



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: February 27, 2014
AGENDA DATE: March 5, 2014
PROJECT ADDRESS: 1150 Bel Air Drive/2210 Chuma Road (MST2014-00026)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Jo Anne La Conte, Assistant Planner *JAL*

I. PROJECT DESCRIPTION

The 14,727 square-foot site is currently developed with 1,836 square foot two-story single family residence and a detached 288 square foot garage. The proposed project involves a 130 square foot addition within a portion of an existing two-story open living volume, and exterior alterations, including new and relocated windows and a new door. The discretionary application required for this project is an Interior Setback Modification to allow an addition, window changes and a new door in the required ten-foot interior setback (SBMC § 28.15.060 & SBMC §28.92.110).

Date Application Accepted: 2/5/14

Date Action Required: 4/4/14

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: J Michael Holliday, Architect	Property Owner: Alta Community Investment LLC
Parcel Number: 043-280-034	Lot Area: 14,727 sq. ft.
General Plan: Low Density Residential (3 du/acre)	Zoning: E-1/R-1
Existing Use: Single Family Residence	Topography: 26 % slope

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,836 sq. ft.	+130 = 1,966 sq. ft.
Garage	288 sq. ft.	No Change

C. PROPOSED LOT AREA COVERAGE

Building: 2,254 sf 15.3% Hardscape: 2,909± sf 19.7% Landscape: 9,564± sf 65%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: .295 Proposed FAR: .153 = 52% of Max. Allowed FAR

IV. BACKGROUND

The original project (MST2012-00483) was for an interior and exterior remodel to the existing two-story single-family residence that included a new trellis/deck addition, replacement of all windows and doors, the addition of one new window and one new door, adding shutters to the windows, and the replacement of the garage door. That project was approved by the Single Family Design Board (SFDB) on January 14, 2013. In January 2013, the property owner applied for a building permit (BLD2013-00094), and it was discovered that the 130 square foot addition within a portion of the existing two-story open living volume and exterior alterations including window changes and changing a second story window to a new sliding door require modification approval, because they are located in the required interior setback.

The property is currently undergoing an address change as the address with the County Assessor's Office is 2210 Chuma Road and the proposed address is 1150 Bel Air Drive.

V. DISCUSSION

The majority of the parcel is zoned E-1, and a portion of the rear of property is zoned R-1. However, the dwelling and the garage are located entirely in the E-1 portion of the property. The existing dwelling is located approximately 2 ft. 2 inches from the east property line. The Modification is to allow the proposed addition, a new door, relocated windows and a larger window for the dwelling in the interior setback. The proposed addition is located on the second floor of the dwelling in a portion of the dwelling that is enclosed, but open to the floor below.

The proposed window changes include replacing a second-story window (approx. 8 ft. x 4 ft.) with a sliding door (approx. 8 ft. x 7 ft.) on the north elevation of the dwelling, and increasing the size of a first floor window (approx. 3 ft. x 3 ft.) with a larger window (approx. 4 ft. x 4ft.) in basically the same location on the east elevation of the dwelling. Also proposed are recessing four windows approximately one foot farther away from their prior location in the east interior setback and replacing two windows of the same size in the same location.

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 new door is facing a heavily forested parcel of land at the rear of the property,

is approximately 18 feet from the rear property line and the new window on the first floor is only slightly larger. The existing dwelling is located on a wooded site that is not visible from any public street, and the dwelling's topographic elevation is lower than the structures on the adjacent parcels. In addition, the proposed windows will create a condition that is compliant with the building code, as recessing them provides greater than three feet of separation from the property line, and increasing its size provides adequate egress from a bedroom window. Staff supports the requested modification, and finds that the window and door changes within the setback and the minor addition within the existing two-story open living volume are appropriate improvements to a single family residence and are not anticipated to adversely impact the adjacent neighbor to the east.

A Zoning Information Report prepared in 2011 noted code violations for a workbench in the garage obstructing the required parking area and that the dwelling was in a state of disrepair and could present health and safety issues. Therefore, staff has included a condition that the workbench obstructing the required parking shall be removed from the garage.

VI. 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, because the proposed addition is located within the existing open living volume of the dwelling, and the window/door alterations to the dwelling are not anticipated to adversely impact the adjacent neighbors.

Said approval is subject to the condition that the workbench obstructing the required parking shall be removed from the garage.

