



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** January 17, 2013  
**AGENDA DATE:** January 23, 2013  
**PROJECT ADDRESS:** 3031 Samarkand Drive (MST2013-00005)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Renee Brooke, AICP, Senior Planner *RLB*  
 Suzanne Riegle, Assistant Planner *SR*

### I. PROJECT DESCRIPTION

The 8,400 square foot parcel is currently developed with a 1,720 square foot one-story, single-family residence with an attached 251 square foot, one-car garage. The proposal includes additions and alterations to the existing residence that include demolition of 344 square feet, a 562 square foot addition, window and door changes, and a new covered entry porch and trellis. The project will result in a 1,689 square foot, one-story residence with an attached 500 square-foot, two-car garage in a tandem-parking configuration.

The discretionary applications required for this project are:

1. A Modification to allow an addition to the existing garage, window and door alterations, and a new trellis to encroach into the required six-foot interior setback at the north side of the property (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. A Modification to allow window alterations and an addition to encroach into the required six-foot interior setback at the south side of the property. (SBMC § 28.15.060 and SBMC § 28.92.110)

Date Application Accepted: 1/3/2013

Date Action Required: 4/2/2013

### II. RECOMMENDATION

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

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Peter Ehlen, Architect	Property Owner:	Dennis Phelps
Parcel Number:	051-191-004	Lot Area:	8,400 sq ft
General Plan:	Low Density Residential	Zoning:	E-3/ SD-2
Existing Use:	Residential	Topography:	2% slope

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,720 sq. ft.	1,689 sq. ft.
Garage	251 sq. ft.	500 sq. ft.

**C. PROPOSED LOT AREA COVERAGE**

Building: 2,362 sq. ft. 28% Hardscape: 1,786 sq. ft. 21% Landscape: 4,252 sq. ft. 51%

**IV. BACKGROUND**

A Zoning Information Report (ZIR2012-00498) was prepared in 2012 and noted a zoning code violation and two building code violations for work without permit. The zoning violation involves a potting shed that encroaches into the required interior setback, which is proposed to be removed as part of this application. The work without a permit includes the relocation of plumbing for the washer and dryer within the garage and construction of a full bathroom without a building permit. A review of the 1948 floor plan for the construction of the residence and attached garage depicts a laundry area adjacent to the kitchen with area for a future bathroom. The applicant is proposing upgrades to the permitted laundry area and replacement of the full bath with a half bath.

**V. DISCUSSION**

The proposal includes additions and alterations to the existing residence that will result in a net increase of 218 square feet of floor area. The existing residence and attached garage are legally non-conforming to the six-foot interior setbacks at both the north and south sides of the property. The project as proposed is exempt from Design Review requirements and will result in a 1,689 square foot, one-story residence with an attached two-car garage in a tandem parking configuration. The Planning Commission reviewed the tandem configuration at a lunch meeting on December 20, 2012, and was supportive of the proposal.

The first modification request is to allow a new trellis at the front and an addition to the rear of the existing garage to create a two-car garage in a tandem configuration. The proposed addition will extend the existing wall and encroach eight inches into the required six-foot interior setback at the north side of the property. Additional windows and a new door opening are also proposed along the north elevation. The addition to the garage to create a second covered, off-street, parking space is an appropriate uniform improvement for a single-family residence and is supported by Staff due to the constraints of the existing development and the need to align the garage bays to make the garage useable. Staff regularly advises applicants to eliminate or minimize new openings within required setbacks that may cause privacy, noise, or light impacts on adjacent neighbors. Consistent with that direction, Staff recommends a condition to remove the proposed exterior garage door and associated lighting from the north elevation within the required setback.

The column proposed as part of a new trellis element at the front of the existing garage would encroach three feet into the required six-foot interior setback, and the horizontal trellis

members would encroach an additional three inches. SBMC Section 28.87.062(A)(2) allows eaves to encroach two feet into the required setback. Since the existing garage already encroaches eight inches into the setback, Staff could support a modification to allow the horizontal members and the support column to encroach no more than 2'-8" into the required setback. A condition of approval is recommended to reflect this allowance.

The second modification request is to allow alterations to the existing non-conforming residence, including window changes, and a proposed bedroom and trellis addition that encroach approximately 1'-3" into the required six-foot interior setback to the south. Staff is supportive of the footprint of the proposed addition, in that it results in a uniform improvement with a minimal encroachment, but is concerned with the number of openings proposed within the required setback.

There are a number of new or relocated openings within both of the required six-foot interior setbacks that may result in a majority of the north and south walls being demolished and replaced. The retention of these walls is a significant factor in Staff's support of the requested Modifications and, as such, we requested a demolition plan to verify that the existing garage and the south elevation walls would not be completely demolished as part of this project. Since a complete demolition of the affected walls would allow for a project design that meets the setback requirements, Staff recommends a condition that the Modifications become null and void if additional demolition, beyond that shown on approved plans, is completed in the field.

