



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 3, 2013
AGENDA DATE: July 10, 2013
PROJECT ADDRESS: 1164 Crestline Drive (MST2013-00139)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *Dyk*
 Suzanne Riegler, Assistant Planner *(smp)*

I. PROJECT DESCRIPTION

The 15,200 square foot site is located in the Hillside Design District, and is currently developed with a 1,773 square foot, two-story residence with an attached 399 square foot, two-car garage. The proposed project involves additions and alterations to the existing residence including construction of a 596 square foot, second floor addition, an 80 square foot, second-story deck, on-grade steps and a pool, demolition of 5 square feet at the existing front entry, conversion of 25 square feet of the habitable floor area to garage floor area, and installation of a pool cover and pool-related equipment. The proposal includes alterations to the detailing and fenestration of the residence including a new and relocated windows and doors.

The discretionary applications required for this project are:

1. A Setback Modification to allow additions and alterations to the existing residence within the required 30-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110);
2. A Setback Modification to allow alterations to the west elevation of the existing residence within the required 10-foot western interior setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
3. A Setback Modification to allow alterations to the east elevation of the existing residence and the installation of a pool cover within the required 10-foot eastern interior setback (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: May 23, 2013

Date Action Required: August 21, 2013

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:	Don Swann, Architect	Property Owner:	Theodore M. Dolas
Parcel Number:	049-181-010	Lot Area:	15,200 square feet
General Plan:	Low Density Residential 5 du/acre	Zoning:	E-1
Existing Use:	Residential	Topography:	32% est. avg. slope

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,773 sq. ft.	-30 + 596 = 2,339 sq. ft.
Garage	399 sq. ft.	+25 = 424 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 1,823 sf 12% Hardscape: 1,855 sf 12% Landscape: 11,522 sf 76%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.29 Proposed FAR: 0.18 = 64% of Max. Allowed FAR

IV. DISCUSSION

The project site is currently developed with an existing two-story residence that is non-conforming to the required 30-foot front setback. The property was zoned E-3 at the time of the construction of the residence and was later re-zoned to E-1 resulting in residence becoming non-conforming to current setback requirements. In addition, the rear of the residence is steeply sloped, limiting opportunities for expansion to the rear of the property while preserving the useable open yard. The proposed project involves a second story addition to the non-conforming, two-story residence, and site improvements including a new swimming pool and related equipment. The existing residence is located 20 feet from the front property line, nine feet from the westerly property line, and 7' - 10" from the eastern property line. The proposal requires three modifications for additions and alterations with the required setbacks of the E-1 Zone.

The first requested Setback Modification is to allow alterations to the fenestration of the existing residence and a second-story addition within the required 30-foot front setback. The existing residence is built at an angle to the front property line, and as a result a corner of the proposed second-story addition, approximately eight square feet, is proposed to encroach up to 1'- 6" into the required front setback. The applicant's proposal includes removal of two existing windows on the ground floor and installation of five new windows along the front elevation and within the required setback. The proposed front setback encroachment is minimal and is not anticipated to adversely impact the adjacent neighbors or the street frontage.

The Interior Setback Modifications have been requested to allow alterations including the extension of eaves along the length of both the east and west elevations at the lower level. The proposed alterations to the west elevation also include changes to the fenestration including placement of windows to provide additional privacy between neighbors, and the proposed alterations to the residences east elevation also include fenestration changes, a new door at the laundry room, lighting, and a utility door. The building code requires lighting when a new exterior door is proposed; therefore, Staff recommends that a condition be added that the proposed light fixture be motion-activated, shielded, and pointed downward in compliance with the Outdoor Lighting Ordinance and design standards to prevent light trespass and sky glow. Staff is supportive of the interior setback modification requests as described, as they will improve the aesthetics of the residence, as well as address existing privacy issues related to window placement within the setback. The proposed changes are not anticipated to adversely impact the adjacent neighbors to the east and west.

In addition, the proposed retaining wall at the easterly edge of the proposed pool extends into the setback within the required ten-foot interior setback to the east. The applicant is proposing to install a pool cover on top of the wall, within the setback, thus requiring a modification. Staff is generally not supportive of encroachments when conforming locations are available; however, after reviewing the plans and the site's topography, it appears that shifting the pool towards the west would result in additional grading that could result in potential impacts to the useable open space at the rear of the residence. The views of the proposed pool and pool cover are obscured by an existing site wall and vegetation located at the easterly property line. For these reasons, Staff is supportive of the requested modification to locate the pool cover within the setback at the edge of the proposed pool.

This project was reviewed by the Single Family Design Board on May 6th and 20th, 2013, and the Board found that the proposed modifications are aesthetically appropriate, and do not pose consistency issues with the Single Family Design Guidelines and findings. The Board further stated that it is supportive of the revised rear elevations and that the configuration of the architecture at the front of the house will be aesthetically pleasing.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Front and Interior Modifications are consistent with the purposes and intent of the Zoning Ordinance, and are necessary to secure an appropriate improvement to the residence and to the lot. The proposed pool cover and the addition and architectural changes to the residence are appropriate because the resulting fenestration will address existing privacy concerns and in general will not increase the buildings footprint. The second floor addition is a minor improvement in the front setback resulting from the residence's position to the front property line. The proposed project is not anticipated to adversely impact the adjacent neighbors.

