



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** September 25, 2013  
**AGENDA DATE:** October 2, 2013  
**PROJECT ADDRESS:** 820 Vales Street (MST2013-00335)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner  
 Kelly Brodison, Assistant Planner

### I. PROJECT DESCRIPTION

The 8,124 square foot parcel is located within the Hillside Design District, and is currently developed with a 1,754 square foot, one-story residence with an attached 406 square foot two-car garage. The project site is on the corner of Vales and Margo Streets and the existing structure is non-conforming to the front setbacks along both street frontages. The proposed project involves a remodel to the existing residence. The discretionary application required for this project is a Front Setback Modification to allow window and door alterations within the 30-foot secondary front setback along Margo Street (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: 8/12/2013

Date Action Required: 11/10/2013

### II. RECOMMENDATION

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

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant: Jim Davis – Wade Davis Design

Parcel Number: 035-083-014

General Plan: Low Density Residential 3 Du/Acre

Existing Use: Residential

Property Owner: Wayne &  
Michelle Trella

Lot Area: 8,124 sq. ft.

Zoning: E-1

Topography: 15% avg. slope

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,754 sq. ft.	-13 = 1,741 sq. ft.
Garage	406 sq. ft.	+13 = 419 sq. ft.

**C. PROPOSED LOT AREA COVERAGE**

Building: 2,240 sf 27.6%      Hardscape: 840 sf 10.3%      Landscape: 5,043 sf 62.1%

**IV. ZONING ORDINANCE CONSISTENCY**

<b>Standard</b>	<b>Requirement</b>	<b>Existing</b>	<b>Proposed</b>
Setbacks			
- Front (Vales)	30 ft.	25.5 ft.	No change
- Front (Margo)	30 ft.	20.5 ft.	No change
- Interior (East)	10 ft.	22 ft.	No change
- Interior (South)	10 ft.	111 ft.	No change

**D. FLOOR-AREA RATIO (FAR)**

Max. Allowed FAR: 0.40      Proposed FAR: 0.27      = 66.9% of Max. Allowed FAR

**V. DISCUSSION**

The proposed project consists of a remodel to the existing one-story residence, including window and door alterations within the secondary front setback on Margo Street. The subject parcel is located at the corner of Margo and Vales Streets. The existing building is located within both front setbacks, and a modification was approved in 1973 for the living room to encroach into the secondary front setback on Margo Street.

No changes are proposed to the building footprint within the two front setback areas; however, the project proposes to enlarge three windows, two doors and one skylight all within the secondary front setback on Margo St.

Staff supports the proposed changes to the existing building within the front setback. The changes to the doors and windows within the Margo Street front setback are minor, primarily aesthetic in nature, and compatible with the neighborhood, and not detrimental to neighboring properties.

**VI. 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 appropriate improvements on the lot. The proposed alterations are appropriate improvements to a single-family residence because they are minor in nature, associated with overall improvement of the property, and not detrimental to the use of neighboring properties. The Modification is necessary because the portion of the house where the proposed improvements are proposed exists legally in the front setback.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated August 12, 2013

Contact/Case Planner: Kelly Brodison, Assistant Planner  
([kbrodison@SantaBarbaraCA.gov](mailto:kbrodison@SantaBarbaraCA.gov))  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470 x **2687**

RECEIVED

AUG 12 2013

CITY OF SANTA BARBARA PLANNING DIVISION

FAR CALCULATION

Table with columns for FAR, FAR Multiplier, and FAR Calculation. Includes rows for FAR Multiplier, FAR Calculation, and FAR Calculation.

SPECIAL INSPECTIONS

- 1. SPECIAL INSPECTIONS AND REVISIONS REQUIRED
A. SPECIAL INSPECTIONS
B. SPECIAL INSPECTIONS
C. SPECIAL INSPECTIONS
D. SPECIAL INSPECTIONS
E. SPECIAL INSPECTIONS
F. SPECIAL INSPECTIONS
G. SPECIAL INSPECTIONS
H. SPECIAL INSPECTIONS
I. SPECIAL INSPECTIONS
J. SPECIAL INSPECTIONS
K. SPECIAL INSPECTIONS
L. SPECIAL INSPECTIONS
M. SPECIAL INSPECTIONS
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O. SPECIAL INSPECTIONS
P. SPECIAL INSPECTIONS
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R. SPECIAL INSPECTIONS
S. SPECIAL INSPECTIONS
T. SPECIAL INSPECTIONS
U. SPECIAL INSPECTIONS
V. SPECIAL INSPECTIONS
W. SPECIAL INSPECTIONS
X. SPECIAL INSPECTIONS
Y. SPECIAL INSPECTIONS
Z. SPECIAL INSPECTIONS

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES

- 1. STOPPING OF FERTILIZER AND OTHER CHEMICALS FROM ENTERING WATERWAYS
2. FERTILIZER AND OTHER CHEMICALS MUST BE STORED IN A SECURE MANNER
3. FERTILIZER AND OTHER CHEMICALS MUST BE STORED IN A SECURE MANNER
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10. FERTILIZER AND OTHER CHEMICALS MUST BE STORED IN A SECURE MANNER

