



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: February 27, 2013
AGENDA DATE: March 6, 2013
PROJECT ADDRESS: 32 E. Islay Street (MST2012-00440)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Suzanne Riegle, Assistant Planner

I. PROJECT DESCRIPTION

The 6,080 square-foot site is currently developed with a 1,470 square-foot, one-story residence with a 270 square-foot, detached garage. The proposal includes the demolition of the existing detached garage, construction of a slightly larger one-car garage, and a one- and two-story residential addition to attach the new garage to the existing residence.

The discretionary applications required for this project are:

1. A Modification to allow a conforming second-story addition to a structure that is non-conforming to the required ten-foot interior setback. (SBMC § 28.87.030.D., SBMC § 28.15.060, and §28.92.110); and
2. A Modification to allow a minor addition to the reconstructed one-car garage within the required ten-foot interior setback. (SBMC § 28.87.030.D., SBMC § 28.15.060, and §28.92.110)

Date Application Accepted: 2/6/2013

Date Action Required: 5/6/2013

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

| | | | |
|----------------|-------------------------|-----------------|---------------|
| Applicant: | Paul Zink | Property Owner: | Arthur Denk |
| Parcel Number: | 027-102-005 | Lot Area: | 6,080 sq. ft. |
| General Plan: | Low Density Residential | Zoning: | E-1 |
| Existing Use: | Residential | Topography: | 4% slope |

B. PROJECT STATISTICS

| | Existing | Proposed |
|-------------|-----------------|-----------------|
| Living Area | 1,470 sq. ft. | 2,082 sq. ft. |
| Garage | 270 sq. ft. | 311 sq. ft. |

C. PROPOSED LOT AREA COVERAGE

Building: 2,150 sq. ft.; 35% Hardscape: 1,000 sq. ft.; 17% Landscape: 2,930 sq. ft.; 48%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.45 Proposed FAR: 0.39 = 88% of Max. Allowed FAR

IV. DISCUSSION

The proposed project involves the demolition of the existing detached garage, construction of a slightly larger one-car garage, and a one- and two-story residential addition to attach the new garage to the existing residence. The existing property is legal non-conforming with one covered parking space, instead of the two spaces required. An additional parking space is not required with this project since the total amount of additions has not exceed 50% of the floor area, excluding garages, that legally existed on the site on July 15, 1980. With the approval of the requested modifications, the project will conform to the E-1, One-Family Residence Zone requirements.

Modification Requests

The first requested Modification is to allow a conforming addition to a structure that is non-conforming to the required ten-foot interior setback. The proposed demolition, replacement and subsequent addition will alter the character of the non-conforming one-story garage by connecting the new, larger garage to the resulting two-story residence. Given the existing location of the residence, it would be difficult to construct a new, functional garage that would conform to both ten-foot interior setbacks and open yard requirements. The second-story component complies with the setbacks and is not anticipated to impact adjacent neighbors. Therefore, staff can support the Modification.

The second requested Modification is to allow a minor addition to the reconstructed one-car garage within the required ten-foot interior setback. The existing garage does not meet current depth requirements outlined in the City's Parking Design Standards for a one car garage. The added depth will allow the garage to function as it was intended, to store vehicles, and is not anticipated to adversely impact the adjacent neighbors.

Environmental Review

The proposed project affects a residence over 50 years of age located in the Demolition Review Study Area. Staff referred the applicant to the City's Urban Historian for further review of the proposal, who determined that the proposal did not result in a significant adverse impact to a potential historic resource. Preservation of the front façade of the residence and the low profile second-story addition at the rear of the structure minimizes impacts to the residence, and will

not destroy historic materials, features or spatial relationships to a potential historic resource, consistent with the Secretary of the Interior's Design Standards for the treatment of Historic Properties. The Environmental Analyst has determined that the project as proposed is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Existing Facilities).

