



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: May 9, 2013
AGENDA DATE: May 15, 2013
PROJECT ADDRESS: 254 San Julian Ave (MST2013-00089)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner
 Suzanne Riegle, Assistant Planner

I. PROJECT DESCRIPTION

The 6,776 square-foot site is located in the non-appealable jurisdiction of the Coastal Zone and is developed with a one-story, 1,006 square foot, single-family residence with an attached 370 square foot, two-car garage. The proposed project involves construction of a 735 square foot second story addition and 449 square-foot, first floor addition. The proposal also includes an interior and facade remodel, a 39 square feet entry porch addition and a new 208 square foot balcony. The proposed construction will result in 2,190 square foot, two-story residence with an attached 370 square foot garage.

The discretionary application required for this project is a Modification to allow conforming alterations and additions that will change the basic exterior characteristics of the existing one-story residence that is non-conforming to the required 20-foot front and six-foot interior setbacks (SBMC § 28.15.060, 28.87.030.D, and SBMC § 28.92.110).

Date Application Accepted: 4/11/13

Date Action Required: 7/11/13

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:	J. Grant Design Studio	Property Owner:	Frank DiTirro
Parcel Number:	045-144-023	Lot Area:	6,776 s.f.
General Plan:	Residential 5 du/ac	Zoning:	E-3/SD-3
Existing Use:	Residential	Topography:	3%

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,006 s.f.	+1,184 = 2,190 s.f.
Garage	370 s.f.	No Change

C. PROPOSED LOT AREA COVERAGE

Building: 1,961 s.f. 29% Hardscape: 625 s.f. 9% Landscape: 6,776 s.f. 62%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.43 Proposed FAR: 0.37 = 89% of Max. Allowed FAR

IV. DISCUSSION

The proposed project involves conforming additions to a residence that is non-conforming to the required setbacks. The existing residence encroaches one foot into the required six-foot interior setback. The garage encroaches five feet into the required twenty-foot front setback and one-foot into the required six-foot interior setback. The requested Modification is to allow a conforming addition to a structure that is non-conforming to the required setbacks. The proposed additions will alter the character of the non-conforming residence and garage by enlarging the existing footprint and constructing a second story. Given the existing location of the residence, it would be difficult to construct an addition that would conform to both the twenty-foot front and ten-foot interior setbacks without demolishing the existing improvements. The proposed first and second-story additions comply with the required setbacks. The allowance of the existing non-conforming portions of the building to remain is not anticipated to impact adjacent neighbors adversely. Therefore, staff can support the Modification.

Due to the location of the proposed addition, alterations to the existing roof structure will likely be required; however, the applicant does not anticipate that the alterations will occur within the required twenty-foot front and six-foot interior setbacks. The retention of non-conforming walls is a significant factor in Staff's support of the requested Modification and, as staff has verified with the applicant that the existing garage and the south elevation walls of the residence will 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.

The Single Family Design Board reviewed this project on March 25, 2013, and the Board found that the requested modification is aesthetically appropriate and does not pose consistency issues with the Single Family Residence Design Guidelines.

V. FINDINGS AND CONDITION

The Staff Hearing Officer finds that 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 proposed additions will conform to all setback requirements and the addition is an appropriate improvement for a single-family residence, and is not anticipated to impact the adjacent neighbors adversely.

Said approval is subject to a condition that if the non-conforming portions of the building are demolished beyond what is shown on the Staff Hearing Officer approved plans, then the construction of the project shall be halted, and the Modifications will become null and void.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated April 10, 2013
- C. SFDB Minutes

Contact/Case Planner: Suzanne Riegler, Assistant Planner
(SRiegler@SantaBarbaraCA.gov)
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Phone: (805) 564-5470 x 2687

J. GRANT DESIGN STUDIO
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Santa Barbara, Ca 93105
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E-MAIL JGRANTDESIGN@SBCGLOBAL.NET
WEBSITE JGRANTDESIGN.NET

RECEIVED

Date 4-10-13

APR 11 2013

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

CITY OF SANTA BARBARA
PLANNING DIVISION

Re: Modification Request for 254 San Julian Ave; 045-144-023; Zone E-3/Sd-3

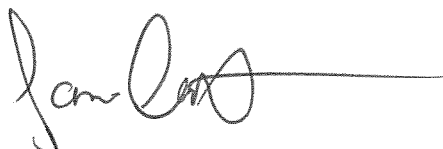
Dear Staff Hearing Officer:

There is an existing one story house (1,006 s.f.), with a attached two-car garage (370 s.f.). The lot size is 6,776 s.f. and the purpose of the modification relates to the existing building sitting within front and side yard setbacks. The existing building is sited correctly and permitted according to City building files. The proposal is to build a first floor addition of 449 s.f. and a second floor addition of 735 s.f. the proposed addition meets all required setbacks.

The zoning modification being requested allows alterations to be made to a existing building sitting within any required setbacks. Currently the existing garage sits approximately 5'-0" into required 20' front yard setback and approximately 1'-0" into required 6' side yard setback along the easterly property line. And the remaining residence also sits approximately 1'-0" into required side yard setback along the easterly property line.

The proposed addition meets all required setbacks and the architecture received favorable comments from the Single Family Design Board. This addition has no adverse impacts on privacy to any of the neighbors and will provide better use of the residence by the property owners.

Sincerely,
Jason Grant



J. Grant Design Studio
3040 State Street
Santa Barbara, CA 93105

EXHIBIT B



DESIGN REVIEW ACTIVITIES SUMMARY

254 SAN JULIAN (MST2013-00089)

R-ADDITIONS

Proposal to construct a new 735 square foot second story addition and 449 square feet of first floor additions to an existing one-story, 1,376 square foot, single-family residence, including an existing attached 370 square foot two-car garage. The proposal includes an interior and façade remodel, a 39 square feet entry porch addition and a new 208 square foot balcony. The proposed total of 2,560 square feet, located on a 6,776 square foot lot within the non-appealable jurisdiction of the Coastal Zone, is 89% of the required floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for a requested zoning modification.

Status: Pending

DISP

Date 3

SFDB-Concept Review (New) - PH

CONT

03/25/13

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

Actual time: 3:57 p.m.

Present: Jason Grant, Designer.

Public comment opened at 4:03 p.m.

A Letter of support from Brad and Cynthia Frohline was acknowledged.

Letters of expressed concerns from Harley Goldman and Paula Westbury were acknowledged.

Public comment closed at 4:05 p.m.

Public comment re-opened at 4:12 p.m.

1) Sarah Craig; asked questions regarding materials and colors, building height, roofing material, equipment use and landscape plan.

Public comment closed at 4:15 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer to return to Full Board with comments:

- 1) The Board appreciates the quality of the design.
- 2) Study reducing the FAR to be closer to 85%.
- 3) Study reducing the size of the second level deck.
- 4) Provide a landscape plan; include Tier 2 SWMP; show downspouts.
- 5) The Board finds the modification to be aesthetically appropriate and does not pose consistency issues with the Single Family Residence Design Guidelines.
- 6) The Board is supportive of the exterior finishes and light fixtures.
- 7) Provide a colors and materials board.
- 8) Study finding a way to mitigate going from the ground plane to the wall plane with large size plant material and foundation material. (Perimeter hedging to help break up the mass of the architecture.)

Action: Miller/Zimmerman, 5/0/0. Motion carried. (Woolery and Bernstein absent).

EXHIBIT C