



City of Santa Barbara

California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 18, 2013
AGENDA DATE: July 24, 2013
PROJECT ADDRESS: 1315 Mission Ridge Rd. (MST2013-00209)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Suzanne Riegle, Assistant Planner *SR*

I. PROJECT DESCRIPTION

The 13,277 square foot site is currently developed with a 2,424 square foot residence and a two-story detached accessory building, including a 315 square foot, two-car carport above a 324 square foot detached accessory space. The proposed project involves the legalization of several "as-built" improvements to the residence: a 41 square foot addition to connect the residence to the detached accessory space, conversion of accessory space to a bedroom, and the following proposed improvements: installation of new windows, doors, and lighting.

The discretionary applications required for this project are:

- 1 A Front Setback Modification to allow additions and alterations including new windows, doors, and lighting to the existing structure within the required 30-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
- 2 An Interior Setback Modification to allow the installation of a new window within the required 10-foot interior setback. (SBMC § 28.15.060 and SBMC § 28.92.110)

Date Application Accepted: 6/13/13

Date Action Required: 9/11/13

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to conditions.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Eric Swenumson	Property Owner:	Carol Ostroff
Parcel Number:	019-210-017	Lot Area:	13,277 square feet
General Plan:	Low Density Residential 3 du/acre	Zoning:	E-1
Existing Use:	Residential	Topography:	35% avg. slope

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,424 sq. ft.	+ 324*+ 41 (as-built) = 2,789 sq. ft.
Garage	315 sq. ft.	No Change
Accessory Space	324 sq. ft.	-324* = 0 sq. ft.

* square footage represents a conversion from accessory space to living area

C. PROPOSED LOT AREA COVERAGE

Building: 1,462 sf 11% Hardscape: 872 sf 7% Landscape: 10,943 sf 82%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.31 Proposed FAR: 0.23 = 75% of Max. Allowed FAR

IV. DISCUSSION

The site is currently developed with a two-story single family residence and two-story detached accessory building. The site has an average slope of 35% sloping downhill from the street to the rear property line. Due to the topography of the site, a carport was constructed five-feet from the front property line in 1973. Following the construction of the carport, a detached accessory space was created underneath the carport.

The accessory space received Modifications in 1983 to allow the accessory space to be located within the front yard and the required front and interior setbacks, with a condition that the space not be used as a separate unit. Following the 1983 approval, a 41 s.f. addition was made to connect the accessory space to the residence, and the space was converted to a bedroom.

The proposed project involves permitting the 41 s.f. as-built addition to the residence to connect the detached building to the main house, permitting the as-built conversion of accessory space to a bedroom, and the installation of new windows and doors. This project was reviewed by the Single Family Design Board on the Consent Calendar on June 10, 2013. The Board found that the as-built addition to be acceptable, and that the work is not visible from the street. Staff supports the requested Front and Interior Setback Modifications because the conversion of the space to a bedroom will eliminate the detached accessory building within the front yard making the development more conforming to the ordinance and the required setbacks and the minor addition is not visible from the street or the adjacent neighbors due to

the topography of the site. Due to the topography, heavy vegetation, and the location of the adjacent development the proposed windows within the setback are not anticipated to adversely impact the adjacent neighbor and are not visible from the street. The proposed project is not anticipated to adversely impact the street or the adjacent neighbors. Staff has recommend conditions to require a building permit, limit the amenities that can be added to the bedroom in the future, prohibit the use of the bedroom as a second unit, and that all light must comply with the Zoning Ordinance requirements.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the 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 improvements to the residence are appropriate because the conversion of accessory space to a bedroom, the as-built hallway addition, windows, doors, and lighting, are not visible from the adjacent neighbor's property or the street and result in an appropriate addition to the main residence. The Front and Interior Setback Modifications are not anticipated to adversely impact adjacent neighbors or the street.

Said approval is subject to the following conditions:

1. Obtain a building permit for all unpermitted work.
2. All lighting shall comply with SBMC § 22.75.
3. The resulting bedroom shall not be used as a separate dwelling unit.
4. Due to the proposed floor plan configuration the amenities for the bedroom shall be limited to amenities that are allowed in a detached accessory building.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated June 12, 2013
- C. SFDB Minutes

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RECEIVED
JUN 13 2013

CITY OF SANTA BARBARA
PLANNING DIVISION

12-Jun-13

ATTN: Staff Hearing Officer
City of Santa Barbara
PO Box 1990
Santa Barbara, CA 93102-1990

SUBJECT: 1315 Mission Ridge APN: 019-210-017 Zone: E-1

Attached please find a Site Plan, Floor Plan, Elevations and photographs for the above-mentioned address. As agent for the owners of the property I have prepared a modification request to ask for relief from the required front and interior setback requirement on the North and East property lines for an as-built bedroom. The project consists of the permitting of an as-built conversion of an existing 324 square foot detached accessory room into a new bedroom and a proposed 41 square foot addition to connect the bedroom to the main residence. The site is zoned E-1 and is 13,277 square feet in size. The site currently has a 2,739 square foot, two story residence and a detached carport.

The City Zoning Ordinance requires a 10 foot interior yard setback and a 30 foot front setback. Given this requirement the site is non-conforming as to front and interior setbacks with the location of the existing carport and accessory room below. The proposed bedroom is located under this street level carport and is therefore in the front and interior setbacks. The 41 Square foot addition which connects the bedroom to the residence is within the front setback.


There is an as-built window in the East side wall of the proposed conversion that is within both the front and interior setbacks.

The location of the bedroom conversion and small addition is beneath the street level carport and is not visible from the street.

Conclusion

Based on fact that the existing, approved accessory room is within the front and interior setbacks and this room, windows and small addition are not visible from the street and this will add a much needed bedroom to the home, I believe this is an acceptable improvement to the residence. The granting of this modification will not adversely affect the character of the home or the existing neighborhood in any way. If you have any questions you may reach me at 967-5507. Thank you for your consideration of this request.

Sincerely,



Eric Swenumson

EXHIBIT B



DESIGN REVIEW ACTIVITIES SUMMARY

1315 MISSION RIDGE RD (MST2013-00209)

B-ILLEGAL HABITABLE SPACE

Proposal to permit 'as-built' alterations and additions to an existing two-story, 2,739 square foot single-family residence, located on a 13,277 square foot lot in the Hillside Design District. The proposal will permit the 'as-built' conversion of an existing, 324 square foot, detached accessory room into a new bedroom and the proposed 41 square foot addition to connect the existing detached accessory space to the main residence. The proposed total of 3,104 square feet is 75% of the required floor-to-lot area ratio. The project includes Staff Hearing Officer review for requested zoning modifications. The project will address violations identified within ENF2013-00398.

Status: Pending

DISP

Date 3

SFDB-Consent (New)

CONT

06/10/13

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

Continued indefinitely to the Staff Hearing Officer with positive comments and to return to Consent:

- 1) The door and new window match the existing.
- 2) The proposed work is not visible from the street.
- 3) The method of connecting the existing space to be habitable is good.

EXHIBIT C