GENERAL NOTES

- 1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SANTA BARBARA ORDINANCES AND REGULATIONS
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REQUIRED INSPECTIONS

- 1. THE FOLLOWING SITE EVENTS, OBSERVATIONS OR INSPECTIONS ARE ADVISED ON THE FOLLOWING DATES:
A. PRELIMINARY INSPECTION
B. PRELIMINARY INSPECTION
C. PRELIMINARY INSPECTION
D. PRELIMINARY INSPECTION
E. PRELIMINARY INSPECTION
F. PRELIMINARY INSPECTION
G. PRELIMINARY INSPECTION
H. PRELIMINARY INSPECTION
I. PRELIMINARY INSPECTION
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T. PRELIMINARY INSPECTION
U. PRELIMINARY INSPECTION
V. PRELIMINARY INSPECTION
W. PRELIMINARY INSPECTION
X. PRELIMINARY INSPECTION
Y. PRELIMINARY INSPECTION
Z. PRELIMINARY INSPECTION

NOTIFICATION OR SUBMITTAL TO ARCHITECT

- 1. THE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES TO THE PROJECT
2. THE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES TO THE PROJECT
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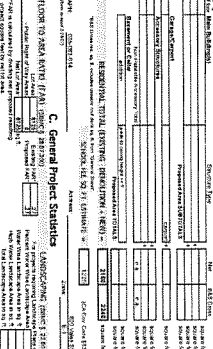
SCOPE OF WORK

- 1. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT
2. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT
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PROJECT STATISTICS

Table with columns for Project Statistics, including FAR, FAR Multiplier, and FAR Calculation. Includes rows for FAR, FAR Multiplier, and FAR Calculation.

APN MAP



PROJECT INFORMATION

OWNER: SANTA BARBARA COUNTY
PROJECT: SANTA BARBARA COUNTY
ADDRESS: 1234 MAIN STREET, SANTA BARBARA, CA 93101
CONTACT: (805) 555-1234

PROJECT DIRECTORY

ARCHITECT: TRILLA REMODEL
CONTRACTOR: SANTA BARBARA COUNTY
STRUCTURAL ENGINEER: SANTA BARBARA COUNTY
ELECTRICAL ENGINEER: SANTA BARBARA COUNTY
MECHANICAL ENGINEER: SANTA BARBARA COUNTY

DRAWING INDEX

Table with columns for Drawing Index, including drawing number and description. Includes rows for drawing number and description.

