



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** February 14, 2013  
**AGENDA DATE:** February 20, 2013  
**PROJECT ADDRESS:** 1330 San Julian Place  
**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 6,534 square-foot corner lot is developed with a 1,473 square-foot, one-story residence with an attached 487 square-foot garage. The proposed project includes a 97 square-foot addition to the first floor and a new 437 square-foot second-story addition and 192 square-foot roof deck.

The discretionary applications required for this project are:

1. A Modification to allow a conforming second story addition to a residence that is non-conforming to both required 20-foot front setbacks along San Julian Avenue and San Julian Place. (SBMC § 28.87.030.D., SBMC § 28.15.060, and §28.92.110); and
2. A Modification to provide less than the required 1,250 square-foot open yard area. (SBMC § 28.15.060 and §28.92.110).

Date Application Accepted: 1/28/2013

Date Action Required: 4/28/2013

### II. RECOMMENDATION

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

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	James Zimmerman, AIA	Property Owner:	Bob and Jan Kopf
Parcel Number:	045-143-008	Lot Area:	6,534 sq ft
General Plan:	Residential 3 units/acre	Zoning:	E-3/SD-3
Existing Use:	Residential	Topography:	10% slope

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,473 sq. ft.	+ 534 sq. ft. = 2,007 sq. ft.
Garage	487 sq. ft.	-4 sq. ft. = 483 sq. ft.

**C. PROPOSED LOT AREA COVERAGE**

Building: 2,095 sq. ft. 32%    Hardscape: 1,329 sq. ft. 20%    Landscape: 3,110 sq. ft. 48%

**D. FLOOR-AREA RATIO (FAR)**

Max. Allowed FAR: 0.43      Proposed FAR: 0.38      = 87% of Max. Allowed FAR

**IV. DISCUSSION**

The existing residence is legally non-conforming to both required 20-foot front setbacks along San Julian Place and San Julian Avenue. The proposed project includes a 530 square-foot, one- and two-story addition to the rear of the existing residence. A 97 square-foot first floor addition at the rear of the existing residence and garage will create a hallway and stair to the new second floor bedroom addition located above the garage. The applicant is providing additional outdoor living space on a roof deck above the existing first floor bedrooms. The proposed additions and alterations have been designed to observe all required setbacks.

The first modification request is to allow a conforming addition that changes the character by adding a new story to a non-conforming building, as required by SBMC § 28.87.030.D. The southeast corner of the existing residence encroaches up to five feet into the required 20-foot front setback along both street frontages. The applicant proposes to retain the existing encroaching building footprint and construct a master bedroom addition above the attached garage, which conforms to the 20-foot front setback along San Julian Avenue. Additionally, the applicant is proposing a second-story roof deck that meets the 20-foot front setbacks. The requested Modification is technical in nature and would allow the existing first floor footprint to remain within the setback, even though a second story addition is proposed above.

The second modification request is to reduce the required open yard area by 98 square feet, from 1,250 square feet to 1,142 square feet, to allow for the construction of a first floor hallway and stair to the new second story addition. The residence is on a corner lot with two-front setbacks and the first floor addition was minimized to reduce the encroachment into the open yard while allowing for access to an appropriate second story addition. In addition, the applicant is proposing an additional 192 square feet of open space on the second floor roof deck. The resulting open yard is consistent with purpose and intent of the zoning ordinance to provide adequate useable open space and/or visual open space.

The project was reviewed by the Single Family Design Board (SFDB) on December 12, 2012; meeting minutes are attached as Exhibit C. Sarah Craig, a neighbor, submitted a letter (Exhibit D) and spoke at the SFDB hearing and expressed concerns regarding roof height, landscape plantings, and privacy. However, the Boards found that the request open yard modification and the second story addition to a legal non-conforming residence was aesthetically appropriate. The Board further stated that the proposed project did not pose uniformity or consistency issues with Single Family Residence Design Guidelines.

V. **FINDINGS**

The Staff Hearing Officer finds that the Modification to allow the construction of a conforming addition to a building that is legally non-conforming to front setback requirements is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The second story addition above the garage is a modest and appropriate improvement to a single-family residence that does not increase the building footprint with the required setbacks.

