



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** December 5, 2013  
**AGENDA DATE:** December 11, 2013  
**PROJECT ADDRESS:** 1426 Alta Vista Road (MST2013-00387)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner *DK*  
 Kelly Brodison, Assistant Planner *KB*

### I. PROJECT DESCRIPTION

The 8,996 square foot corner lot is developed with a 1,981 square foot, two-story residence, a 294 square foot, detached one-car garage with storage room (northern garage), and a 604 square foot, detached accessory building consisting of a one-car garage and a recreation room (southern garage). The proposed project involves permitting the 'as-built' trellis roof structure and skylight located between the existing residence and the northern garage, conversion of a 74 square foot storage area into a laundry room in the northern garage, and alterations to the southern garage. The proposal will address violations identified in enforcement case ENF2012-01023. The discretionary application required for this project is a Front Setback Modification to allow the trellis roof and the conversion of storage to laundry room within the required 15-foot front setback along the property's secondary frontage on Micheltorena Street (SBMC § 28.18.060 and SBMC § 28.92.110).

Date Application Accepted: 10/28/2013

Date Action Required: 1/26/2014

### II. RECOMMENDATION

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

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Brian Miller	Property Owner:	Peyton Evans
Parcel Number:	029-100-002	Lot Area:	8,996 sq. ft.
General Plan:	Medium Density Residential (12 du/acre)	Zoning:	R-2
Existing Use:	Residential	Topography:	22% est. avg. slope

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,981 sq. ft.	No Change
Garage	220 sq. ft. one-car garage	No Change
	302 sq. ft. one-car garage	No Change
Accessory Space	302 sq. ft. Recreation Room	No Change
	74 sq. ft. Laundry Room	No Change

**IV. DISCUSSION**

The project site is located on a corner lot, and has two 15-foot front setbacks along East Micheltorena Street and Alta Vista Road. The existing house and northern garage are located within both front setbacks and are non-conforming. The proposed modification involves an 'as-built' trellis roof structure and skylight between the existing residence and the northern garage and the conversion of a storage room to a laundry room in the front setback along E. Micheltorena Street. A permit was issued in 2010 to remove this trellis roof; however, this permit was never finalized and the work was never completed.

The topography drops more than eight feet (8') from the street level down to the building pad of the northern garage. Due to this grade change, and significant mature vegetation between the northern garage and E. Micheltorena Street, the trellis roof and laundry room are well screened from the street. The trellis roof is behind an existing, nonconforming garage structure, and creates a breezeway between the existing residence and the detached garage and laundry room and does not add habitable space within the front setback. Staff supports the requested Modification because of the site constraints of the two front setbacks and the placement of the existing development, and the fact that the trellis is not visible from the street, and it does not add habitable space in the setback.

This project was reviewed by the Single Family Design Board, on the Consent Calendar, on October 14, 2013, and continued indefinitely to the Staff Hearing Officer. The Board stated that the requested modification is aesthetically appropriate because it is not visible to the public, and is well screened with existing vegetation. The project will return to the Consent Calendar for Project Design and Final Approvals.

**V. FINDINGS AND CONDITIONS**

The Staff Hearing Officer finds that the Front 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 proposed 'as-built' trellis roof and laundry room conversion are appropriate because the lot is constrained, the trellis roof is not visible from the street, does not add additional habitable space in the front setback and does not have a negative visual impact on the surrounding neighborhood, as described in Section IV. of the staff report.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated September 16, 2013
- C. SFDB Minutes

Contact/Case Planner: Kelly Brodison, Assistant Planner  
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Phone: (805) 564-5470 x4531

Brian Miller  
1115 Coast Village Rd.  
Santa Barbara Ca 93108  
(805) 407-9001

9/16/13

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

**RECEIVED**

**OCT 28 2013**

**CITY OF SANTA BARBARA  
PLANNING DIVISION**

**Re: Modification Request for 1426 Alta Vista Rd. Santa Barbara, CA  
APN: 029-100-002, Zoned R-2**

Dear Staff Hearing Officer:

There is an existing 2-story house (2,113 sq. ft.) with a detached one car garage (236 sq.ft.). Also located on the property is a second detached one car garage/rec. room that includes a bath and storage room on the South end of the property.


The one car garage adjacent to the house is an existing non-conforming single car garage that is located within the 15 ft. front yard set back. Between the garage and house is an existing non-permitted roofed trellis with a sky light which is also located in the 15' ft. front yard set back. The proposal is for modification approval and permit the trellis that now exist between the house and garage.

The request is to allow the trellis structure to remain as is as it's been there for many years, is structurally sound and has minimal visual impact with the existing structures. The benefits of the trellis are: it helps weatherproof and protect the area between the detached one car garage and house, is visually 'neutral' between the two buildings and could create more harm than good if the trellis is removed by damaging the stucco integrity of the existing buildings and creating a lot of building waste that will end up in the landfill.

The benefits are as I previously mentioned, but also the fact that it's almost 5 feet lower to the adjacent street level (E. Micheltorena St.) and with the combined vegetation its visual impact is almost zero when viewing it from the street.

Thank you for your consideration.

Sincerely,



Brian B. Miller

**EXHIBIT B**



SINGLE FAMILY DESIGN BOARD  
CASE SUMMARY

1426 ALTA VISTA RD

MST2013-00387

B-ILLEGAL DWELLIN

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**Project Description:**

Proposal to permit the 'as-built' trellis roof structure and skylight, located between the existing, 1,981 square foot, two-story single-family residence and the 294 square foot, one-car garage, and convert the existing storage area into a laundry room. The proposal also includes alterations to the detached, 604 square foot, garage/accessory structure to include replacing the 'as-built' double French doors with a new vehicular access garage door, adding a new trellis element, and three new skylights. The proposal includes review by the Staff Hearing Officer for requested zoning modifications. No alterations are proposed to the existing residence. The proposal will address violations identified in enforcement case ENF2012-01023. A building permit has been issued to address violations identified in ENF2010-01661.

**Activities:**

**10/14/2013**                      **SFDB-Consnt Mail Notice Prep'd**

*mailed notice prepared 9/24/13 - MJB*

*Notice mailed 10/3/13 - GMC*

**10/14/2013**                      **SFDB-Consent (New)**

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

*A letter of support was received from Bob Bierig, 1423 Alta Vista Road.  
A letter of concern from Paula Westbury was acknowledged.*

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

- 1) The modification is aesthetically appropriate. The proposed modification does not pose consistency issues with the Single Family Residence Design Guidelines as the trellis element is not publicly visible do to the location between the garage and residence and that the area is well screened with existing vegetation.*

- 2) The skylight on the entry trellis/breezeway is acceptable.*

- 3) The trellis and skylight on the detached garage structure is acceptable.*

- 4) Dash the location of the skylights on the front view (sheet A-3) of the detached garage structure.*

- 5) Provide a color and materials board, and the color schedule on the plans.*

- 6) Provide the garage door specification sheet.*

**Activities:**

- 7) *Specify both the new and existing elements on the elevations.*
- 8) *Specify landscaping for the proposed trellis.*

**10/9/2013**

***SFDB-Resubmittal Received***