



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 31, 2014
AGENDA DATE: August 6, 2014
PROJECT ADDRESS: 3069 Calle Mariposa (MST2014-00235)
TO: Bettie Weiss, City Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DJK*
 Jo Anne La Conte, Assistant Planner *JAL*

I. PROJECT DESCRIPTION

The 8,360 square foot lot is currently developed with a 944 square foot one-story single family dwelling and a detached 600 square foot two-car garage with utility room. The proposed project involves 148 square feet of first floor additions and a 360 square foot second-story addition to the existing dwelling.

The discretionary applications required for this project are:

1. Front Setback Modification to allow an addition to be located within the required 20-foot front setback (SBMC §28.15.060, §28.22.060, and SBMC §28.92.110); and
2. Open Yard Modification of the location of the open yard area and/or to reduce the size of the required open yard area (SBMC § 28.15.060 & SBMC §28.92.110).

Date Application Accepted: June 30, 2014

Date Action Required: September 28, 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:	James Bell	Property Owner:	Gregory Mohr
Parcel Number:	053-184-007	Lot Area:	8,360 sq. ft.
General Plan:	Low Density Residential Maximum 5 du/per acre	Zoning:	E-3/SD-2
Existing Use:	Residential	Topography:	3% Slope

Adjacent Land Uses:

North – Residential
South – Residential

East - Residential
West - Residential

B. PROPOSED LOT AREA COVERAGE

Building: 1,944 sf 23.2% Hardscape: 1,905 sf 22.8% Landscape: 4,511 sf 54%

IV. DISCUSSION

The 8,360 square foot lot is located at the corner of Calle Mariposa and Calle Laureles. The proposed project includes 148 square feet of first floor additions and a 360 square foot second story addition to the dwelling. The project was reviewed by the Single Family Design Board and was forwarded to the Staff Hearing Officer with positive comments.

Front Setback Encroachment

The existing dwelling on site is legal non-conforming to the required 20' E-3 and SD-2 front setback facing Calle Laureles, as it is constructed approximately 11' from the front property line. The proposed second-story addition is located outside of the required 20' setback facing Calle Laureles. However, approximately 43 square feet of the ground floor addition encroaches into the front setback facing Calle Laureles by approximately 8'. This is similar to other houses in the neighborhood. Staff supports the request for the front setback Modification as it is a first floor uniform addition that is consistent with the pattern of development in the neighborhood that will not adversely impact the visual openness of the public street frontage and is not anticipated to adversely impact the adjacent properties.

Open Yard Modification:

The property is conforming to open yard requirements with 1,380 square feet of open yard area, provided on the property. The request is to reduce the required open yard area by 185 square feet to accommodate the proposed additions, resulting in 1,065 square feet of open yard area that meets the Zoning Ordinance requirements.

The open yard requirement for single family-zoned lots is an area 1,250 square feet with minimum dimensions of 20' x 20', not to be located in the front yard. On corner lots, open yard can be in the secondary front yard, as long as it's a least 10 feet from the secondary front lot line. The purpose of the open yard is to provide usable outdoor living space and/or visual open space.

The property is site constrained due to the location of the current development on the site, and the two front yards. Although, the remaining open yard areas on site do not meet the Zoning Ordinance location requirements, they do meet the intent of the requirement as they provide 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 existing development on site and the two front yards and because it allows for an expansion

of the dwelling on site, that will provide an accessible and usable outdoor living space, while maintaining the existing neighborhood character.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modification to allow the first floor addition to encroach into the required front setback is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The first floor uniform addition is consistent with the pattern of development in the neighborhood, will not adversely impact the visual openness of the public street frontage and is not anticipated to impact the adjacent neighbors.

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 reduction to the open yard area will allow for a minor first-floor expansion to an existing lot that is site constrained due to two front yards, and will provide an accessible and usable outdoor living space, while maintaining the existing neighborhood character, and there are other open spaces on the lot that can be used for recreation.

Said approval is subject to subject to the following conditions:

1. Miscellaneous stored items and sheds shall be removed from the required interior setback.
2. The “as-built” storage sheds that are located next to the garage/storage building, shall either be permitted or removed from the property.
3. The “as-built” 5-foot high fence along Calle Laureles shall either be permitted (a Minor Exception to the Fence Height Ordinance would be required), or reduced to 3½ feet.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated June 30, 2014
- C. SFDB Minutes dated June 16, 2014

Contact/Case Planner: Jo Anne La Conte, Assistant Planner
(jlaconte@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x3320

Modification Hearing Officer
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

June. 30, 2014

RECEIVED

JUN 30 2014

RE: **3069 CALLE MARIPOSA, APN: 053-184-007, E-3/SD-2 Zone**

**CITY OF SANTA BARBARA
PLANNING DIVISION**

Dear Suzanne Riegle,

I am writing on behalf of Greg Mohr and Wendy Wittl, the owners at 3069 Calle Mariposa, requesting two zoning modifications needed for them to add a second story bedroom and bath to their residence.

