



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: November 21, 2013
AGENDA DATE: November 27, 2013
PROJECT ADDRESS: 215 Oliver Road (MST2013-00437)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Suzanne Riegle, Associate Planner *SR*

I. PROJECT DESCRIPTION

The 6,250 square foot lot is located in the non-appealable jurisdiction of the Coastal Zone, and is developed with a 1,386 square foot two-story residence and a detached 244 square foot one-car garage. The proposed project involves the demolition of 40 square feet, construction of a 329 square foot first floor addition at the rear of the existing residence, and a new uncovered tandem parking space. The discretionary application required for this project is an Interior Setback Modification to allow the addition to encroach into the required six-foot interior setback to the north (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: 10/21/13

Date Action Required: 1/19/2014

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 & Property Owner: Bill Ferguson

Parcel Number: 041-329-003

Lot Area: 6,250 sq. ft.

General Plan: Residential 5 DU/Acre

Zoning: E-3/SD-3

Existing Use: Residential

Topography: 5% est. avg. slope

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1386 sq. ft.	-40 +329 = 1,675 sq. ft.
Garage	244 sq. ft.	No change

C. PROPOSED LOT AREA COVERAGE

Building: 2,278 sf 36% Hardscape: 952 sf 15% Landscape: 3,020 sf 49%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.44 Proposed FAR: 0.30 = 70% of Max. Allowed FAR

IV. DISCUSSION

The proposed project involves the demolition of the existing laundry room extension, and construction of a total of 329 square feet of additions on the first floor. The existing residence is constructed 5' – 3" from the interior property line to the north. The proposal includes a uniform addition at the rear of the residence within the required setback. The applicant is requesting an Interior Setback Modification to allow approximately, 7.5 square feet of the proposed addition to encroach nine-inches into the required six-foot interior setback. Staff supports the requested modification, and finds that it is an appropriate addition to a single family residence that is not anticipated to adversely impact the adjacent neighbor to the north. The project as designed is exempt from review by the Single Family Residential Design Board.

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 addition to the residence is appropriate because it provides a uniform improvement, and is not anticipated to adversely impact adjacent neighbors to the north.

Said approval is subject to a condition that all fences, hedges, walls and screens shall maintained in compliance with SBMC § 28.87.170.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated October 21, 2013

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

**Bill Ferguson
215 Oliver Road
Santa Barbara, CA 93109
(805) 965-7969**

October 21, 2013

RECEIVED

OCT 18 2013

**CITY OF SANTA BARBARA
PLANNING DIVISION**

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

Re: Modification Request for 215 Oliver Road, APN 41-329-03, Zone E-3; SD-3

Dear Staff Hearing Officer:

The property currently has one single-family residence (1,630 sq. ft. net floor area) with a detached single-car garage. The property is 50' x 125' for a total lot area of 6,250 sq. ft. A second story addition was completed in 2000, which included a side yard modification for a similar encroachment to what is proposed here, though the current request is a much smaller area of encroachment. All buildings are per City building permits.

We are requesting a modification to allow a one-story encroachment of up to 1' into the north side yard, for a distance of up to 10'. The area of the modification is located adjacent to a 6' fence on top of a 3' retaining wall. No windows are proposed in the wall that will encroach. This would be part of an addition of new net floor area of approximately 289 sq. feet, including a replacement of existing laundry wing with a new kitchen extension, a new laundry/office wing (the location of the requested modification), enclosure of the existing front porch, construction of a new covered porch, and replacement of existing windows to match proposed windows in new construction.

The proposed modification will facilitate the floor plan and allow the exterior wall to align with the existing structure originally built in the 1950's.

Sincerely,


Bill Ferguson, Owner

EXHIBIT B