 sf 18% Landscape: 3,972.7 sf 53%

IV. DISCUSSION

The project includes a 329 square-foot master suite addition at the rear of a residence that is legally nonconforming to the six-foot interior setback. The existing residence is located five feet from the interior (west) property line. The proposed addition would line up with the existing residence and would therefore be setback five feet from the interior property line. This is a 12" x 30'-5" encroachment that totals 30.4 net square feet of area within the setback.

The addition includes a new window within the interior setback, but because it is a single-story building and the window is proposed as a clearstory window in the master bathroom, staff does not anticipate impacts to adjacent neighbors. The proposed project is exempt from review by the Single Family Design Board.

A building permit (BLD2012-00767) was issued for this addition based on plans that identified the existing residence and the proposed addition with an interior setback of six feet. A subsequent survey of the site revealed that the existing residence is located five feet from the property. Construction on the affected portion of the addition has been put on hold pending a decision on the modification request.

V. RECOMMENDATION/FINDING

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 proposal involves a small addition of useable floor area within the setback, and is not expected to negatively impact adjacent neighbors, as the proposed addition is consistent with the residential use of the property.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated September 4, 2012

Contact/Case Planner: Allison De Busk, Project Planner
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Phone: (805) 564-5470 x4552

Mr. Robert Collector
2926 Serena Road
Santa Barbara, CA 93105

Tel. (805) 448-1636

September 4, 2012

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

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CITY OF SANTA BARBARA
PLANNING DIVISION

Re: Modification request for 2926 Serena Road/APN 051-202-017/E3-SD2

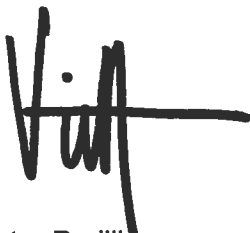
Dear staff hearing officer:

Currently there is an existing 1,690 square foot single family dwelling, of which 364 square feet was recently permitted (BLD2012-00767) and constructed, with a 480 square foot detached two car garage. The original home was built in 1947 with in the then current 5'-0" setback on the west side. The garage (also constructed near or around during that period) sits on the easterly property line. All past and current work have been permitted. The modification request is to allow 30.4 square feet located at the north-west corner of this single family dwelling. This area of 30.4 square feet encroaches the current setback by 12".

This modification request is to allow a portion (30.4 s.f.) of the "as-built" addition to encroach 12" into the required 6 foot interior yard setback along the westerly side. This will allow the home to maintain its original intent by keeping the master suite on the same side as the other bedrooms as well as the bathrooms. This addition was constructed on the westerly side solely due to the fact that this area was the only area to do so with out adding a second story.

The major benefits and considerations for allowing this 12" encroachment are: Using this area of the property eliminated the need to add a second story and added much needed privacy along this westerly line. It also helped significantly by not having to do major re-construction to the existing structure. Considerations were made for both privacy and neighborhood compatibility with respect to not adding a second story and keeping the roof of the permitted addition as low as possible and planting foliage along the westerly side to keep in line with the surrounding properties.

Respectively,



Victor Padilla