Existing situation and proposed project:

Currently on the property, there exists a 986 square foot one story residence with a detached 600 square foot garage and storage/utility structure on a 8360 square foot lot zoned E-3/SD-2. Their property is situated on the corner of Calle Mariposa (primary front yard) and Calle Laureles (secondary front yard) and therefore required by the zoning ordinance to have 20' setbacks along both its north and east property lines. The existing structure, as it was constructed in 1947, encroaches into the required secondary front yard setback along Calle Laureles by 7'-9". The additions presently proposed, consist of 153 square feet of additional floor area at the first floor and 441 square feet of additional floor area at a new second story. The second floor addition is to be located completely outside of the required 20' secondary front yard setback along Calle Laureles, while the first floor addition, as proposed, encroaches into the 20' secondary front yard setback by 7'-9" in line with the existing wall. The 1250 square foot minimum open yard area, required by the zoning ordinance, is currently met by an area of approximately 1380 square feet and located between the residence and the detached garage.

Requested modifications:

The two modification we are requesting are: 1) a modification allowing a reduction in the required open yard area, and; 2) a modification to allow the first floor addition to encroach 7'-9" into the required 20' secondary front yard setback along Calle Laureles.

Justifications:

1) A modification allowing a reduction when calculating the required open yard area is needed in order to provide adequate space at the first floor for the laundry room, new bathroom configuration and an interior stairs access to the new second floor. The addition at the first floor, though it reduces the existing open yard, allows the second floor to rise out of the roof of the lower floor thus softening the transition from one to two stories which acts to improve the building massing and reduce the visual bulk of the structure. The property, at 8360 square feet in total area is more than adequate to provide

EXHIBIT B

for needs for outdoor space. The wording of the zoning ordinance and the configuration of the site, with the existing placement of the house and garage, and dual front yards, disallows a majority of the lot from being included in the calculation for required open yard. The project we are proposing provides an open yard, meeting the requirements for minimum dimension and location on the property per the zoning ordinance, and providing an area of 1065 square feet. The same project on an interior lot of the same dimensions or on the present property if the open yard were measured to the existing fence lines would provide better than 1300 square feet of open yard area, exceeding the requirement.

2) A second modification, allowing the first floor addition to encroach 7'-9" into the required 20' secondary front yard setback along Calle Laureles, provides us with a means to simplify the first floor roof and enlarge the smaller of the two existing bedrooms. The roof form of the existing house, with minor accents with the front and rear porch and bay window, is simple projection of hip roof faces from a rectangular plan. Matching the exterior wall lines at the first floor allows us to maintain a clean, simple eave line at the first floor, and a roof form and massing consistent with the original structure.

Benefits of project:

The requested changes outlined above are being proposed to improve the character and livability of the above addressed site and dwelling. Specifically, the benefits include; a larger more useful first floor bedroom, a better functioning kitchen with a separate and ample laundry area, access to the first floor bathroom more directly from the rear yard, improved aesthetics and greater consistency within the neighborhood.

Should you have any questions or comments, or need additional information concerning this application, please feel free to call me at 698-7532. Thank you for considering this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Bell", written over a large, loopy scribble that also contains the name "James Bell".

James Bell

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 3069 CALLE MARIPOSA

E-3/SD-2 Zone

(5:15) Assessor's Parcel Number: 053-184-007
 Application Number: MST2014-00235
 Owner: Mohr Gregory
 Architect: James Bell

(Proposal for a 104 square foot first floor and 441 square foot second floor addition to an existing 986 square foot one-story single-family residence with a 600 square foot detached two-car garage and storage room. The proposal of 1,998 square feet of development on an 8,360 square foot lot is 61% of the required maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications.)

(Comments only. Project requires Staff Hearing Officer review for requested zoning modifications.)

Actual time: 5:23 p.m.

Present: James Bell, Architect; Wendy Mohr, Owner; and Suzanne Riegle, Assistant Planner.

Public comment opened at 5:34 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board finds that the modification is aesthetically appropriate.
- 2) The Board supports the reduction of the open yard.
- 3) The Board is fine with the encroachment of the addition into the front yard setback.
- 4) The Board appreciates the integration of the addition into the existing structure.

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