Design Review

This project was reviewed by the Single Family Design Board (SFDB) on January 28, 2013; meeting minutes are attached as Exhibit C. Phil Morreale, a neighbor, submitted letters to the SFDB in opposition of the project and spoke at the hearing, expressing privacy concerns regarding the location of the second story addition, the second floor balcony, the location of windows and the possible removal or trimming of the existing over-height (approximately 12 feet tall) hedge between the two properties. The applicant has proposed an eight-foot tall wood fence between the two properties. While the Board discussed its support of preserving the hedge, it is over-height and staff believes it should be maintained in compliance with SBMC §28.87.170, as stated on the project plans. The Board found that the requested setback modifications and the second story addition to a legal non-conforming residence were aesthetically appropriate. The Board further stated that the proposed project did not pose uniformity or consistency issues with Single Family Residence Design Guidelines.

FINDINGS

The Staff Hearing Officer finds that the interior setback Modification and the Modification to allow alterations to a legal non-conforming building are consistent with the purposes and intent of the Zoning Ordinance and necessary to secure an appropriate improvement on the lot. The proposed additions and alterations are appropriate because the addition will allow the garage to meet current standards for the purpose of storing vehicles, and the connection of the garage to the residence is an appropriate improvement for a single family residence, and is not anticipated to adversely impact the adjacent neighbors.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated February 6, 2013
- C. SFDB Minutes

Contact/Case Planner: Suzanne Riegle, Assistant Planner
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PAUL R. ZINK, AIA

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RECEIVED

FEB 05 2013

**CITY OF SANTA BARBARA
PLANNING DIVISION**

February 6, 2012

Planning Division
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102-1990

RE: Modification Application for 32 E Islay Street
APN: 027-102-005
Zoning E-1 / Downtown: Upper East
MST 2012-00440

Dear Planning Staff,

We are seeking two (2) modifications. One is to allow the demolition and reconstruction of an existing non-conforming single car garage to be rebuilt to conforming interior clear dimensions located in the interior setback area. The second is for a conforming two story addition to be attached to an existing non-conforming single story residence and making the existing detached garage connected to the house. The project was reviewed at the Single Family Design Board, SFDB, and they were able to find no negative impacts to the aesthetics of the requested modifications.

There are two existing permitted structures on the property. One is a single family, single story house that is 1,470 square feet built in 1924. The other is an existing detached single car garage that is 270 square feet built during the same time period. The zoning for the property is E-1 which states the minimum lot area for newly created lots to be 15,000 square feet. The lot size for the proposed project is 6,080 square feet, 76'-0" x 80'-0". Based upon the E-1 zoning, the front setback is 30' and the interior setbacks are 10'. Both existing structures are non-conforming structures in terms of the current day setback requirements. The existing 1,250 square feet open yard area is located in the backyard of the property and is one large area measuring 30'-0" x 41'-8". An existing hardship exists on this property due to the size of the property and the required setbacks typically required for larger lots.

EXHIBIT B

We are proposing to demolish the existing single car garage and rebuild this garage approximately in the same location conforming to the current day minimum interior clear dimensions. The existing garage is located 1'-8" from the south or rear property line and we are proposing to locate the new garage 3'-0" from this property line. This is to allow ease of construction with a building so close to the property once an 8' high wood fence is built along the property line. On the west interior property line the existing garage is located 1'-3" from the property line and the new garage will be located at this same distance. The existing garage along this property line is 18'-1" long, and the new garage will be 20'-7" to accommodate the 20'-0" minimum required interior dimension. The new garage area will 311 square feet.

The proposed addition will be a two story structure connecting the main house to the garage. The proposed addition is conforming to all the zoning requirements. The addition will be 208 square feet on the first floor and 404 square feet on the second floor. The total conditioned area of the proposed structure will be 2,082 square feet. The total structure size, house plus garage, will be 2,393 square feet, which is 88% of the allowable Floor Area Ratio, FAR. The overall height of the existing house is approximately 17'-4", and the proposed new structure will be 22'-0" measured from existing grade. The ceiling height of the first floor is 8'-6" to accommodate the existing ceiling height in the original house and the new second floor will have a ceiling height of 8'-0". The City of Santa Barbara's Urban Historian reviewed the project when the project was first submitted and determined that the project being proposed did not require design review from the Historical Landmark's Committee, HLC, and that the project could be reviewed by the SFDB.

