



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: November 20, 2013
AGENDA DATE: November 27, 2013
PROJECT ADDRESS: 345 W. Mountain Drive (MST2013-00414)
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 28,257 square foot lot is located in the Hillside Design District and is developed with a 1,780 square foot one-story residence, a 477 square foot, detached, two-car garage, and a 471 square foot, one-story accessory structure. The proposal involves a remodel and the construction of a 427 square foot one-story addition to the existing residence, and a new 230 square foot covered deck. The discretionary application required for this project is a Front Setback Modification to allow improvements to be constructed within the 35-foot front setback along West Mountain Drive (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: October 3, 2013 Date Action Required: January 1, 2013

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to conditions of approval described in Section VII of this Staff Report.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Tom Ochsner	Property Owner:	Rob & Michelle Foster
Parcel Number:	021-102-003	Lot Area:	28,257 sq. ft.
General Plan:	Low Density Residential (Max 1 du/acre)	Zoning:	A-1
Existing Use:	Residential	Topography:	17% est. avg. slope

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,780 sq. ft.	2,207 sq. ft.
Garage	477. ft.	No change
Accessory Space	471 sq. ft.	No change

C. PROPOSED LOT AREA COVERAGE

Building: 3,360 sf 5.5% Hardscape: 13,718 sf 22.45% Landscape: 44,009 sf 72%

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
- Front	35 ft.	<u>House</u> 39' on Foothill 22' on Mountain	<u>House</u> No change on Foothill 15 ' on Mountain
		<u>Garage</u> 8' on Foothill 44' on Mountain	<u>Garage</u> No changes
- Interior	15 ft.	>15 ft.	15 ft.

V. SITE HISTORY

This lot was created through a subdivision in 1954. The original single family house and attached garage were built in 1956 and were constructed 13 ft into the front setback on Mountain Drive. Subsequently, in 1936 the garage was converted to habitable space and a new detached garage was constructed entirely within the front setback on Foothill Road. There is an existing hedge that has been granted a nonconforming status of 8' along the front property line on Mountain Drive.

A pool, with an accessory building and associated retaining walls were approved on the site in 1999, and a modification for a fence to exceed 3 ½' in height within ten feet of a front lot line, as well as a trellis and an outdoor fireplace to be located within the front setback on Mountain Drive was approved in 2000.

VI. DISCUSSION

The project site is trapezoidal in nature and is surrounded on three sides by Foothill Road and Mountain Drive with only the west property line common to a residential neighbor. Development on this site is impeded by the requirement for three 35' front setbacks. Additionally, the topography drops approximately from the street level on Mountain Drive

down to the building pad on the south, and is bordered by a substantial number of oak trees and a deep creek bed to the north.

The proposed project involves a 427 square foot, one-story addition to an existing one-story residence. The existing house is situated within the 35' front setback along Mountain Drive and is non-conforming. The shape of the lot, the three 35' setbacks, oak trees, surrounding topography, and the location of the existing development on site, such as the pool, impede the ability to improve the existing structure without encroaching into the setbacks.

A modification is requested to allow the addition to be located within the 35' front setback on Mountain Drive. Staff supports the modification request because the addition is oriented to the street, is not anticipated to adversely impact the adjacent neighbors or the visual openness of the streetscape, and is an appropriate improvement to a single family residence on a constrained lot. The project is one story and is therefore, exempt from review by the Single Family Design Board.

VII. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Front Setback Modification to allow is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed addition is an appropriate improvement for a single family residence and the location is appropriate because the lot is constrained by three front setbacks, oak trees, and topography, which make it difficult to construct a conforming addition. The project is not anticipated to adversely impact the adjacent neighbors or the visual openness of the public street. Said approval is subject to the conditions:

1. Ground disturbance is prohibited on the north side of the residence
2. All construction equipment will take access to the site from the existing driveway or off of Mountain Drive
3. **Unanticipated Archaeological Resources Contractor Notification.** The Standard discovery measures shall be implemented per the City Master Environmental Assessment throughout grading and construction: Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

