



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: May 8, 2014
AGENDA DATE: May 14, 2014
PROJECT ADDRESS: 25 Via Alicia (MST2014-00011)
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 16,802 square foot lot is located in the Hillside Design District, and is developed with a 2,277 square foot Two-story residence, and a detached 430 square foot two-car garage. The proposed project is for a remodel and addition to the existing two story dwelling, including a proposed 216 square foot addition to the upper level and 131 square foot addition to the lower level and an expansion of the front entry deck, all of which will encroach into the required 25 foot front setback. The residence currently encroaches into the required front setback. The discretionary application required for this project is a Front Setback Modification to allow additions and alterations within the required 25 foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: April 10, 2014

Date Action Required: July 9, 2014

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to conditions.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Wade Davis Design	Property Owner:	Derek and Cindy Yeoman
Parcel Number:	015-311-006	Lot Area:	16, 802 sf
General Plan:	Low Density Residential Max 3 du/acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	40% slope

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,961 sq. ft.	+346 = 2,307 sq. ft.
Garage	430 sq. ft.	No Change

C. PROPOSED LOT AREA COVERAGE

Building: 1,676 sf 10% Hardscape: 319 sf 2% Landscape: 14,807 sf 88%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.262 Proposed FAR: 0.182 = 70% of Max. Allowed FAR

IV. DISCUSSION

The applicant is proposing a remodel and addition to the existing two story dwelling. The residence and the detached garage are currently non-conforming to the 25' front setback, (due to the slope of the front half of the lot exceeding 20%, a 5' reduction of the required 30' setback is permitted pursuant to SBMC §28.15.065). A Modification is required to allow additions to the dwelling to encroach into the front setback, and to make alterations to portions of the residence that are currently non-conforming to the front setback. The applicant proposes to add 216 square feet to the upper floor in order to enlarge the master bathroom and closet, and to add 131 square feet to the lower floor to create a new powder room, laundry room and bathroom. As part of the remodel, the entryway will be moved and a new interior stairway added. The existing front entry deck is also proposed to be expanded further into the front setback.

This project was reviewed by the Single Family Design Board (SFDB) on April 7, 2014, and the Board continued the item indefinitely to the Staff Hearing Officer with the following comments: 1) The Board is in favor of the requested modifications in the front yard. 2) The Board is not in favor of the glass railings. 3) Further study the amount and locations of decks. 4) The Board is not in favor of the glass paneled garage door. 5) Show a solid railing on the second-story deck on the west elevation to address privacy concerns from the neighbor.

The additions to the dwelling and the entry deck are attractive improvements that create an improved entry to formally announce the front door's location. The new entry and additions and alterations provide an aesthetic improvement to the house and streetscape and will benefit the neighborhood. Although it is Staff's general practice to not support encroachments within the front setback, we recognize that this is a small extension into the already nonconforming front setback, and that the site is constrained by the steep slope and location of the existing house.

Said approval is subject to a condition the following conditions:

- 1) Demonstrate compliance with Tier 3 Basic Storm Water Management Program (SWMP) requirements on the plan set.
- 2) Specify the proposed best management practices (BMPs) and their location on the site and landscape plans, and note that the BMP is shown to comply with Tier 3 SWMP requirements.
- 3) The hedges located adjacent to the driveway, shall be reviewed by the Public Works Departments Supervising Transportation Engineer to improve visibility of vehicles using the driveway for ingress and egress from the subject property and from the public right-of-way.

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 encroachments into the front setback are appropriate because they will provide a uniform improvement to the dwelling and are not anticipated to adversely impact adjacent neighbors on a lot that is constrained by steep slopes and location of existing development.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated , April 10, 2014
- C. SFDB Minutes dated April 7, 2014

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

April 10, 2014

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

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CITY OF SANTA BARBARA
PLANNING DIVISION

Re: Modification Request for 25 Via Alicia; APN 015-311-006; Zone E-1

Dear Staff Hearing Officer:

We are proposing a remodel and addition to the existing 2-story, single family residence located at 25 Via Alicia. The current residence and detached two-car garage are non-confirming as to the front yard setback. The front half of the lot has a slope greater than 1' per 5', allowing the front yard setback of 30' to be reduced to 25', per City ordinance 28.15.065. We are requesting a Modification to allow for residential additions and site improvements, which would occur within the reduced 25' front yard setback.

There is an existing 2,277 square foot two-story, single-family residence, with a 430 square foot detached two-car garage on the property. The house currently encroaches as much as 3'- 2" into the required 25' front yard setback, and the garage encroaches 15'-3" into the required 25' front yard setback along the north property line. There is also an existing wood framed front deck that currently encroaches 5'-6" into the required 25' front yard setback. The existing building has been permitted with city building permits, according to the City building files.