The existing property is 6,080 square feet in size. The size of the lot listed on the City website is not correct. The existing property has 28.6% of the lot covered with buildings and the proposed project has 35.4% of the lot covered with buildings. There is no change to the amount of property that is covered with concrete or hardscape material at 16.4%. The amount of landscaping on the property is currently 55.0% and will become 48.2%. Having more than one third (1/3) of the property available for landscaping is an indication that the property has significant amount of landscaping area available for natural water infiltration. We will be removing one (1) 10" diameter Datura Tree, (Brugmansia). The existing 42" diameter Orchid Tree, (Ceiba Speciosa) will remain and be protected during construction. We are proposing two (2) new 24" box evergreen trees to be planted along the back property line to provide additional screening as requested by the SFDB. The variety of evergreen tree will be selected and approved by the SFDB prior to Project Design Approval.

The proposed project will have new exterior lighting that will match the character of the existing house. The exterior light will not have any light spill onto adjacent properties per the City's Outdoor Lighting Ordinance. A copy of the actual light fixture will be included with the drawings during the Project Design Approval stage at SFDB.

The proposed project will be classified as a Tier 2 for Storm Water Management and we will address this design issue after receiving Project Design Approval from the SFDB. In the past, the Public Works Department has waived the requirements for hydrology reports for projects of this size since the scope of work is small. If they require one, this will be addressed after receiving Project Design Approval. We did have a Phase 1 Archaeological Resources Report for this site and it was noted that the potential for the proposed project to encounter any unknown but potentially significant subsurface prehistoric or historic archaeological remains is considered very unlikely.

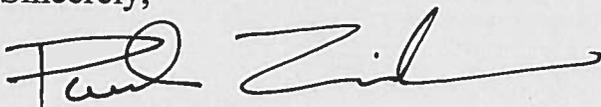
It is estimated that the demolition of the existing garage and the demolition of the interior portion of the existing house would take less than four (4) days. All material will be recycled locally through Marborg Industries. There is no grading associated with this project. The construction is estimated to take six (6) months to complete. The number of workers on the site would not exceed five (5) people. There is ample day time parking on the City streets within walking distance to the property. There will be no heavy equipment used for this project. At this time a storage roll-a-way is not proposed. At times there will be a dump trailer parked in front of the house along Islay Street during construction. There will be no hazardous materials associated with this proposed project.

We feel that this proposed project complies with the intent of the Zoning Ordinance in allowing a conforming addition to the existing property and providing a full size single car garage on the property. The proposed project is similar in size and arrangement to houses in the neighborhood and the project will continue through the SFDB design review process for quality detailing and building materials.

We feel the Staff Hearing Officer will be able to make the findings to permit these modifications.

If you have any questions please call 805-569-3909.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul R. Zink". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Paul R, Zink, AIA



SINGLE FAMILY DESIGN BOARD
CASE SUMMARY

32 E ISLAY ST

MST2012-00440

SFR-ADDN/ALTS

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Project Description:

Proposal to construct a 236 square foot one-story addition and a new 431 square foot two-story addition to an existing one-story 1,470 square foot single-family residence. The proposal includes the demolition of an existing, detached, 270 square foot one-car garage and construction of a new attached 311 square foot one-car garage. A new 45 square foot second-floor balcony is proposed. The proposed total of 2,448 square feet, located on a 6,080 square foot lot, is 90% of the required floor-to-lot area ratio (FAR). The project requires Staff Hearing Officer review for requested zoning modifications.

Activities:

1/28/2013

SFDB-Concept Review (Cont.)

(Third concept review. Comments only; project requires environmental assessment and Staff Hearing officer review for requested zoning modifications. The project was last reviewed on January 14, 2013.)

Actual time: 3:41 p.m.

Present: Paul Zink, Architect; Arthur Denk, Owner.

Public comment opened at 3:54 p.m.

1) Phil Morreale (submitted letters), opposition; concerns regarding neighborhood compatibility, FAR, good neighbor guidelines, and expressed frustration about the City's process.

Emails and letters of expressed concerns from Phil Morreale were acknowledged.

A letter of support from Mike Deluca was acknowledged.

Public comment closed at 4:04 p.m.