The Staff Hearing Officer finds that the Modification to allow a reduction in the required open yard area is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The site is located on a corner, and the lot is undersized for the E-3 Zone, and is constrained by the existing development. The proposed addition will result in a 98 square-foot reduction in useable open yard and is not anticipated to adversely impact the adjacent neighbors.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated December 19, 2012
- C. Single Family Design Board Minutes
- D. Public Comment Letter

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

JAMES J. ZIMMERMAN, A.I.A.

ARCHITECTS

MASTER PLANNING, COMMERCIAL, RESIDENTIAL & INTERIOR DESIGN

December 19, 2012

Staff Hearing Officer  
City of Santa Barbara  
630 Garden Street  
Santa Barbara, CA 93101

Re: Modification Request for-  
1330 San Julian Place  
Santa Barbara, CA. 93109  
APN #045-143-008, Zone E-3/SD-3

Dear Staff Hearing Officer,

We are currently involved with a project located at 1330 San Julian Place in which our clients would like to make improvements to their existing residence. The existing structure includes a one-story 1,473 square foot single-family residence with a 487 square foot attached two-car garage located on a 6,534 square foot lot. The existing open yard area is 1,250 square feet.

The proposed improvements would consist of a second floor addition of 437 square feet, first floor addition of 97 square feet for stair access to the second floor, demolition of 4 square feet of the garage and remodel of approximately 31 square feet. The proposed total area of 2,490 square feet located on a 6,534 square foot lot is 88% of the guideline floor-to-lot area ratio (FAR).

The Modification requests are as follows:

Request #1: Reduce open yard area from 1,250 square feet to 1,142 square feet.

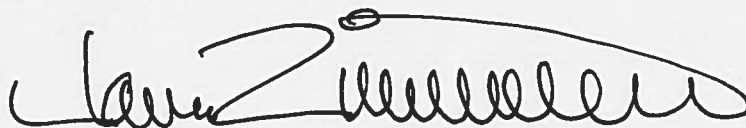
Reason: The first floor addition projects into the required 1,250 square foot open yard area for the stair access to the second floor. This is the only area available because of the locations of the existing residence and garage.

Request #2 The proposed second-story addition to an existing single story single-family residence results in a change to the basic exterior characteristic of the existing residence.

Reason: The existing residence projects into the front yard setbacks, therefore triggers a modification for the proposed second-story addition.

Please see enclosed site plan for further clarification. Do not hesitate to contact us if you have any questions regarding our request.

Sincerely,



Jim Zimmerman, AIA  
Zimmerman Architects  
Encl. (site plan)

RECEIVED  
JAN 23 2013  
CITY OF SANTA BARBARA  
PLANNING DIVISION

16 W. MISSION STREET, SUITE H SANTA BARBARA CA 93101 (805) 569-1039

EXHIBIT B



## DESIGN REVIEW ACTIVITIES SUMMARY

**1330 SAN JULIAN PL (MST2012-00408)**

**R-SFR**

*Proposal for a 97 square foot first floor addition and a 437 square second-floor addition to an existing one-story, 1,960 square foot, single-family residence, including an attached two-car garage. The proposal includes remodeling the existing garage and adding a new 192 square foot roof patio. The proposed project total of 2,490 square feet, located on a 6,534 square foot lot in the non-appealable jurisdiction of the Coastal Zone, is 88% of the maximum floor-to-lot area ratio (FAR). The project requires Staff Hearing Officer review for requested zoning modifications.*

**Status:** Pending

**DISP**

**Date 3**

**SFDB-Concept Review (New)**

**POST**

**11/19/12**

(Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications.)

Postponed two weeks to the December 3, 2012, hearing.

**\*\* MEETING ADJOURNED AT 4:19 P.M. \*\***

**SFDB-Concept Review (New)**

**CONT**

**12/03/12**

(Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications.)

Actual time: 4:35 p.m.

Present: Jim Zimmerman, Architect; Janice and Robert Kopf, Owners; and Suzanne Riegle, Assistant Planner.

Public comment opened at 4:47 p.m. As no one wished to speak, public comment was closed.

Letters of concern from Cynthia Juneau & Christine McDonald, and Sarah Craig were acknowledged.

