



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: May 9, 2013
AGENDA DATE: May 15, 2013
PROJECT ADDRESS: 1727 Calle Boca Del Canon (MST2013-00155)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DNK*
 Suzanne Riegle, Assistant Planner *SR*

I. PROJECT DESCRIPTION

The 6,560 square-foot site is currently developed with a 1,313 square foot, two-story residence with an attached garage and a carport. The proposal includes the construction of a 120 square-foot addition within the existing footprint of the residence.

The discretionary applications required for this project is a Modification to allow the second floor to encroach into the required 20-foot front setback for upper stories (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: 4/22/13

Date Action Required: 7/22/13

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Nathan Lynn, Designer	Property Owner:	Davis Hayden
Parcel Number:	041-052-064	Lot Area:	6,560 sq. ft.
General Plan:	Low Density Residential	Zoning:	R-1
Existing Use:	Residential	Topography:	45.6%

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,313 sq. ft.	+120 = 1,453 sq. ft.
Garage	217 sq. ft.	No Change
Carport	200 sq. ft.	No Change

C. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.43 Proposed FAR: 0.29 = 66% of Max. Allowed FAR

IV. DISCUSSION

The proposed project involves an addition within the existing footprint of the residence that will not result in changes to the exterior of the residence. The R-1 Zone ordinance requirements state that there is a minimum front setback of fifteen feet for one-story portions of a residence, and twenty-feet for the upper stories. A Modification of the fifteen-foot front setback was approved for the residence in 1997, and the residence was constructed approximately thirteen-feet from the front property line. The design of the residence included a living room with a two-story volume located in the front setback. The second floor complies with the required twenty-foot front setback. The second floor bedroom was only partially enclosed having a guardrail-height wall that overlooked the living room below. The proposal is for a 120 square foot addition that would extend the second floor over the existing living room. The Modification requested is to allow a portion, approximately 43 square feet, of the second story addition to encroach up to seven feet into the required twenty-foot second story setback. The addition is located entirely within the existing building and is not anticipated to adversely impact the adjacent neighbors. The project is limited to interior work and is; therefore, exempt from review by the Single Family Design Board.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the front setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed second story addition is appropriate improvement to a single-family residence because it will not increase the building volume, footprint, or change the exterior of the building.

Exhibits:

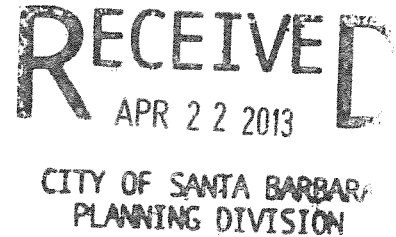
- A. Site Plan (under separate cover)
- B. Applicant's letter, dated 4/22/13

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

Davis Hayden
1727 Calle Boca Del Canon
Santa Barbara, CA 93101
805.569.1727

4/22/2013

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



Re: Modification Request for 1727 Calle Boca Del Canon, APN #041-052-064; R-1

Dear Staff Hearing Officer:

There is an existing house, attached garage and carport (1731sf). The house currently encroaches into the front setback two feet of the first story requirement. All the buildings have building permits according to the City building files. The proposal is to extend the 2nd story interior floor of the master loft (8'x16') to the exterior wall. There will be no exterior work done.

The modification being requested is to allow the floor extension to encroach into the twenty-foot front setback for a 2nd story.

This request is being made as the current loft/bedroom is small and has limited usability as an actual private bedroom. The room is open to the living room down stairs and it has doors entering from the left and the right in addition to being only 8 feet wide. Extending the room 8 feet over the current void will allow for it to be used as a true master bedroom and will greatly enhance the functionality and privacy of the bedroom. There will be no exterior work done.

Sincerely,

A handwritten signature in cursive script that reads "Davis Hayden".

EXHIBIT B