



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: May 22, 2014
AGENDA DATE: May 28, 2014
PROJECT ADDRESS: 1517 Shoreline Drive (MST2013-00219)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *WSP for DYIC*
 Jo Anne La Conte, Assistant Planner *JAL*

I. PROJECT DESCRIPTION

The 4,902 square-foot site is located in the appealable jurisdiction of the Coastal Zone and is currently developed with 1,396 square foot two-story, single-family residence. It has an attached 192 square foot, one-car garage, one uncovered parking space, and a 95 square foot, second-story deck. The proposed project includes expanding the second-story deck by approximately 97 square feet and constructing a new exterior spiral stair case. The discretionary application required for this project is an Open Yard Modification of the location of the open yard area and/or to reduce the size of the open yard area.

Date Application Accepted: April 14, 2014 Date Action Required: July 11, 2014

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:	Amy Von Protz	Property Owner:	Leatherman Family Trust
Parcel Number:	045-182-007	Lot Area:	4,902 sq. ft.
General Plan:	Low Density Residential Max 3 du/acre	Zoning:	E-3/SD-3
Existing Use:	Residential	Topography:	3% slope

B. PROPOSED LOT AREA COVERAGE

Building: 1,625 sf 33% Hardscape: 965 sf 20% Landscape: 2312 sf 47%

IV. BACKGROUND

The proposed project was approved by the Single Family Design Board (SFDB) on August 12, 2013. In September 2013, the property owner applied for a building permit (BLD2013-01897), and it was discovered that the proposed deck extension and exterior stair case require modification approval, because they are located in the required open yard area. The property is located in the Appealable Jurisdiction of the Local Coastal Zone and as currently designed qualifies for a Coastal Exemption.

Zoning Information Report prepared in 2003 (ZIR2003-00899) noted a code violation for an exterior shower constructed without the required permit. Therefore, staff has included a condition that the violation is to be corrected as part of this project.

V. DISCUSSION:

The property is conforming to open yard requirements with 1,301 square feet of open yard area, provided at the rear of the property. The request is to reduce the open yard area by 140 square feet to accommodate an expanded second-story deck with an exterior stair case, resulting in 1,161 square feet of open yard area.

The open yard requirement for single family-zoned lots is 1,250 square feet, with minimum dimensions of 20' x 20', and not to be located in a front yard. On lots less than 6,000 square feet, the open yard may be provided in multiple areas, as long as each area is at least 20' by 20' and no more than 850 square feet of the open yard is located in the remaining front yard. The open yard may consist of any combination of ground level areas such as ground floor decks that do not exceed 36 inches in height. The purpose of the open yard is to provide usable outdoor living space and/or visual open space.

The minimum lot size for an E-3 zone is 7,500 square feet. With only 4,902 square feet of lot area, the property is legal non-conforming to lot size. The property is significantly undersized for the E-3 Zone, and has site constraints due to the location of the current development on site. Although the second-story deck does not meet the Zoning Ordinance location requirements, it does meet the intent of the requirement as it provides a usable outdoor living space for the occupants of the dwelling.

Staff is in support of the open yard modification because of the site constraints associated with the small size of the lot, and because it allows for a minor expansion of the deck with an exterior stair case, that will provide an accessible and usable outdoor living space, while maintaining the existing neighborhood character.

VI. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Open Yard Modification of the location and/or the reduction of the open yard area is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed location and/or reduction to the open yard area will allow for a minor second-story deck expansion and exterior stair case. They are appropriate improvements because the existing lot is constrained due to the small size of the lot and the proposal is not anticipated to adversely impact the adjacent neighbors.

Said approval is subject to a condition that the violations outlined in ZIR2003-00899 shall be abated as part of this permit.

Exhibits:

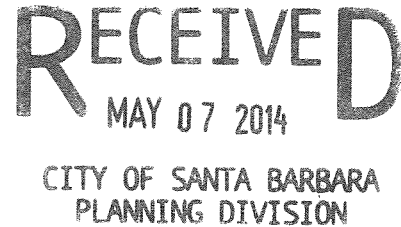
- A. Site Plan (under separate cover)
- B. Applicant's letter, dated May 6, 2014
- C. SFDB Minutes dated June 3, 2013 and August 12, 2013
- D. Letters received on May 7, 2014 from property owners of 1509 & 1521 Shoreline Drive

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

Russ Leatherman
1517 Shoreline Drive
Santa Barbara, Ca. 93109
1-310-474-4575

May 6, 2014

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



Re: Modification Request for 1517 Shoreline Drive, APN 045-182-007,
Land Use Zone E-3 / SD-3

Dear Staff Hearing Officer,

Currently, there is an existing 2-story house (1488 sq. ft.) with a one car attached garage (212 sq. ft.) on the property. This building has all permits according to the City building files. The proposal is to extend the existing second floor deck (97 s.f.) and a new spiral staircase (11 s.f.) at the rear of the house. No square ft. to be added to the existing residence.

The modification is being requested because the extended deck encroaches into the open yard area. The existing open yard is 1301 sq. ft. The new reduce non-conforming open yard area would be 1161 sq. ft. The difference would be a reduction of 140 sq. ft. The existing non conforming open yard area is constrained by existing development and small lot size.