VICINITY MAP

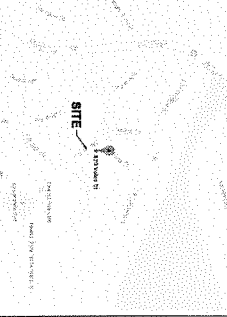


EXHIBIT A



WADE DAVIS
100 WEST MAIN STREET
SANTA BARBARA, CA 93101
(805) 555-1234

TRILLA REMODEL
100 WEST MAIN STREET
SANTA BARBARA, CA 93101
(805) 555-1234

COVER SHEET

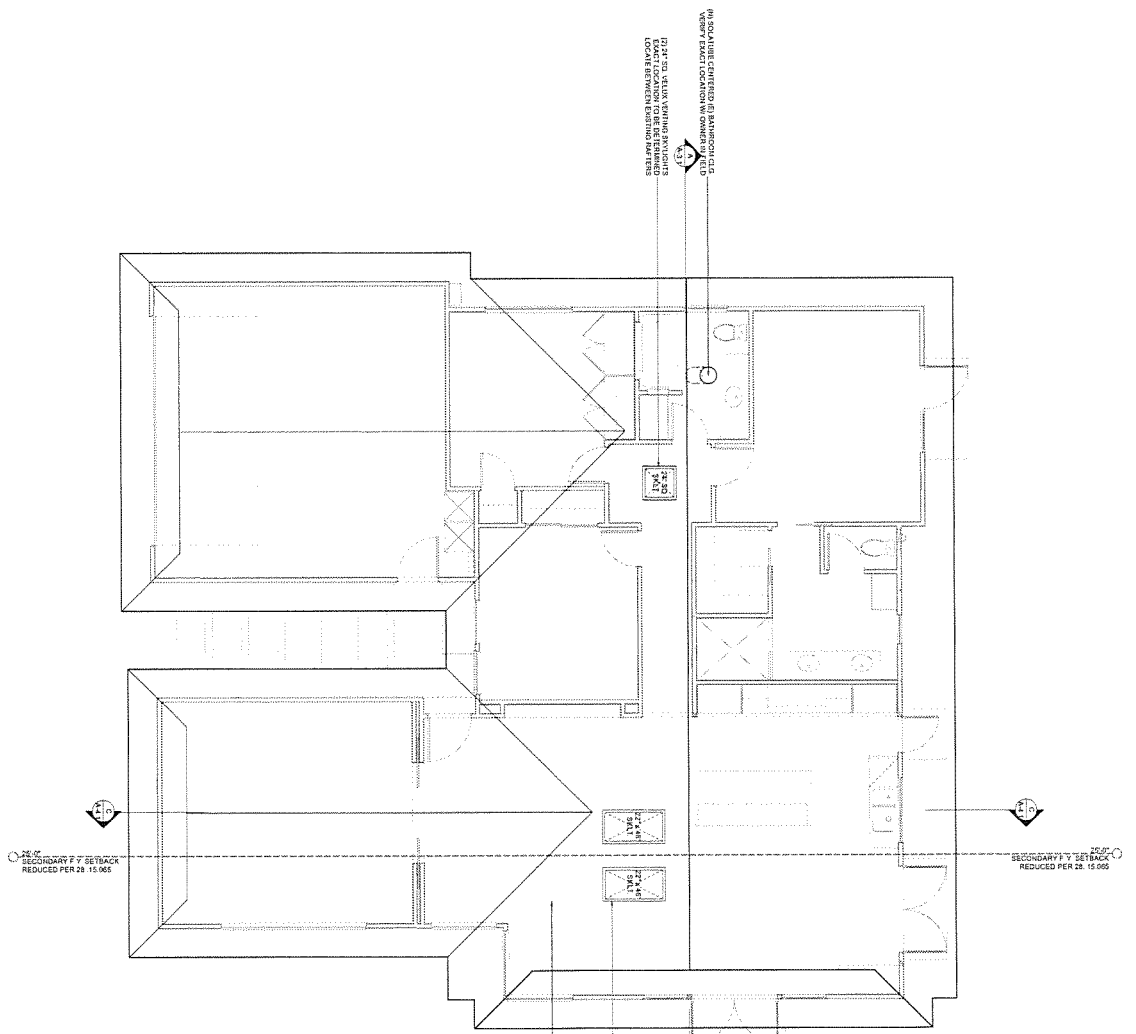
C

Rev. Date: 03.03.2013









**ROOF PLAN NOTES:**  
 1. CONTRACTOR TO PROVIDE CON. HOIST VENTING AS REQUIRED BY CODE.  
 2. CONTRACTOR TO PROVIDE PERMITS (PERMITS ARE NOT IN THIS SET).  
 3. RAFTERS TO REMAIN UNLESS OTHERWISE NOTED.

**ROOF PLAN**  
 SCALE 1/4" = 1'-0"

**WADE DAVIS**  
 101 BROADWAY, SUITE 200  
 NEWTON, MASSACHUSETTS 02459  
 TEL: 617.552.1234  
 FAX: 617.552.1235  
 WWW.WADEDAVIS.COM

**GENERAL NOTES:**  
 1. ALL ROOFING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.  
 3. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
 5. ALL ROOFING SHALL BE INSTALLED OVER A SUFFICIENTLY STRENGTHENED DECK.  
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE DRAINAGE FOR ALL ROOFING.  
 7. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).  
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.  
 9. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.  
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

NO.	DATE	DESCRIPTION
01	08/27/13	CITY OF SAUNDERSVILLE
02	08/27/13	REVISIONS
03	08/27/13	REVISIONS
04	08/27/13	REVISIONS
05	08/27/13	REVISIONS
06	08/27/13	REVISIONS
07	08/27/13	REVISIONS
08	08/27/13	REVISIONS
09	08/27/13	REVISIONS
10	08/27/13	REVISIONS

**TRELLA REMODEL**  
 100 W. MAIN ST.  
 SAUNDERSVILLE, GA 30668

**ROOF PLAN**

**A2.2**  
 Rev Date: 07.15.13





August 12, 2013  
Staff Hearing Officer  
City of Santa Barbara  
P.O. Box 1990  
Santa Barbara, CA 93102-1990

**Re: Modification Request for 820 Vales Road; APN 035-083-014; Zone E-1**

There is an existing single-family residence (1,754 sq. ft.) and an existing attached garage (406 sq. ft.). The house currently encroaches into the secondary frontyard setback on the southerly side of the property and was granted a modification approval on September 20, 1973 to allow a living room to be constructed within the front setback. The living room was added to the dwelling under Permit No. 45786. The existing garage is located within the primary front yard setback on the westerly portion of the property. Under the proposed project a change of use is also being requested to add approx. 13 sf to the garage which in turn will reduce the total residence area by the same (13 sf).

The modification being requested is to allow the replacement of (3) windows to be enlarged, (2) doors to be added and (1) skylight to be added within the existing footprint of the structure and secondary front yard setback. The construction of the windows, doors and skylight will not extend further than the previously granted 1973 modification and is requested to maximize the southerly views towards the ocean and increase the flow from interior to exterior of the house into the secondary front yard.

The major benefits of having the proposed windows, doors and skylight encroach into the required setback are: That it increases the flow from the interior to the exterior into the secondary front yard; It does not intensify the existing encroachment; It eliminates the need to redesign the residence with a second floor addition outside of the existing setback; The project is not expected to adversely affect any neighbors; Thank you for considering this project as we believe it will greatly enhance the neighborhood.

Sincerely,

---

Jim Davis Architect  
Wade Davis Design