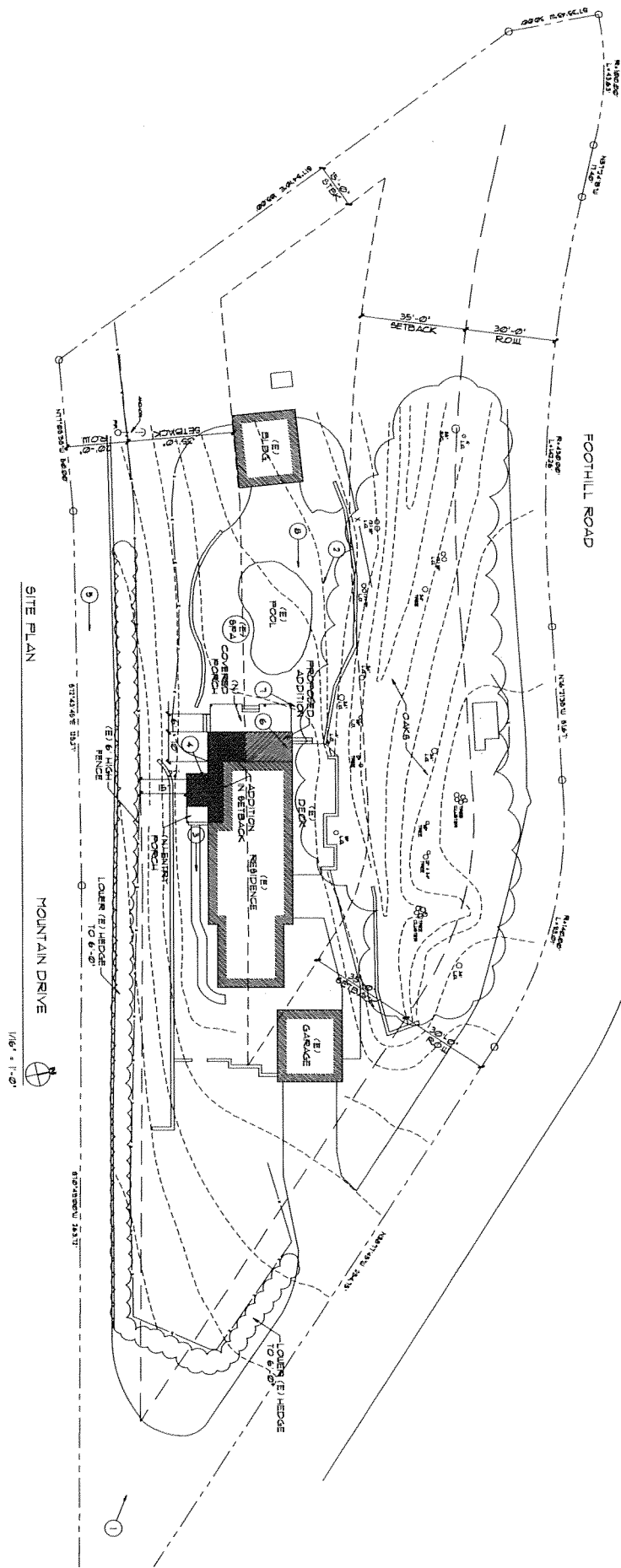
If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated October 3, 2013

