



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** December 5, 2013  
**AGENDA DATE:** December 11, 2013  
**PROJECT ADDRESS:** 2213 Santa Barbara Street (MST2013-00436)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner *D.K.*  
 Jo Anne La Conte, Assistant Planner *JAL*

### I. PROJECT DESCRIPTION

The 15,746 square-foot site is currently developed with a 2,734 square foot, two-story residence, a 392 square foot two-car garage, a 257 square foot one-car garage and a 220 square foot one-car carport. The proposal project includes 34 square feet of additions, a new covered entry porch, new skylights, a new trellis, new windows, new doors, new exterior light fixtures, and an exterior stucco color change. The discretionary application required for this project is an Interior Setback Modification to allow exterior alterations, including windows, doors and exterior lighting in the required interior setback. (SBMC § 28.15.060 & SBMC § 28.92.110).

Date Application Accepted: 11-5-13

Date Action Required: 2-3-14

### 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:	David Winitzky, Architect	Property Owner:	Dennis P. Fazzio
Parcel Number:	025-201-023	Lot Area:	15,746 sq. ft.
General Plan:	Low Density Residential	Zoning:	E-1
Existing Use:	Residential	Topography:	6% average skioe
Adjacent Land Uses:	Residential		

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	2734 sq. ft.	+34 sq. ft. = 2,768 sq. ft.
Garage	649 sq. ft.	No Change
Carport	220 sq. ft.	No Change

**C. PROPOSED LOT AREA COVERAGE**

Building: 2,844 sq. ft. 18%    Hardscape: 6,366 sq. ft. 40%    Landscape: 6,536 sq. ft. 42%

**IV. DISCUSSION**

The existing dwelling is legally non-conforming to the required ten foot interior setback along the northern property line, and the project involves minor alterations and additions.

The Modification is requested to allow alterations to the existing non-conforming residence that include changes to the window sizes and locations, changes to the door locations and new exterior lighting fixtures on the existing northern elevation of the residence, which encroaches approximately two-feet into the required ten-foot interior setback. Staff is supportive of the new window and door locations, changes to the proposed window openings and exterior lighting because the relocated doors are the same size as the existing doors (6'8" x 6'), but have been moved approximately six feet to the left/right from their existing location in the setback to accommodate the proposed floor plan for the dwelling. The window changes will result in two larger windows. One window is proposed to be slightly larger, in the same location, and the other window is proposed to be much larger, and relocated approximately 7' from its former location in the interior setback. The window changes will allow for more light into the dwelling, and they are partially screened from view by both the roof overhang for the dwelling and the adjacent neighbor's fence. The replacement exterior lighting for the relocated door will result in a reduction of lumen output from the existing light fixtures and will reduce the lighting impact to the adjacent neighbor. This project was reviewed by the Single Family Design Board (SFDB) on November 4, 2013, and the SFDB found the proposal to be supportable (see SFDB minutes, copy attached).

A Zoning Information Report (ZIR2011-00435) was prepared in 2011 and noted zoning code violations for over-height hedges within ten feet of the front lot line and within ten feet of a driveway for a distance of twenty feet back from the front lot line. The Zoning report also identified building code violations for a spa and spa equipment without the required permit, which subsequently have been removed from the property. The existing entry columns along the driveway were determined to be legal non-conforming. The applicant is not pursuing a Modification request for over height hedges at the property, but may attempt to prove that the hedges are nonconforming. Therefore, Staff has included a condition of approval that all hedges on the property shall comply with Santa Barbara Municipal Code (SBMC) §28.87.170.

V. **FINDINGS AND CONDITIONS**

The interior setback Modification at the north side of the property is consistent with the purposes and intent of the Zoning Ordinance, and is necessary to secure an appropriate improvement on the lot. The changes to the window sizes and window and door locations and the exterior lighting to the residence are appropriate because they are: necessary for an appropriate floor plan change, located on the ground floor, and not anticipated to adversely impact adjacent neighbors.

Said approval is subject to a condition that all hedges on the property shall comply with SBMC § 28.87.170.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated October 3, 2013
- C. SFDB Minutes dated November 4, 2013

Contact/Case Planner: Jo Anne La Conte,  
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**W. DAVID WINITZKY, A.I.A.**  
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Thursday, October 03, 2013

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

**RE: Modification Request for 2213 Santa Barbara Street; APN 025-201-023; 1-E-1**

Dear Staff Hearing Officer:

There is an existing single family residence (2,563.70 sq. ft.), an attached two car garage (430 sq. ft.), and attached single car garage (275 sq. ft.) and an attached single car carport (220 sq. ft.) on the property. The house and garage currently encroach into the interior side-yard setback two feet on the northerly side of the property. All structures have building permits according to the City building and planning files. The proposal is to replace and resize existing openings on the north wall and to replace exterior lighting on the north wall.

The modification being requested is to allow openings in the existing wall that is in the setback to be altered to match present and proposed uses of the residence and to fit interior alterations. It will also provide for more appropriate lighting fixtures with lower lumen levels for exterior lighting at openings. The proposed changes reduce the exterior light impact on adjacent properties. The proposed changes do not increase the number of openings and slightly reduce the existing combined glazing area of those openings.

The major benefits of making the proposed modifications in the setback are:

1. Doors and Windows upgraded from thin frame aluminum, single glazed units to clad wood, double glazed units without increasing total glazing area.
2. Lighting upgrades more appropriately match the design and style of the architecture while reducing the lumen output of fixtures and therefore night lighting impact on adjacent property.

Thank you for the opportunity to submit this request.

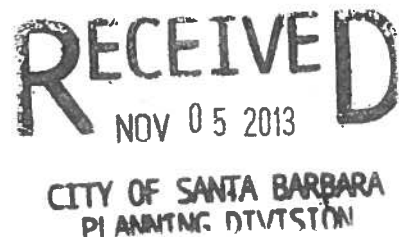
Sincerely,



W. David Winitzky

WDW:rdy

cc: Owner, counsel, file



**EXHIBIT B**

**CONSENT CALENDAR (11:00 A.M.)**

Items on Consent Calendar were reviewed by Sweeney and Pierce.

**NEW ITEM****A. 2213 SANTA BARBARA ST****E-1 Zone**

Assessor's Parcel Number: 025-201-023  
Application Number: MST2013-00436  
Owner: Dennis P. Fazzio  
Architect: David Winitzky

(Proposal to construct a new covered entry porch and a total of 31 square feet of additions to an existing 2,734 square foot, two-story, single-family residence, and four covered parking spaces totaling 869 square feet. The proposal includes replacement of existing windows and doors, including the relocation of some windows and doors, and one new window, new skylights, replacement of exterior light fixtures, and exterior stucco color change. The proposal is 83% of the guideline floor-to-lot area ratio (FAR). The proposal includes Staff Hearing officer review for requested zoning modifications to allow alterations within the interior setback.)

**(Comments only; project requires environmental assessment and Staff Hearing officer review for requested zoning modifications.)**

**Public comment:**

Gil Garcia, neighbor, supports project, in particular the joint hedge and stated that there is a historic precedent for the "over-height" hedges to remain as is.

**Continued Indefinitely to the Staff Hearing Officer and to return to Consent with the following comments:**

- 1) Supportive of the fence/hedge/columns to be maintained at existing height and configuration.
- 2) Supportive of windows/doors alterations.
- 3) Provide typical final details and color board.