The proposal along the north side of the property, within the front yard setback is to:

1. Add a 83 square foot addition to the north side of the existing Master wing on the upper (street) level, to provide a larger Master Bath and Master Closet.
2. Add a 124 square foot upper (street) level and 123 square foot lower level addition to the north side of the house to provide a new location for the Entry, a new interior stairway, new Powder room, new Laundry room, and new lower level Bathroom, connecting the upper (street) level of the main house to the existing detached Garage.
3. Expand the existing wood framed front deck to allow for better access to the Entry addition.
4. Provide a new 6' high front gate and privacy wall along the west portion of the existing wood deck.

The modification being requested is to allow:

1. The new upper level addition to the north side of the existing Master wing to encroach 9'-10" into the required 25' front yard setback.
2. The new upper and lower floor addition along the north elevation to encroach 5'-8" into the required 25' front yard setback.
3. The expansion of the existing wood framed front deck, new 6' high wood gate, and 6' high privacy wall to encroach 15'-0" into the required 25'-0" front yard setback, keeping a 10' setback from the north property line/right-of-way boundary along Via Alicia.
4. The replacement and change in size of the existing (2) windows along the north wall of the residence to new sliding doors, which is located 0'-3" within the 25' front yard setback.

The work we are requesting within the front yard setback will allow for the relocation of the interior stairway to the north side of the house. The existing stair is currently in the center of the main living space, which is already modest in size. The relocation of the stair allows for a more adequate sized great room (living, dining and kitchen areas). The proposed new front patio expansion would allow for access to the new Entry, and would also provide

EXHIBIT B

a safer outside play area off the main level, as opposed to the balconies along the south, which are well elevated off the ground, which slopes down dramatically from the street level. The addition between the existing house and existing detached garage will connect the two, allowing for interior access between the two spaces. The addition to the Master wing allows for a slight expansion to the Master Bath and Master Closet, which are both currently very compact. The existing windows would be changed in size to reflect the interior remodel of the residence, and would respond to the new floor layout.


At the conceptual review hearing on April 7, at the Single Family Design Review Board, the board members gave positive comments in response to the proposed design of the upper and lower additions along the north side of the house for the Entry, Powder, Laundry Room and connection to the existing Garage; the expansion of the front patio area; the Master wing addition; and the replacement of the doors and windows within the front setback. The design review board stated that the proposed additions are minor in scale, and are fitting to the house.

The major benefits of having the proposed items listed above encroach into the required setback are:

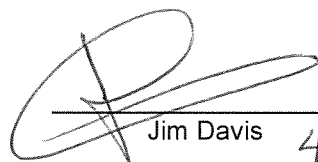
1. It will give the house a better sense of the entry from the street, diminishing the prominence of the garage, and allowing for privacy between the street and the house;
2. The characteristics of the sloping site do not allow for easily accessible outdoor space from the house. The expanded front deck allows for an outdoor area that is easily accessible and safe for children to use.
3. The addition at the main level between the house and garage will allow for a better interior connection between the two spaces.
4. It is more cost effective to construct an addition to the house for the Master Suite towards the north side of the house, where the existing grade is much higher. An addition towards the south would result in expensive, and extensive foundation work, as the existing grade is upwards of 16' below the upper level finished floor.
5. It will enhance the neighborhood charm by adding architectural articulation to an uninteresting street façade.

We hope that you will take the benefits listed above, and the support of the SFDB into consideration for the approval of the modification items we are requesting. Please feel free to contact us with any questions about the project.

Sincerely,



Akiko Wade Davis 4/10/14



Jim Davis 4/10/14

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 25 VIA ALICIA****E-1 Zone**

(5:05) Assessor's Parcel Number: 015-311-006
Application Number: MST2014-00111
Owner: Yeoman Trust
Architect: Wade Davis Design

(Proposal to construct a 131 square foot addition at the lower level, 215 square feet of additions on the upper level (street grade), a new 126 square foot entry deck, a 260 square foot expansion of the rear deck, and a 390 square foot patio cover over the rear deck on a 16,802 square foot lot located in the Hillside Design District. The project includes a minor interior remodel. Portions of the additions and the entry deck encroach into the front yard setback. The proposed 3,063 square foot, two-story residence with attached two-car garage is 70% of the guideline maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for zoning modifications.)

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

Actual time: 5:24 p.m.

Present: Jim Davis and Akiko Wade Davis, Architects.

Public comment opened at 5:33 p.m.

- 1) Stephen Young, a neighbor to the west of the project, expressed concerns regarding the privacy issue amongst the neighboring homes. He suggested something be put in place to maintain his privacy.
- 2) Dick Drosendahl, a neighbor in close proximity, spoke in support of the project. He was interested in hearing that it would be habitable since it's been vacant for so long.

Public comment closed at 5:39 p.m.

Motion: Continued indefinitely to Staff Hearing Officer with comments:

- 1) The Board is in favor of the requested modifications in the front yard.
- 2) The Board is not in favor of the glass railings.
- 3) Further study the amount and locations of decks.
- 4) The Board is not in favor of the glass paneled garage door.
- 5) Show a solid railing on the second-story deck on the west elevation to address privacy concerns from the neighbor.

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

EXHIBIT C