Exhibits:

- A. Site Plan
- B. Applicant's letter, dated November 20, 2013
- C. SFDB Minutes dated January 14, 2013

Contact/Case Planner: Jo Anne La Conte, Assistant Planner
(jlaconte@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x**3320**

PLACEHOLDER

EXHIBIT A: (REDUCED) SITE PLAN

[STILL PENDING FROM THE APPLICANT]

20 November 2013

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

RECEIVED
JAN 16 2014
CITY OF SANTA BARBARA
PLANNING DIVISION

**RE: MODIFICATION REQUEST FOR 1150 BEL AIR ROAD, Santa Barbara, CA
APN 043-280-018, Land Use Zone: E-1**

Dear Staff Hearing Officer,

Existing Site Conditions

This project involves an existing 14,810 SF property located at 1150 BEL AIR Road in Santa Barbara, California. The proposed improvements involve a complete renovation and remodel of an existing 2,350 SF single family residence as well as for a 320 SF two-car garage. A separate building permit application has been submitted for the renovation of the existing residence.

Proposed Project & Modification Requested

This proposed modification request is to modify ~~6???~~³ existing windows located on the east side of the existing residence along with the addition of 130 SF of additional second floor area to the interior. The reason a modification is required is due to the close proximity of the existing residence to the east property line and the fact that existing windows are within 3' of the property line. Since the goal of the overall renovation and improvement effort is to repair, enhance and reposition the existing dilapidated house, it is necessary to modify and improve the existing windows and add the additional floor area. The existing setbacks for the current E-1 zoning are 30' for the front yard and 10' for the rear yard and 10' on the side yard setbacks. The modification being requested is to allow the existing windows to be modified to create a more code compliant condition by moving them inside the existing building to provide greater than 3' of separation from the property line and to provide compliant egress from a bedroom window. Approval of this modification will allow the existing house to be fully renovated, the existing windows to be modified and to allow for the addition of 130 SF of new interior floor area to create a more functional, livable and usable interior area on the second floor.

3. Modification Justification & Benefits

The proposed window modifications and additional second floor interior living area is justified for several reasons listed below:

- a. The existing windows are single pane windows which are closer than 3' to the property line, a condition which is not allowed by current building code. The new windows will be moved to the interior approximately 10" to exceed the 3' code requirements and all windows will be maintained in their approximate existing location creating a more code compliant final result.
- b. The new windows will be energy efficient dual glazed units which will create a more energy efficient glazing condition for the existing home reducing energy consumption and utility costs for the life of the building.
- c. One of the new windows will be modified in size to meet emergency egress requirements for the bedroom inside creating a more code compliant final result.
- d. The existing home is located in a relatively rural, open and wooded site area that is not viewable from any public street. Also the existing residence is built at a significantly lower topographic elevation than buildings on adjacent parcels and therefore is not adjacent to any existing structures on the neighboring properties.
- e. The new dual pane windows will create more acoustical isolation from the adjacent properties.

EXHIBIT B

JM Holliday
A s s o c i a t e s

Architecture
Interiors
Management
Planning
Environmental
Consulting

288 Rosario Park Road
Santa Barbara, California
9 3 1 0 5
Phone 805.452.9542

3. Modification Justification & Benefits - continued

- f. The new second floor living area will create a more livable, functional and usable interior and allow the renovated house to take better advantage of the site view and vistas.

Conclusion

Based on the above, we feel the window modifications and additional second floor area requested is appropriate and will result in a better, more code compliant, more energy efficient, more acoustically separated final result that is consistent with the neighborhood and with green development principles.

Please feel free to give me a call should you have any questions or comments regarding the above or should you need additional information. Attached please find a set of preliminary plans, project statics, signed master application form, and site photographs as requested.

Sincerely,
J.M. Holliday Associates Inc.

J. Michael Holliday FAIA, LEED AP
Principal Architect

attachments

PROJECT DESIGN AND FINAL REVIEW**C. 1150 BEL AIR DR****E-1 Zone**

Assessor's Parcel Number: 043-280-018

Application Number: MST2012-00483

Owner: Alta Community Invest, LLC

Architect: Steve Harrel

(Proposal for an interior and exterior remodel to an existing two-story 2,350 square foot single-family residence and a detached 320 square foot two-car garage, located on a 14,810 square foot parcel in the Hillside Design District. Alterations include a new trellis/deck addition, replacement of all windows and doors, the addition of one new window and one new door, adding shutters to the windows, and the replacement of the garage door.)

(Project Design and Final Approval requested.)

Project Design and Final Approval as submitted.