



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: December 5, 2013
AGENDA DATE: December 11, 2013
PROJECT ADDRESS: 2302 Edgewater Way (MST2013-00393)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*

I. PROJECT DESCRIPTION

The 5,873 square-foot site, located on the northwest corner of Edgewater Way and Mohawk Road, is currently developed with 1,018 s.f. single-story house and attached one-car carport. The proposed project involves the construction of a 34 s.f. addition to a bedroom and bathroom, construction of new exterior decks and fences, remodel of portions of the house, reroof of the house, replacement of an existing driveway with pavers, and the permitting of an "as-built" 44 s.f. attached storage shed.

The discretionary applications required for the project are:

1. Front Setback Modification to allow alterations, including new doors, new windows, and a raised deck within the required 20 foot front setback on Mohawk Road (SBMC §28.15.060 and SBMC §28.92.110).
2. Fence Height Modification to allow a fence greater than 3.5 feet in height in the front setback on Mohawk Road (SBMC §28.87.170 and SBMC §28.92.110).
3. Open Yard Modification to allow the proposed addition to further reduce an already nonconforming open yard area due to the construction of the 34 s.f. bedroom and bathroom addition (SBMC §28.15.060 and SBMC §28.92.110).

Date Application Accepted: October 24, 2013

Date Action Required: January 23, 2013

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:	Paul Zink,	Property Owner:	Louise Lucena Living Trust
Parcel Number:	041-342-010	Lot Area:	5,873 s.f.
General Plan:	Low Density Residential 5 du/acre	Zoning:	E-3/SD-3
Existing Use:	Residence	Topography:	Average 2% slope

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,018 sq. ft.	1,052 sq. ft.
Carport	168 sq. ft.	168 sq. ft.
Accessory Space	0 sq. ft.	44 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 1,347 sf 23% Hardscape: 600 sf 10% Landscape: 3,926 sf 67%

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/Allowance	Existing	Proposed
Setbacks			
- Front	20'	Edgewater: 17' Mohawk: 14'	No Change No Change*
- Interior	6'	5'	No Change
Building Height	30'	<12'	No Change
Parking	2 covered	1 covered	No Change
Open Yard	1,250 s.f.	1,260 s.f.**	1,170 s.f.* **

*Modification requested

**No area meets the minimum dimensional requirements

V. DISCUSSION

The project is located on a small lot that is shaped like an equilateral triangle, and has street frontages on two sides. The Edgewater side is the primary front yard, and the Mohawk side is the secondary front yard. Because of the size of the lot, its irregular shape, and its two street frontages, the buildable area is very small. The existing house is built partially in all three setbacks, and the lot does not have an area that meets the minimum dimensional requirements for open yard. The 34 s.f. proposed addition consists of a small laundry closet in a bedroom, to house a stackable washer/dryer, and an enlargement of the adjoining bathroom.

Front Setback Modification

The application proposes a portion of the new front deck, as well as changes to doors and windows in the Mohawk Road front setback. The Mohawk Road frontage is the secondary frontage for the property, and Staff supports the requested Modifications because the proposed improvements allow a private backyard for this corner lot, and they are not anticipated to have an adverse affect on the neighbors or the public.

Fence Height Modification

The application proposes a new, six-foot tall wood fence located six inches from the front property line, to replace an existing, 6-foot tall wood fence on the Mohawk Road street frontage. The fence is proposed about six inches back from the front lot line to allow for vines, which would grow up the fence, to be planted in front of the fence. As stated above, the Mohawk Road frontage is the secondary frontage, and Staff supports this type of fence to enclose the secondary frontage on corner lots, to allow the occupants to have a private backyard. The fence is not anticipated to have a detrimental effect on the neighborhood.

Open Yard Modification

The general open yard requirement for single family-zoned lots is 1,250 s.f., with a minimum dimension of 20'x20', and not to be located in the front yard. On lots less than 6,000 s.f., the open yard can be provided in multiple areas, as long as each one is at least 20'x20', and on corner lots, open yard can be in the secondary front yard, as long as it's at least 10 feet from the secondary front lot line. This lot does not contain any area that meets the minimum dimensions, and is nonconforming to the open yard requirement. The area used as recreational space is at the north corner of the lot, between the house, the interior lot line, and the Mohawk Road front lot line, and is approximately 1,260 s.f. (with minimum dimensions of 10 feet). Although the proposed bedroom and bathroom addition would reduce this area by 37 square feet, the area with a minimum dimension of 10' would be reduced by about 90 s.f., so the resulting recreational area would be about 1,170 s.f. The proposal adds a new 337 s.f. deck at the front of the house, which would increase the amount of recreational space. Staff supports the requested open yard Modification because the areas provide an adequate amount of recreational space for this small, irregularly shaped lot.

