



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: March 13, 2014
AGENDA DATE: March 19, 2014
PROJECT ADDRESS: 215 La Jolla Drive (MST2013-00528)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DJK*
 Suzanne Riegler, Associate Planner *SR*

I. PROJECT DESCRIPTION

The 6,000 square foot lot is located in the non-appealable jurisdiction of the Coastal Zone and is developed with a 1,533 square foot, one-story, single-family residence, including an attached, 422 square foot, two-car garage. The proposed project includes the demolition of the existing garage, reconstruction of a 409 square foot garage in the same location, construction of a 398 square foot one-story addition, a 379 square foot second floor addition, and an 86 square foot second story deck, . The proposal also includes a major façade and interior remodel. The proposed total of 2,291 square feet is 85% of the required floor-to-lot area ratio (FAR).

The discretionary applications required for this project are:

1. A Front Setback Modification to allow reconstruction of a conforming two-car garage at a lower elevation within the required 20-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. A Interior Setback Modification to allow the reconstruction of a conforming two-car garage at a lower elevation within the required six-foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: 2/19/14

Date Action Required: 5/20/14

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	David VanHoy, Architect	Property Owner:	Frank & Marlene Bucy
Parcel Number:	041-363-004	Lot Area:	6,000 sq. ft.
General Plan:	Residential	Zoning:	E-3/SD-3
Existing Use:	Single-Family Residence	Topography:	3% est. avg. slope

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,111 sq. ft.	+773 = 1,884sq. ft.
Garage	422 sq. ft.	- 422 + 409sq. ft.
Total	1,533 sq. ft.	2,293 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 2,005 sf 33% Hardscape: 700 sf 12% Landscape: 3,295 sf 55%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.45 Proposed FAR: 0.38 = 85% of Max. Allowed FAR

IV. DISCUSSION

The proposed project involves the demolition of the existing non-conforming garage, the construction of a conforming garage, and the construction of one and two-story additions to the existing residence. The project will result in a 2,293 square foot two-story residence with an attached garage. The proposed additions to the residence will observe the required twenty-foot front and six-foot interior setbacks. The existing garage is nonconforming to the minimum 20-foot interior width, and is located 16 feet from the front lot line, and the five feet from the interior lot line to the south. Front and Interior Setback Modifications are requested to allow the reconstructed garage to encroach four feet into the required 20-foot front setback, and one foot into the required six foot interior setback.

The proposed garage will be reconstructed in roughly the same foot print, with a minor expansion of the footprint at the northeast corner (in the front setback) to allow for a garage with the minimum interior dimensions of twenty-feet by twenty-feet. In addition, the finished floor of the proposed garage is to be lowered approximately 18 - 24 inches. The addition will provide the minimum interior garage width of twenty feet. Due to the location of the existing residence, a project that conforms to all required setbacks and open yard requirements cannot be obtained. Staff supports the requested Modification to construct a garage with conforming interior dimensions and at a lower finished floor elevation within the front and interior setbacks. The new garage is not anticipated to adversely impact the visual openness of the public street frontage or the adjacent neighbor to the south because it is located in the same footprint of the existing structure.

This project was reviewed by the Single Family Design Board on February 10, 2014, and the Board found that the proposed front and interior setback modifications are aesthetically appropriate. The proposed modifications do not pose consistency issues with appearance, compatibility, quality architecture, and materials.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Front and Interior Setback Modifications are consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed garage is appropriate because it will provide a two-car garage that meets the Parking Design Standard Requirements, it is located in the footprint of the existing garage, and it is not anticipated to adversely impact the visual openness of the public street frontage or the adjacent neighbor to the south because it is located in the same footprint of the existing structure.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated February 19, 2014
- C. Single Family Design Board Minutes

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



February 19, 2014

Applicant: David VanHoy
Applicant return address: 2860 Baseline Avenue, Santa Ynez, CA 93460
Applicant telephone number: 805 729-3184

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

RECEIVED
FEB 19 2014
CITY OF SANTA BARBARA
PLANNING DIVISION

Re: Modification Request

Project: 215 La Jolla Drive, Santa Barbara, CA 93109 • APN: 041-363-004 • Land Use: E-3 / SD-3

Dear Staff Hearing Officer:

1. Existing Situation

A 1,111 net square foot single family residence and 422 net square foot detached garage are located on a 60' x 100' property. The structures were part of a tract of homes constructed in 1960. The required setbacks at the time were 15' front yard, and 5' side and rear yard. The current setback requirements are 20' front yard, and 6' side and rear yard.

