



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: September 12, 2013
AGENDA DATE: September 18, 2013
PROJECT ADDRESS: 745 Dolores Drive (MST2012-00498)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Suzanne Riegler, Assistant Planner *SR*

I. PROJECT DESCRIPTION

The 9,049 square-foot site is located in the Hillside Design District and is currently developed with a 1,674 square foot, one-story single-family residence and attached two-car garage. The proposed project involves the construction of a 758 square foot, two-story addition, an upper level deck and a 243 square foot, one-story addition to the existing residence. The proposal also includes an interior remodel, façade alterations, replacement of the existing roof material, and new site retaining walls. The proposed 2,675 square feet residence with attached garage is 76% of the required floor-to-lot area ratio (FAR).

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 30-foot front and the 10-foot interior setbacks (SBMC § 28.87.030.D. and SBMC § 28.92.110).

Date Application Accepted: 8/8/13

Date Action Required: 11/6/13

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: Russ Banko, Agent
 Parcel Number: 035-103-011
 General Plan: Low Density Residential 3 du/acre
 Existing Use: Residential

Property Owner: Ken Haney
 Lot Area: 9,049 sq. ft.
 Zoning: E-1
 Topography: 13% avg. slope

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,256 sq. ft.	+ 1,001 = 2,257 sq. ft.
Garage	418 sq. ft.	No Change

C. PROPOSED LOT AREA COVERAGE

Building: 2,057 sf 23% Hardscape: 1,340 sf 14% Landscape: 6,012 sf 63%

D. REQUIRED FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.378 Proposed FAR: 0.284 = 76% of Max. Allowed FAR

IV. DISCUSSION

The proposed project involves 1,001 square feet of additions to the existing one-story residence that will result in a two-story residence with an attached garage. The existing attached garage encroaches seven-feet into the required 30-foot front setback, and four-feet into the required 10-foot interior setback, and is considered legal, non-conforming. The Modification requested is to allow a conforming addition to a legal non-conforming building that will result in a change of the basic exterior characteristics. The proposed additions to the residence are located outside of all required setbacks, and the existing garage is proposed to remain. Staff supports the Modification request because the proposal does not include reconstruction and will not increase the amount of encroachment into the required setbacks. The retention of the garage is not anticipated to adversely impact the adjacent neighbors. Since a complete demolition of the garage and house 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.

This project was reviewed by the Single Family Design Board on July 15, 2013, and the project was continued to the Staff Hearing Officer. The Board appreciated the progress of the design and found the proposed modification is aesthetically appropriate, and does not pose consistency issues with the Single Family Design Guidelines. The Board also provided comments related to the fenestration and architectural detailing of the proposed addition that are unrelated to the proposed modification request.

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 additions to the residence will not require the reconstruction of the garage, and are located outside of all required setbacks, and is appropriate because the retention of the existing garage is not anticipated to adversely impact the adjacent neighbors.

Said approval is subject to the condition that if the building is demolished beyond what is shown on the Staff Hearing Officer approved plans, then the construction of the project shall be halted, and one or both, interior setback Modifications will become null and void.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated August 4, 2013
- C. SFDB Minutes

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

BANKO DESIGN & CONSTRUCTION

LICENSE # 405752
5290 Overpass Rd. #213
Santa Barbara, California 93111
805.681.6230 Phone
805.681.6231 Fax

8/4/2013

Suzanne Riegle, Modification Hearing Officer

City of Santa Barbara

PO BOX 1990

Santa Barbara, CA 93102-1990

RECEIVED
AUG 08 2013

CITY OF SANTA BARBARA
PLANNING DIVISION

Dear Suzanne Riegle,

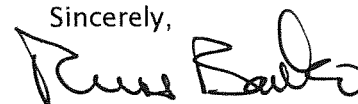
The house is currently a S.F.D. with 1336 sq. ft. (gross) habitable space and a 451 sq. ft. (gross) attached 2 car garage. There is also an 8 x 10 rotted playhouse in the rear yard to be removed. The house is conforming but the garage encroaches into the front and side yard setbacks. The house and garage were permitted and built as part of the La Coronilla Tract-phase 3. The proposal is to keep the existing garage and add 1088 sq. ft. to the habitable space (270 sq. ft. downstairs and 818 sq. ft. upstairs.) All of the addition will be conforming as to setback.

The modification being requested is to allow the existing garage to remain as is which already encroaches in the front setback (7') and the side setback (4'.) The garage was conforming when built and sometime in the past the area was downzoned creating the encroachment into the setback. The existing house precludes having a garage that is conforming.

There are several benefits to the project as designed. One benefit is that the entire addition can be done without an encroachment into the setbacks of any new or habitable space. Another benefit is that with the current configuration the neighbor to the south who could be adversely affected, is happy with the project. The third benefit is that the house will be improved and the rooms will now be a useable size. My client has 3 children and many grandchildren. This is going to be the house where all the family gets together on holidays and can now accommodate them. Lastly, a giant elm tree in the rear yard that is a nuisance to everyone will be removed helping everyone.

For these reasons I feel that this modification should be approved.

