



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: March 27, 2014
AGENDA DATE: April 2, 2014
PROJECT ADDRESS: 527 La Marina Drive (MST2013-00011)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Betsy Teeter, Planning Technician II

I. PROJECT DESCRIPTION

The 12,253 square foot lot is located in the Hillside Design District, and is developed with a 1,659 square foot one-story residence and a detached 428 square foot two-car garage. The proposed project is for a remodel to the dwelling, including a proposed expansion of the side and front entry areas, a new front porch, an interior remodel, a new roof deck, a new 1st story deck and trellis and the addition of a 565 square foot second story over the existing garage. The roof overhang of the second story addition will encroach into the required interior setback. The discretionary application required for this project is an Interior Setback Modification to allow additions and alterations within the required six-foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: March 1, 2014

Date Action Required: July 1, 2014

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Paul Rubel	Property Owner:	Paul Rubel
Parcel Number:	035-211-013	Lot Area:	12, 253 sf
General Plan:	Low Density Residential Max 5 du/acre	Zoning:	E-3
Existing Use:	One-Family Residence	Topography:	17% slope

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,835 sq. ft.	+670 = 2,505 sq. ft.
Garage	400 sq. ft.	No Change

C. PROPOSED LOT AREA COVERAGE

Building: 3,075 sf 25% Hardscape: 1,444 sf 12% Landscape: 7,678 sf 63%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.329 Proposed FAR: 0.237 = 73% of Max. Allowed FAR

IV. DISCUSSION

The applicant is proposing a 2nd story addition over the garage, and is requesting a Modification to allow the eave of the new addition to encroach into the required interior setback. The existing garage eave is non-conforming to the required 6 foot interior setback, as the eave currently encroaches three feet into the interior setback. The Ordinance allows eaves to encroach two feet into setbacks, thus the garage eave encroaches one foot farther into the required setback than is allowed. The new 2nd story eave is proposed to have the same three foot eave as the existing garage eave. The project, as proposed, will add no additional floor area within the interior setback. It is Staff's position that the encroachment into the interior setback is minimal as it is no greater than the existing encroachment of the garage eave. The 2nd story eave is not anticipated to impact the neighborhood.

A Zoning Information Report prepared in 1998 noted that the side deck, spa and lanai were added without permits and encroached into the required setback. These have all been or will be removed and the new proposed decks and trellis are all located outside of the required setbacks and will be permitted as part of this project.

This project was reviewed by the Single Family Design Board (SFDB) on May 20, 2013, and the Board granted Project Design Approval making the findings that the proposed project is aesthetically appropriate and does not pose consistency issues with the Single Family Residence Design Guidelines.

V. **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. The small encroachment into the interior setback is appropriate because they it will provide a uniform improvement to the dwelling and is not anticipated to adversely impact adjacent neighbors.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated , March 1, 2014
- C. SFDB Minutes dated May 20, 2013

Contact/Case Planner: Betsy Teeter, Planning Technician II
(bteeter@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x4563

Paul Rubel

527 La Marina Dr.
Santa Barbara, CA 93109

Mar 1, 2014

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

RECEIVED
MAR 13 2014
CITY OF SANTA BARBARA
PLANNING DIVISION

Re: Modification Request for 527 La Marina

Dear Sir

I am requesting a modification for a roof set back to 527 La Marina dr. A remodel of this single story home has been approved by SFDB and has been through the first round of engineering review. The remodel consists of fixing foundation issues, slight expansion of the current footprint(115 sqf) in the entrance way areas, and the addition of a second story bedroom/reading area/deck(607 sqft). The issue that arose in engineering review was the roof overhang of the garage/second story bedroom intruding on the six foot setback to the property line on the west side. The current, as originally built, overhang of the garage is three feet, which is exactly the same as the proposed remodel. The SFDB recommended three foot overhangs on the remodel design to keep the home consistent with the current Mesa architecture. I am requesting a modification to allow the three foot overhang on the garage. Thank you for your consideration.

Regards

Paul Rubel

527 La Marina Dr.

805-570-5842

EXHIBIT B

PROJECT DESIGN REVIEW**3. 527 LA MARINA DR****E-3 Zone**

(4:00) Assessor's Parcel Number: 035-211-013
Application Number: MST2013-00111
Owner: Paul J Rubel
Designer: Theo Bessin

(Proposal to construct a new 545 square foot second-story addition above the existing garage and a new 82 square foot first story addition to an existing one-story 1,847 square foot single-family residence with an attached 400 square foot two-car garage. The proposal includes a new 435 square foot second level deck, replacement of an existing first-level elevated deck with a new cedar deck at grade, and a new 42-inch tall wood fence. The proposed total of 2,874 square feet, located on a 12,197 square foot lot in the Hillside Design District, is 72% of the required floor-to-lot area ratio (FAR).)

(Project Design Approval is requested. The project was last reviewed on May 6, 2013. Compliance with Tier 3 Storm Water Management Program (SWMP) is required prior to final approval.)

Actual time: 4:00 p.m.

Present: Paul Rubel, Owner.

Public comment opened at 4:08 p.m. As no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged.

Motion: Project Design Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and continued indefinitely to the Full Board with conditions:

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials and good neighbor guidelines.
- 2) The project's mass, size, bulk, height, and scale are appropriate for the neighborhood.
- 3) Provide drawings, details and colors of chimney cap.
- 4) Provide a colors and materials schedule on the plans and a materials board for the file.
- 5) Specify the plant materials at trellis.
- 6) Provide details on coping, railings, trellis, deck, and roof.
- 7) Provide a cut sheet, specifications, and details of the garage door.

Action: Bernstein/Pierce, 6/0/0. Motion carried. (James absent).

The ten-day appeal period was announced.

EXHIBIT C