Motion: Continued two weeks to the Full Board with comments:

- 1) The Boards finds the approach to provide a garden on the existing non-conforming roof and the proposed second-level deck to be acceptable.
  - 2) The Board is supportive of the layout of the second-story addition above the garage.
  - 3) The Board finds the placement of proposed second-story windows acceptable as the placement and size ensures privacy to the adjacent neighbors.
  - 4) The Board struggles with the style and the mass of the proposed second-story addition and encourages the applicant to return to the Board with a revised roof design that is more in keeping with the original architecture of the house.
  - 5) The Boards finds that the proposed 88% of maximum FAR is acceptable for this lot given that it is a corner lot.
- Action: Sweeney/Pierce, 5/0/0. Motion carried. (Zimmerman stepped down, Bernstein absent).

**SFDB-Concept Review (Cont.)**

**CONT**

**12/17/12**

(Second concept review. Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications. The project was last reviewed by SFDB on December 3, 2012.)

Actual time: 6:52 p.m.

Vice-Chair Sweeney read a statement about regarding sole proprietorships exceptions, and Board member presentations.

Present: Jim Zimmerman, Architect; and Janice and Robert Kopf, Owners.

Public comment opened at 6:58 p.m.

**EXHIBIT C**

- 1) Sarah Craig, opposition; expressed concerns regarding roof height, landscape plantings, and privacy concerns.

Public comment closed at 7:03 p.m.

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

- 1) The Board finds that the proposed 88% of the maximum FAR to be aesthetically appropriate, and does not pose uniformity or consistency issues with Single Family Residence Design Guidelines.
- 2) The Board finds the resolution of the mass and style of the second floor is acceptable.
- 3) The proposed deck and landscape area shall be conditionally restricted in size as proposed.
- 4) The Board finds the proposed open yard area modification to be aesthetically appropriate, and does not pose consistency issues with Single Family Residence Design Guidelines.
- 5) The Board finds the proposed second-story addition on a non-conforming residence, conforms to the setback and is aesthetically appropriate, and does not pose consistency issues with Single Family Residence Design Guidelines.

Action: James/Miller, 4/1/0. Motion carried. (Bernstein opposed; Zimmerman stepped down, Woolery absent).

November 15, 2011  
261 San Julian Ave.  
Santa Barbara, CA 93109

Single Family Design Board (SFDB) Secretary  
City Planning Division  
P.O. Box 1990  
Santa Barbara, CA 93102-1990

RECEIVED  
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CITY OF SANTA BARBARA  
PLANNING DIVISION

Attention: Suzanne Riegle, Assistant Planner, and  
Michelle Bedard, Planning Technician

Subject: **Application Number MST2012-00408**  
**1330 San Julian Place**

Dear Single Family Design Board representatives,

This letter is regarding Application Number MST2012-00408 for additions to an existing one-story, 1,960 square foot, single family residence in our neighborhood.

I am concerned about neighborhood compatibility because the home at 1330 San Julian Place seems larger than nearby homes in both floor area and building volume. The home on this property has a large volume because of the very high ceilings. Adding a 437 square foot second floor will make this home even bigger in comparison to the floor area and building bulk of neighboring homes.

Another concern is the second floor addition would be built at the front yard and side yard setback lines. This means the second floor addition would be tall, prominent, and very visible from the street and from surrounding homes. Most of the nearby homes are single story except for two. The nearby two-story homes have a generous front yard setback to the upper floor, well in excess of the 20 foot minimum setback proposed for 1330 San Julian Place.

My final concern is the public noticing for this project should be checked for completeness and accuracy, and the project should be re-noticed if needed. On November 8, I contacted the owner of 257 San Julian Avenue which is adjacent to 1330 San Julian Place, and this owner had not received the notice from the City of Santa Barbara.

Please work with the project architect and owners to see if the floor area and the height of this proposed building addition can be reduced to be more compatible with the nearby neighborhood.

Sincerely,

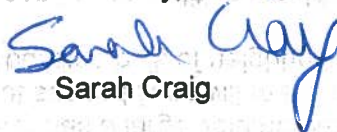
  
Sarah Craig

EXHIBIT D