The major benefit of adding the deck is to enhance the existing house and add outdoor living space to the upper floor – which contains the main living area. The new deck will provide upper and lower outdoor living space.

Thank you for your consideration and time,

Sincerely,
Amy K. Von Protz

NEW ITEM**G. 1517 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-182-007
Application Number: MST2013-00219
Owner: Leatherman Family Trust
Applicant: Amy Von Protz

(Proposal to expand an existing 95 square foot, second-story deck by 97 square feet and add a new exterior spiral stair case. The proposed new 192 square foot, second-story deck is located at the rear of the existing 1,588 square foot, two-story, single-family residence, located on a 4,902 square foot lot in the Hillside Design District and within the appealable jurisdiction of the coastal zone.)

(Comments only; project requires environmental assessment.)

Continued indefinitely to consent with comments:

- 1) Provide letters of support from both adjacent neighbors (1509 & 1521 Shoreline).
- 2) The Board finds the exterior stairs to be acceptable aesthetically, provided the stairs are revised to be a maximum 42-inch diameter in width.

PROJECT DESIGN AND FINAL REVIEW

E. 1517 SHORELINE DR

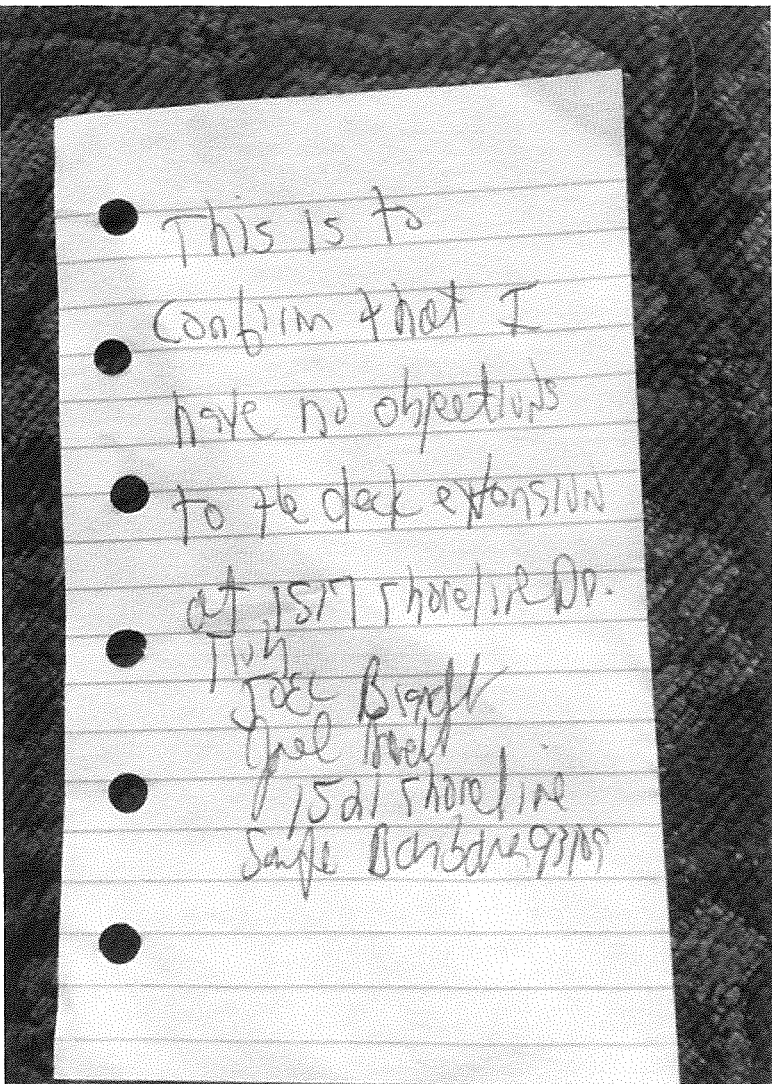
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(Project Design and Final Approval requested.)

Project Design Approval and Final Approval as submitted 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.



- This is to
- confirm that I
- have no objections
- to the deck extension
- at 1521 Shoreline Dr.
- Tom
- Joe Bignell
- Joel Bignell
- 1521 Shoreline
- Santa Barbara 93109

RECEIVED
MAY 07 2014

CITY OF SANTA BARBARA
PLANNING DIVISION

EXHIBIT D

1521 Shoreline

From: Hindy Kellerman <hindykellerman@me.com>
Date: July 8, 2013 6:24:16 PM PDT
To: Bunny <fefifaux@cox.net>,
Subject: Fwd: Request from Russ - neighbor next door

Hi Bunny,

The following is my approval for Russ's project. Thanks so much.

All the best,

Hindy

My name is Hindy Kellerman. I reside at 1509 Shoreline Drive. I approve the deck extension project at 1517 Shoreline Drive.

RECEIVED
MAY 07 2014
CITY OF SANTA BARBARA
PLANNING DIVISION

Handwritten note: APPROVAL LETTER - 1509 Shoreline