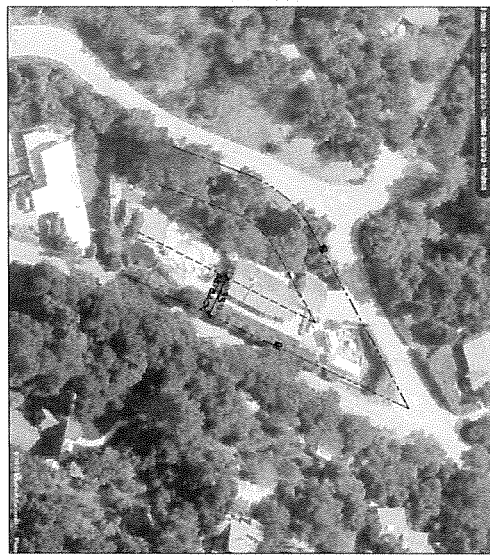
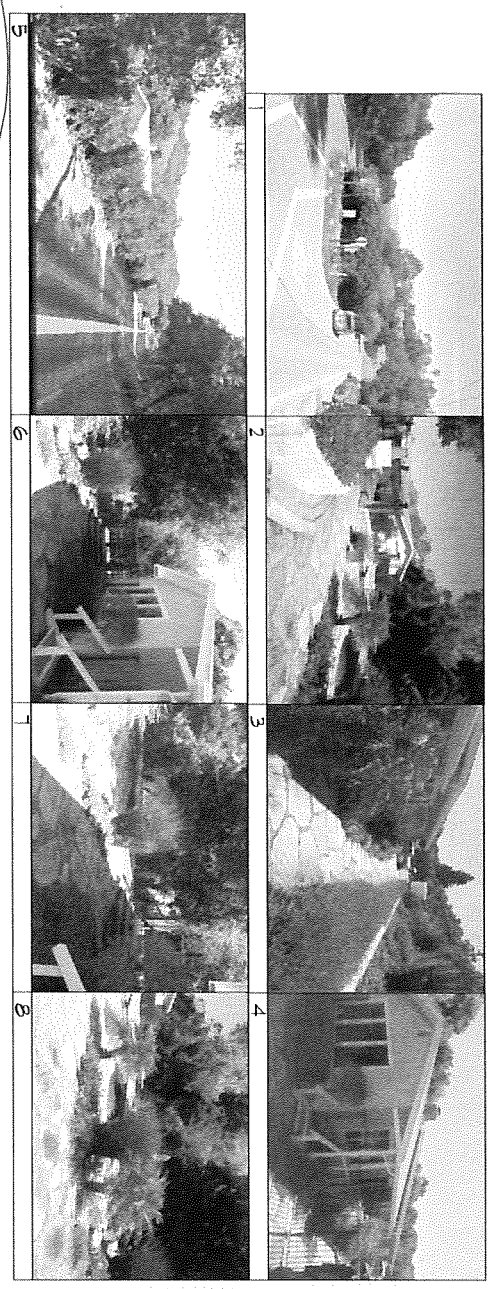
Contact/Case Planner: Kelly Brodison, Assistant Planner
(kbrodison@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x**4570**



SITE PLAN

MOUNTAIN DRIVE

1/8" = 1'-0"



A-10

DATE: 11/16/2013
 TIME: 10:00 AM
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: AS NOTED
 SHEET NO. 10 OF 10

FÖSTER

345 W MOUNTAIN DR
 SANTA BARBARA, CA 93103

SITE PLAN / COVER SHEET

Thomas Ochsner
 architect

• 429 De la Vina Street • Suite 200 • Santa Barbara • California • 93101 •
 • phone (805) 564-3304 • cell (805) 705-0558 • fax (805) 802-3804 •

THOMAS OCHSNER
 ARCHITECT

EXHIBIT A

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THOMAS OCHSNER ARCHITECT

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Tom Ochsner AIA
829 De La Vina St. suite 200
Santa Barbara, CA 93101

October 3, 2013

RE: Modification Request for 345 West Mountain Dr.; 021-102-003; A-1

Dear Staff Hearing Officer:

There is an existing 1,392 s.f. single family residence with a detached garage and one accessory structure located on a 28,257 s.f. residential lot. The lot is an unusual lot, in that it is located on a corner which is a sharp acute angle. This configuration results in a very small and narrow building area outside the two 35' frontage setbacks.

The modification being requested is to allow for an addition of 427 square feet to the single family residence, in which a portion of this space is located within the setback, and the closest portion of the addition would be 15' from the right-of-way.

The modification would allow for additional living space to be located within an area that really has few options, and it would allow for a portion of the proposed addition to help direct people to the entry, which currently is hidden from the entry view.

The addition is relatively low, and it sits below the street level of the adjacent front of West Mountain Drive.

Thank you for your consideration,

Sincerely,



Tom Ochsner, AIA
Project Architect

EXHIBIT B

TomOchsnerArchitect.com