2. Modification Request #1

The modification requested is to allow the garage to be re-built in the same location and conform to the original front and side setback requirements. All of the existing homes on this side of the La Jolla Drive have the same garage setbacks as the subject property. As part of the proposed project, a bedroom and bath will be constructed above the rebuilt garage. The setbacks of the second story structure will conform to the current requirements. The re-built garage will be constructed at a 12" lower elevation. This provides the benefit of reducing the overall height of the new second story structure and also reduces the slope of the existing driveway.

3. Modification Request #2

The modification requested is to allow the re-built garage to be 2' wider than the existing garage. The current garage has net interior dimension of 20' deep x 18' wide. The transportation department has reviewed the preliminary plans and requested that the re-built garage meet the 20' deep x 20' wide clearance requirement, as well as providing garage doors a minimum of 8'-6" wide.

4. Project Benefits

Modification #1 will provide for a structurally safe structure in the same location, will allow the second story addition to be less than 17" high, and reduce the slope angle of the existing driveway making it more useable.

Modification #2 will allow the garage to meet the current size requirements of the transportation department, and provide for two individual garage doors, which will be more in scale with the small scale residence.

Sincerely,

David VanHoy, Architect

EXHIBIT B



DESIGN REVIEW ACTIVITIES SUMMARY

215 LA JOLLA DR (MST2013-00528)

R-SFR

Proposal for a major façade and interior remodel to an existing, 1,533 square foot, one-story, single-family residence, including an attached, two-car garage, located on a 6,000 square foot lot within the non-appealable jurisdiction of the Coastal Zone. The proposal includes 398 square feet of one-story additions, a new 379 square foot second-story addition, and an 86 square foot, second-level deck. The proposal includes demolition and re-construction of the existing garage to be located within the original building footprint. The proposal includes Staff Hearing Officer review for requested zoning modifications. The proposed total of 2,291 square feet is 85% of the required floor-to-lot area ratio (FAR).

Status: Pending

DISP

Date 3

SFDB-Concept Review (New) - PH

CONT

02/10/14

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

Actual time: 4:41 p.m.

Present: David Van Hoy, Architect; Derek Westen, Attorney; Frank and Marlene Bucy, Owners, Suzanne Riegler, Planning Division

Public comment opened at 5:05 p.m.

- 1) Rhonda Seiter, neighbor at 225 La Jolla Dr. (submitted letter), expressed opposition regarding the second story, obstructed views, and neighborhood incompatibility. Mrs. Seiter summarized the comments on a petition of neighbors who could not attend the meeting.
- 2) Tony Craddock, neighbor at 151 La Jolla Dr. (submitted letter), expressed support for the project.
- 3) Pat Craddock, neighbor at 151 La Jolla Dr. (submitted letter), expressed support for the project.
- 4) James Seiter, neighbor at 2517 Mesa School Ln. (submitted letter), expressed concerns regarding neighborhood compatibility.
- 5) Mark Paul, neighbor, 221 La Jolla Dr., expressed concerns regarding the sandblasted privacy panels and requested screening landscaping.
- 6) Frank Wascoe, neighbor at 2540 Selrose Ln. (submitted letter), expressed support for the project design. Requested story poles.
- 7) Ed Tormio, neighbor at 2547 Medcliff Rd. (submitted letter), expressed support for the project design.

Letters of support from approximately 14 people, including Laurence Severance, Judith Long, Maria Richardson, Patricia Carddock, Erika Klemperer, Tony Craddock, Roger Dickson, Stephanie Sneddon, Frank and Jeri Wascoe, Nathan and Abigail Ziv, Robin and Scottie Brooks and Ed Tormio were received.

Letters and petitions of opposition from approximately 26 people, including Rhonda Seiter, Judith and Wayne Cottrell, Jane Ricketts, Paul Delaney, John and Mary Lou Williams, David Galene, Barbara Thorburn, Robyn Palmquist, Chris Kent, Susan Shank, and James Seiter were received.

Public comment closed at 5:22 p.m.

Motion: Continued indefinitely to Staff Hearing Officer for return to Full Board with comments:

- 1) The modifications are aesthetically appropriate. The proposed modifications do not pose consistency issues with appearance, compatibility, quality architecture and materials.

EXHIBIT C

- 2) Provide a landscape plan.
- 3) Study mitigation of the night glow that may emit from the second story windows.
- 4) Study the sandblasted panels for an alternative to provide privacy.
- 5) Provide Standard Level B story poles.

Action: Pierce/Woolery, 7/0/0. Motion carried.