Motion: Continued indefinitely to Staff Hearing Officer and return to Full Board with comments:
1) Board is supportive of the proposed hedge height modification. The Board would encourage the Staff Hearing officer to approve the 12-foot hedge height as it is in keeping with the upper east neighborhood, and removing it would impose a privacy issue for both the applicant and the adjacent neighbors and a design challenge for the applicant.
2) Board is supportive of proposed modification to re-build the garage with conforming interior

Activities:

dimensions. The proposed modification is aesthetically appropriate, and does not pose consistency issues with the Single Family Residence Design Guidelines.

3) Study the roof connection design between the garage and the residence.

Action: Miller/Sweeney, 6/0/1. Motion carried. (Pierce stepped down).

1/22/2013

SFDB-Resubmittal Received

1/14/2013

SFDB-Concept Review (Cont.)

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

Actual time: 4:06 p.m.

Present: Paul Zink, Architect; Arthur Denk, Owner; and Rico Lorelli.

Public comment opened at 4:18 p.m.

1) Phil Morreale (easterly neighbor) submitted a letter of opposition; expressed concerns regarding privacy and neighborhood compatibility.

Public comment closed at 4:22 p.m.

Motion: Continued 2 weeks to Full Board with comments:

1) Study reducing the FAR to 85%; however a larger FAR may be supported if the proposed addition is an exemplary design.

2) Study the configuration of the proposed addition in order to make it more integrated and compatible with the original building and architectural style; including the roof configuration and window sizes, styles, and locations.

3) Study design alternatives which include the project retaining a detached garage design; consider a design which incorporates a breezeway rather than the addition being connected to the residence.

4) Study alternative designs in terms of the stair location.

5) The Board does not have a preference to the use of clear or obscure glass for the bathroom windows; however the applicant is encouraged to study alternatives to the bathroom windows in design and location in order to help maximize the neighbor privacy.

6) The proposed new trees are to be, at the very minimum, 24-inch box trees.

7) The Board finds the 12-foot hedge height acceptable.

Action: Miller/Bernstein, 5/0/0. Motion carried. (Pierce stepped down; James absent).

12/6/2012

SFDB-Resubmittal Received

Revised 20-closest homes survey and three sets of plans for continued concept review on the 12-17-12

Activities:

meeting.

12/3/2012

SFDB-Concept Review (New) - PH

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

Actual time: 5:11 p.m.

Present: Paul Zink, Architect; and Arthur Denk, Owner.

Public comment opened at 5:22 p.m.

- 1) Phil Morreale, (submitted letter & photographs), opposition; expressed concerns regarding neighborhood incompatibility with neighborhood preservation, privacy issues, and incompatible size, scale, bulk and massing.*
- 2) Mike Deluca, opposition; adjacent neighbor with privacy concerns regarding the proposed second-story deck.*

Emails and letters of expressed concerns from Phil Morreale, and Monte Fligsten were acknowledged.

Vice-Chair Sweeney clarified the Board's purview regarding jurisdiction, private views, and privacy issues.

Public comment closed at 5:28 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) Applicant is encouraged to reduce the floor-to-lot area ratio closer to the 85% required maximum FAR.*
- 2) Study the proposed second-floor location and configuration for a balanced and integrated addition to the original residence.*
- 3) Study the placement of windows and the balcony to ensure adjacent neighbor privacy; study placement and style of windows to match the original early 1900s configuration and style.*
- 4) Study providing landscape plantings to provide privacy screening to the east and south adjacent neighbors; provide a solution to the existing Eugenia hedge.*

Action: Sweeney/Miller, 6/0/0. Motion carried. (Bernstein absent).

12/3/2012

SFDB-NoticePrepared-PC/SHO Req

Notice completed 11-14-12;

*project currently pending cursory zoning plan check by SMR - SHO mod planner;
mail date no later than 11-21-12 (*Early due to short holiday week).*

11/16/2012

SFDB-Correspondence/Contact

Emailed Paul Zink the 20 closest lots map for the required FAR analysis, and advised to pay the

Activities:

additional \$220.00 fee for the proposal exceeding the required 85% FAR. Fee must be paid and the FAR analysis submitted prior to the scheduled SFDB full board hearing on 12-3-2012.

11/8/2012 **SFDB-Posting Sign Issued**

11/5/2012 **SFDB-FYI/Research**

Historic Assessment completed by Urban Historian, Nicole Hernandez, on 11-05-12. She gave ok for this project to proceed to SFDB.