This project was reviewed by the SFDB Consent Calendar on October 14, 2013, and the Consent reviewer forwarded the project with positive comments (minutes attached as Exhibit C).

The front elevation shows a replacement window to the right of the carport. This window appears to be larger than the existing window (see photos on file). As this window encroaches into the Edgewater front setback, it may not be enlarged or moved without a Modification. The applicants have chosen not to request a Modification for this window, so during the plan check process, Staff will ensure that this window be replaced without enlargement or relocation.

VI. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Front Setback, Fence Height and Open Yard Modification are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements on the lot. The proposed window and door changes are appropriate because they are minor changes resulting from a new floor plan configuration. The raised deck is appropriate because it provides additional outdoor recreational area on the small lot. The proposed fence is appropriate because it is on a secondary street frontage, and provides privacy for the occupants of the house. The 34 s.f. addition is appropriate because it provides a laundry area central to the house, and enlarges a very small bathroom. None of the requested improvements is anticipated to cause an adverse impact to any neighboring properties or the public.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated October 24, 2013
- C. SFDB Minutes

Contact/Case Planner: Danny Kato, Senior Planner
(dkato@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x2567

PAUL R. ZINK, AIA

779 Calabria Drive
Santa Barbara, CA 93105
(805) 569-3909
prz@ZinkAIA.com

RECEIVED
OCT 24 2013

CITY OF SANTA BARBARA
PLANNING DIVISION

October 24, 2013

Planning Division
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102-1990

RE: Modification Application for 2302 Edgewater Way
APN: 041-342-010
Zoning E-3 / SD-3 Mesa: West Mesa
MST 2013-00393

Dear Staff Hearing Officer,

We are seeking three (3) modifications for this proposed project. One is to allow alterations of an existing building and the construction of a deck greater than 10" within a setback. The second is to allow for the construction of a property line fence along Mohawk Road to exceed 3.5' in height. The third is an open yard modification to allow for a 70 square foot reduction of the non-conforming open yard area.

This is actually a very tight piece of property with only three property lines. Two of those property lines front a road. Not many lots in Santa Barbara have this physical hardship being shaped like an arrowhead. In reviewing the options for renovating the existing house or rebuilding a new house on the property, the Owners have decided to retain the existing non-conforming structure and propose a minor addition to the house that will trigger the open yard modification. There is no change to the existing non-conforming parking.

The existing house consists of 1,018 square feet of living area and a 169 square foot carport. A permit was issued converting the original carport into additional living area and constructing the carport that is seen today. We are proposing a 34 square foot addition to the living area of the house and 44 square foot addition As-Built storage area. The existing building is non-conforming in terms of our current zoning standards for the parking, setbacks, and open yard setback. We are not proposing to increase the height of the existing structure which was very important in our discussions with the neighbors.

EXHIBIT B

Modification A - The existing house is located in the front yard setback along Mohawk. The existing structure is a permitted structure, thus the setback distances were changed after the building was built. We are proposing some changes to the windows in the structure that is located in this zone. The proposed changes to the windows were reviewed by the Single Family Design Board and they found the changes to be in keeping with the neighborhood style. All of the windows in the house will be replaced as a part of this construction.

We are also proposing to build a raised deck in the front of the house that is at the same level as the house. To align the new deck with the existing windows, the deck will be located 2'-8" into the front yard setback along Mohawk Road. The height of this deck will be 14" above grade at the highest point. The zoning allows for a deck to be 10" above existing grade in this location. We are requesting a front yard modification because we do not want a step between the house and the deck to allow for livability and flow.

Modification B - There happens to be an existing 6' high property line fence along Mohawk Road. This was constructed without the benefit of permits. The fence has been in place for over 50 years. The new property line fence that is proposed will be 5' high and located 6" from the property line to allow for some landscaping to be grown on the fence to deter graffiti. This fence will continue to allow the Owners to have privacy while they use the back yard of the property.