## **VI. FINDINGS AND CONDITIONS**

The Staff Hearing Officer finds that the interior setback Modification at the north side of the property is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The addition to the garage is appropriate because it provides a uniform improvement to allow an additional covered off-street parking space for the residence. The trellis element at the front of the garage provides an architectural element that unifies the architecture and is not anticipated to adversely impact the adjacent neighbors.

The Staff Hearing Officer finds that the interior setback Modification at the south side of the property is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The addition to the residence is appropriate because it provides a uniform improvement to allow a master bedroom addition and is not anticipated to adversely impact the adjacent neighbors.

Said approval is subject to the following conditions:

1. The proposed exterior garage door and associated lighting located on the north elevation, within the required setback, shall be removed.
2. The trellis and related support column at the front of the garage shall not encroach more than 2'-8" into the required interior setback to the north.
3. If the building is demolished beyond what is shown on the Staff Hearing Officer approved plans, then the construction of the project shall be halted, and the interior setback Modifications will become null and void.

STAFF HEARING OFFICER STAFF REPORT  
3031 SAMARKAND DRIVE (MST2013-00005)  
JANUARY 17, 2013  
PAGE 4

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated January 3, 2013

Contact/Case Planner: Suzanne Riegle, Assistant Planner  
(SRiegle@SantaBarbaraCA.gov)  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470 x 2687



EAST BEACH VENTURES

ARCHITECTURE

3 January 2013

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

RECEIVED  
JAN 03 2013

CITY OF SANTA BARBARA  
PLANNING DIVISION

Modification Request for 3031 Samarkand Drive, APN 051-191-004

EBV Project: 3031 Samarkand Drive Remodel and Addition to Single Family Residence  
EBV Project #: 12.29

Dear Staff Hearing Officer:

Please find enclosed our modification submittal package for the subject project. The package consists of the following:

- Applicant Letter
- (4) sets plans dated 3 January 2013
- Photographs

Existing Conditions:

The existing project is a 1,720 square foot single-family residence with a 251 square foot single car garage on a 8,400 square foot lot. The parcel is zoned E-3/SD-2, General Plan Neighborhood is Upper State: Samarkand and General Plan Designation is 5 units per acre.

Proposed Project:

The proposed project involves demolition of an existing 344 square foot pre-fabricated sunroom, a 310 square feet of residential addition and a 249 square foot garage addition. A 279 front porch and 555 square foot rear deck are also included.

The proposed garage addition will create a two-car garage with tandem parking. All proposals for tandem parking need to be reviewed by the Planning Commission. Proposed tandem parking was reviewed and accepted by the Planning Commission at their December 20th, 2012 lunch meeting.

Modifications Requested:

There are two modifications being requested:

1. Side yard encroachments along the north setback from the property line. This includes a 12 gross square foot garage addition, new door/windows in the existing non-conforming

northern garage wall and a new trellis support. The garage addition and new door/windows are proposed to encroach 8" into the required 6-foot setback. The new trellis support is proposed to encroach 3'-0".

2. Side yard encroachments along the south setback from the property line. This includes a 24 gross square foot master bedroom addition, new windows in the existing non-conforming southern wall of the residence and a new trellis support. The master bedroom addition and new windows are proposed to encroach 1'-3" into the required 6-foot setback.

Justification for the Modifications:

There are two modifications being requested:

1. The modification requested will allow the project to provide the required two covered parking stalls. The encroachment is necessary to provide a proper width within the garage. The encroachment will also upgrade the existing exterior elevation. Allowing the new wall to keep in line with the existing non-conforming wall will promote uniformity of improvement and allow the property owner to secure an appropriate improvement on the property.
2. The modification requested will allow the proposed bedroom to be of sufficient width and match the other existing bedroom which presently encroaches into the setback. The encroachment will also upgrade the existing exterior elevation. Allowing the new wall to keep in line with the existing non-conforming wall will promote uniformity of improvement and allow the property owner to secure an appropriate improvement on the property.

Benefits of the Project:

There are two modifications being requested:

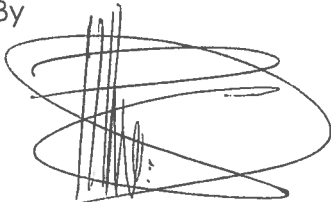
1. The modification being requested will allow a garage addition to keep in line with the existing exterior wall of the garage. The new door will provide convenient access to the side yard. The new windows will enhance the elevation. The trellis support will allow a decorative trellis to be added in front of the garage. This trellis will match the proposed trellis at the front entrance to the residence to tie the entire front elevation together.
2. The modification being requested will allow a master bedroom addition to keep in line with the existing exterior wall of the residence. The new windows will enhance the elevation. The trellis support will allow a trellis to be provided to shield the west sun from the master bedroom.

Thank you for your attention to this matter. If you have any questions you may reach me at 805.637.0601 or [pete@east-beach.net](mailto:pete@east-beach.net).

Respectfully,

EAST BEACH VENTURES,  
a California corporation

By

A handwritten signature in black ink, appearing to read "Peter J. Ehlen", is written over a large, loopy scribble.

Peter J. Ehlen Architect  
President

Cc: Dennis Phelps