Sincerely,



Russ Banko

EXHIBIT B



DESIGN REVIEW ACTIVITIES SUMMARY

745 DOLORES DR (MST2012-00498)

R-SFR

Proposal to construct a new, 758 square foot, two-story addition, and a new, 243 square foot, one-story addition, to an existing 1,674 square foot one-story single-family residence and attached two-car garage. The proposal includes an interior remodel, façade alterations, a new upper level deck, replacement of the existing roof material, and new site retaining walls. The proposed total of 2,675 square feet, located on a 9,409 square foot parcel in the Hillside Design District, is 76% of the required floor-to-lot area ratio (FAR).

Status: *Pending*

DISP

Date 3

SFDB-Concept Review (New) - PH

CONT

04/08/13

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

Actual time: 5:07 p.m.

Present: Russ Banko, Designer.

Public comment opened at 5:16 p.m.

- 1) Rosemarie Keller, opposition; expressed concerns regarding loss of privacy and neighborhood compatibility.
- 2) Don Hay, opposition; expressed concerns regarding neighborhood compatibility, the blocking of natural sunlight (and its effect on the neighbors' solar energy needs), and requested story poles.

A letter of expressed concerns from Paula Westbury was acknowledged.

Public comment closed at 5:21 p.m.

Public comment re-opened at 5:38 p.m.

- 1) Dr. Barry Keller, opposition expressed concerns regarding loss of privacy and overall design.

Public comment closed at 5:39 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board finds that the proposed design does not meet the guidelines and suggests a revised design approach to be more compatible with the neighborhood.
- 2) Study the front entry and entryway staircase.
- 3) Study the proportions, size, and location of the windows. Consider reducing the size of the windows.
- 4) Study the deck and the stairway to the deck. Consider reducing the size of the deck.
- 5) The Board finds that it would be acceptable to remove the tree in the back yard. Provide further information for the next review.
- 6) Provide colors and materials board.
- 7) Study solar access.
- 8) The Board finds that the proposed modification and the design as proposed is not aesthetically appropriate and poses consistency issues with the Single Family Residence Design Guidelines.
- 9) Study alternative treatment for railroad ties.
- 10) Provide landscape plan.

- 11) The Board finds that the size, scale and bulk are not compatible with the neighborhood. Study reducing the total square footage.
- 12) Provide photographs of two-story homes within the immediate neighborhood.

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

SFDB-Concept Review (Cont.)

CONT

06/17/13

(Second concept review. Comments only; project requires environmental assessment and Staff Hearing Officer review for a requested zoning modification. The project was last reviewed on April 8, 2013.)

Actual time: 4:51 p.m.

Present: Russel Banko, Designer.

Public comment opened at 5:04 p.m.

- 1) Don Hay, opposition; expressed concerns regarding preservation of private views, and requested hips be added to the gable roof.
- 2) Barry Keller, support; stated that the project was much improved.

Public comment closed at 5:07 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board appreciates the revised design and finds that the project is moving in a positive direction, with the following items to be studied:
 - 2) Study the application of the roof forms, and how the first and second floors relate.
 - 3) Study the project for the overall application of windows, in regards to proportion, size, location, and configurations, and with the following comments:
 1. North elevation: study a more appropriate size for the bathroom windows.
 2. South elevation: study alternate approach; suggestion to consider adding a sliding glass door.
 3. Study the window proportions at the first floor on the front elevation.
 4. Reduce the size of the window in the laundry room.
 - 4) Provide the chimney cap details.
 - 5) Study the second floor addition for a design that is well integrated with the existing residence.
 - 6) Study the front elevation to accurately reflect the proposed floor plan, in terms of the doors and laundry room.
 - 7) Provide a roof plan.
 - 8) Add north arrow appropriately placed on the drawings
 - 9) Provide drawings and sections indicating the finished floor lines, and add the dimensions to the eaves and ridgelines on elevations.
 - 10) Erect a standard level of vertical and horizontal story poles.
 - 11) The Board requested an organized Board site visit, prior to the next hearing, to view story poles.

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

SFDB-Concept Review (Cont.)

CONT

07/15/13

(Third concept review. Comments only; project requires environmental assessment and Staff Hearing Officer review for a requested zoning modification. The project was last reviewed on June 17, 2013.)

Actual time: 3:57 p.m.

Present: Russell Banko, Designer.

Public comment opened at 4:17 p.m.

- 1) Don Hay, opposition; expressed concerns regarding the height of the building and preservation of private views.

Public Comment closed at 4:20 p.m.

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

- 1) The Board appreciates the progress of the design and finds the proposed modification is aesthetically appropriate, and does not pose consistency issues with the Single Family Design Guidelines .

- 2) Study the location, size, and configuration of the windows on the north elevation.
 - 3) Study moving the wall back and adding a window on the west elevation, second level, so the walls are in the same plane.
 - 4) Study alternate materials for the deck railing.
 - 5) Indicate plate heights, lines, and materials on the elevations.
 - 6) Correct the drafting on the elevations to indicate shingles on the west elevation.
 - 7) Update the site and landscape plan to eliminate the "bench wall" and identify as a wall.
 - 8) Study ground cover of landscape plan; reproduce the completed Landscape Compliance Statement on the landscape plans.
- Action: Miller/James, 6/0/0. Motion carried. (Sweeney absent).