Said approval is subject to a condition that the proposed light fixture at the east elevation door shall be motion-activated, shielded, and pointed downward in compliance with the requirements of the Outdoor Lighting Ordinance and design standards.

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Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated May 22, 2013
- C. SFDB Minutes

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

May 22, 2013

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

RECEIVED
MAY 23 2013

CITY OF SANTA BARBARA
PLANNING DIVISION

Re: Modification Request for 1164 Crestline Drive, Santa Barbara, APN: 049-181-010, E-1 Land Use Zone

Dear Staff Hearing Officer

The existing one and two story residence (1,773 sf.) and attached, 2 car garage (399 sf.) was built with permits in the early 1960's. Under current Zoning requirements the structure encroaches into the front setback 8 feet, left interior setback 1 ft., and the right interior setback 1 ft., 2 inches.

In summary, the existing front portion of the structure encroaches into the setback 374sf. on the lower floor and 184 sf. on the upper floor, the left side encroaches into the western side yard 20sf, and the right side encroaches into the eastern side yard 26 sf.

The proposal is to remodel both floors of the existing structure, providing new windows and doors, new roof and overhangs, new stucco exterior, provide an additional upper floor master bedroom, bath and study (596 sf.), an 80sf. upper deck, and a 280 sf. Swimming Pool at the rear patio area.

The modifications requested are as follows:

1. a. Front Setback; Remodel the existing outside surfaces of the front elevation revising locations of windows, doors, new roof (material and pitch) with level return overhangs and new stucco walls.
- b. Front Setback; Allow the new upper floor addition to encroach 1ft-6in.(8sf) into the front setback.
2. Western Interior Setback; (Left side) - Same as 1a, above.
3. a. Eastern Interior Setback; (Right Side) - Same as 1a, above.
- b. Allow the portion of the swimming pool structure that will house the recessed rolled- up pool cover, to encroach into the right setback 1ft., and to allow the stepped down walkway to the pool equipment, located down the slope at the north side of the pool encroach 5 ft. into the right yard setback.

All the improvements shown on the plans are designed to improve the livability of the Owner's home eliminating or minimizing privacy issues of exposure to the street and adjoining neighbors, and upgrading of materials and style that will be compatible with the surrounding neighborhood.

Sincerely,



Don Swann
Agent for Mr. Theodore Dolas

EXHIBIT B



DESIGN REVIEW ACTIVITIES SUMMARY

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R-ADDITION

Proposal to construct a new 595 square foot second-story addition to an existing 2,148 square foot two-story single family residence with an attached two-car garage, located on a 15,200 square foot lot in the Hillside Design District. The proposal includes a new 83 square foot second level deck, a new in-ground pool and replacing the existing ground level patio with a new on grade patio. The proposed total of 2,743 square feet is 63% of the guideline floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for requested zoning modifications.

Status: Pending

DISP

Date 3

SFDB-Concept Review (New) - PH

CONT

05/06/13

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

Actual time: 4:45 p.m.

Present: Don Swann, Designer.

Public comment opened at 4:56 p.m. As no one wished to speak, public comment was closed.

A letter of expressed concerns from Paula Westbury was acknowledged.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board supports the proposed location for steps to access the pool equipment and the location of the pool cover in terms of aesthetics and exposure to the immediate neighbor.
- 2) Study reducing the overall size of the second story addition; suggestions include reducing the dimension in the north-south direction of the master bedroom, and reduce the square footage of the study.
- 3) Study the position and size of the northerly balcony off of the master bedroom. Consider reducing in size and moving it further to the south.
- 4) Study the fireplace chimney.
- 5) The Board is generally in favor of the architectural style. The design is compatible with the neighborhood.
- 6) The Board suggests a beige or tan color pallet, so the structure will be less prominent from the ridgeline.
- 7) Provide a colors and material board, and exterior lighting details (fixtures and locations).
- 8) Provide a landscape plan and compliance with Tier 2 Storm Water Management Program (SWMP).

Action: Sweeney/Bernstein, 7/0/0. Motion carried.

SFDB-Concept Review (Cont.)

CONT

05/20/13

(Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications. The project was last reviewed by SFDB on May 6, 2013. Compliance with Tier 2 Storm Water Management Program (SWMP) is required prior to final approval.)

Actual time: 4:20 p.m.

Present: Don Swann, Designer.

Public comment opened at 4:31 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board finds that the proposed modification is aesthetically appropriate, and does not pose consistency issues with the Single Family Design Guidelines and findings.
- 2) The Board is supportive of the revised rear elevations.

- 3) The Board finds the configuration of the architecture at the front of the house to be aesthetically pleasing.
- 4) Provide details of all overhangs.
- 5) Provide roof details.

Action: Zimmerman/Sweeney, 6/0/0. Motion carried. (James absent).