



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: November 21, 2013
AGENDA DATE: November 27, 2013
PROJECT ADDRESS: 1318 Morrison Ave (MST2013-00138)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner
 Suzanne Riegle, Associate Planner

I. PROJECT DESCRIPTION

The 4,500 square foot lot is located in the Lower Riviera Special Design District, and is developed with a 1,030 square foot one-story residence and a detached 395 square foot accessory building consisting of a one-car garage with accessory space. The proposed project involves the construction of a 137 square foot first floor addition and a 358 square foot second story addition to the existing residence, and alterations to the detached garage/accessory building including a new garage door and window replacements. Six cubic yards of excavation is proposed. This structure is on the City's List of Potential Historic Resources.

The discretionary applications required for this project are:

1. An Interior Setback Modification to allow alterations within the required six-foot interior setback to the north (SBMC § 28.18.060 and SBMC § 28.92.110); and
2. A Modification to allow a conforming second-story addition to a structure that is non-conforming to the required six-foot interior setback. (SBMC § 28.87.030.D., SBMC § 28.18.060, and §28.92.110).

Date Application Accepted: 10/24/13

Date Action Required: 1/22/2014

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: Bryan Pollard, Architect	Property Owner: Christian Hill & Hope Firestone
Parcel Number: 029-091-021	Lot Area: 4,500 sq. ft.
General Plan: Medium Density Residential 12 DU/Acre	Zoning: R-2
Existing Use: Residential	Topography: 8% est. avg. slope

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,030 sq. ft.	+495 = 1,525 sq. ft.
Garage	395 sq. ft.	No change

C. PROPOSED LOT AREA COVERAGE

Building: 2,047 sf 45% Hardscape: 690 sf 15% Landscape: 1,763 sf 40%

IV. DISCUSSION

The proposed project involves the construction of first and second floor additions at the rear of the existing residence. The existing residence is constructed 1' - 6" from the interior property line to the north. The proposal includes additions at the rear of the residence within the required setback. The Interior Setback Modification request is to allow alterations to the existing non-conforming residence. A portion of the residence where new or relocated windows are proposed encroaches approximately nine-inches into the required six-foot interior setback to the north. Staff regularly advises applicants to eliminate or minimize new openings within required setbacks that may cause privacy, noise, or light impacts on adjacent neighbors. However, in this instance, the minimum distance between the residence on the subject property and the neighboring residence to the north is 27' - 4". Staff supports the requested modification, and finds that window changes within the setback are appropriate improvements to a single family residence that are not anticipated to adversely impact the adjacent neighbor to the north.

The project was reviewed by the Historic Landmarks Commission on May 8, 2013 and October 9, 2013. The Commission forwarded the project to the Staff Hearing Officer and stated that the window changes that are the subject of the requested modification were aesthetically appropriate.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Interior Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The window alterations for the existing residence are 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 24, 2013

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

Bryan Pollard, AIA
229 West Mission Street
Santa Barbara, CA 93101

October 24, 2013

Staff Hearing Officer
City of Santa Barbara
Post Office 1990
Santa Barbara, CA 93102

RECEIVED

OCT 24 2013

**CITY OF SANTA BARBARA
PLANNING DIVISION**

Re: Modification Request for:
Chris Hill & Hope Firestone
1318 Morrison Ave
Santa Barbara, CA 93101

Dear Staff Hearing Officer,

We are requesting a modification to remove and add windows to existing residence which is inside northwest side yard setback:

- Relocate (1) Existing Double Hung window (5'x2'-8") @ Bed Rm #2=**(13.3 s.f.)**
- Remove & fill in (4) 2'x2'existing windows @ Laundry=**(16 s.f.)**
- Add new window @ stair (2'-8"x1'-9")and bathroom(2'-8"x1'-9")=**(9.3 s.f.)**

This proposal will reduce the amount of windows by 6.7 s.f. to existing Northwest Elevation.

The Proposed Project will require the following Modifications:

- The removal and addition to windows in existing house in side yard setback.

In summary the benefits of requesting this modification would be that the windows being added will reduce the amount of windows that exist in sideyard setback.

Sincerely,
Bryan Pollard, AIA
687-2783

EXHIBIT B