Modification C - Most of the interior remodel work will be in the kitchen and bath area of the house and the living area that was created from the former carport. In modernizing the home for a retiring couple the typical bathrooms were not sized for today's needs. This additional size of the bathrooms expanding created a small bump out off the back of the house. This small bump out moves into the non-conforming open yard area. We are proposing a 70 square foot reduction of the open yard area that has a dimension greater than 10'. What is not considered when determining the open yard area is the amount of open yard with in the primary front yard setback. The proposed project is single story with a Floor Area Ratio of 48.2%. This FAR indicates that more than 50% of the property does not have a structure on it and is open to the sky. The reduction of the backyard open area does not alter significantly the usable area of the backyard. It should also be noted that the existing lot size is non-conforming in area. For lots that are zoned E-3, the minimum lot size is 7,500 square feet and this lot is 5,873 square feet. With this modification the existing house will be renovated with modern improvements while keeping the low profile of the original house intact for years to come.

This house is located in the West Mesa area. Our neighbor to the North is a residential house that has a frontage along Edgewater and Mohawk. Across the street from us are one and two story residential houses. All of the houses in the area are of various sizes and character. Our house is one of the smallest homes on the smallest parcels of land.

There will be no tree removals with this project. There will be no grading with this project. We will be replacing the existing paved driveway surface and installing a paver type material. The back concrete patio will be replaced with flagstone. The project will be designed to comply with Tier II Storm Water Management Program. In the past, the Public Works Department has waived the requirements for hydrology reports for projects of this size since the scope of work is so small.

The existing property is currently served by City water and sewer. The existing power, cable, and telephone services are overhead. The existing gas service is underground. There are no proposed changes to any of these services.

The proposed project will have new exterior lighting that will be dark sky compliant. The new lights will match the character of the proposed house. The proposed project will continue through the SFDB design review process for quality detailing and building materials.

It is estimated that the demolition of the interior portion of the project will take less than four (4) days. All materials will be recycled locally through Marborg Industries. The construction is estimated to take six (6) months to complete. The number of workers on the site should not exceed five (5) people. There is ample day parking on the City streets within walking distance to the property. There will be no heavy equipment used for this project. At this time a storage roll-a-way is not proposed. At times there will be a dump trailer parked in front of the house along Edgewater during construction. There will be no hazardous material associated with this proposed project.

We feel that this proposed project complies with the intent of the Zoning Ordinance in allowing renovations and an addition to the existing structure while at the same time preserving the modest sized house on the property. We feel the Staff Hearing Officer will be able to make the findings to permit these modifications.

If you have any questions please call 805-569-3909.

Sincerely,



Paul R, Zink, AIA

NEW ITEM**E. 2302 EDGEWATER WAY****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-342-010
Application Number: MST2013-00393
Owner: Louise Lucena Living Trust
Architect: Paul Zink

(Proposal for minor site alterations, a total of 78 square feet of additions, minor exterior alterations and interior remodel to an existing, 1,186 square foot, one-story, single-family residence, located on a 5,873 square foot lot in the non-appealable jurisdiction of the Coastal Zone. The proposal includes a 34 square foot addition to the residence, a 44 square foot storage addition, replace the existing windows and roof with new, add a new deck, replace the existing asphalt driveway with pavers, and replace an existing fence with a new 5-foot wood fence located along Mohawk Road. The proposal includes review by the Staff Hearing officer for requested zoning modifications.)

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

Sam Ryan, a neighbor at 2317 Edgewater Way, spoke in favor of the proposed project. 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.
- 2) The alterations to the building within the front setback are acceptable.
- 3) The reduction of the open yard is acceptable given the lot constraints of a small corner lot.
- 4) The fence height is acceptable provided the following: the fence should be placed approximately
6 – 8 inches back from the property line in order to provide a vine element for added visual aesthetics and specify the planting vine material.
- 5) Provides details, colors, and materials of the fence.
- 6) If the **Staff Hearing Officer** should require the removal of the plantings, located in the public right-of-way, then replace with a permeable surface or a water-wise landscaping material not to exceed 8 inches in height.