

City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: October 9, 2014
AGENDA DATE: October 15, 2014
PROJECT ADDRESS: 1260 Dover Lane (MST2014-00372)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *D.K.*
 Jo Anne La Conte, Assistant Planner *JAL*

I. PROJECT DESCRIPTION

The 9,477 square foot site is currently developed with a 1,024 square foot single family residence with an attached 309 square foot garage. The proposed project involves 511 square feet of additions to the dwelling, exterior alterations including raising the height of the roof, new and relocated windows, a façade remodel, a 335 square foot terrace with barbeque, a new pergola, site walls, minor landscaping changes and interior alterations. The proposed total of 1,844 square feet of development on a 9,477 square foot lot in the Hillside Design District is 52% of the required maximum floor-to-lot area ratio (FAR).

The discretionary applications required for this project are:

1. Front Setback Modification to raise the height of the roof, add new buttresses, and to allow new windows within the required thirty-foot front setback (SBMC §28.15.060 and SBMC §28.92.110); and
2. Interior Setback Modification to raise the height of the roof and to allow an addition with new windows within the required ten-foot interior setback (SBMC §28.15.060 and SBMC §28.92.110).

Date Application Accepted: September 8, 2014 Date Action Required: November 7, 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: Glen Deisler
 Parcel Number: 019-220-015

Property Owner: Convis 1997 Trust
 Lot Area: 9,477 sq. ft.

General Plan: Low Density Residential Zoning: E-1
Existing Use: Single Family Residence Topography: 10% slope

Adjacent Land Uses:

North – Residential East - Residential
South – Residential West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,024 sq. ft.	1,535 sq. ft.
Garage	309 sq. ft.	No Change

C. PROPOSED LOT AREA COVERAGE

Building: 2,501 sf 26% Hardscape: 421 sf 5% Landscape: 6,555 sf 69%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: .38 Proposed FAR: .19 = 52% of Max. Allowed FAR

IV. DISCUSSION

The proposed project involves raising the height of the roof of the dwelling and garage and new and relocated windows in the required front and interior setbacks. The site is legal non-conforming to parking with one covered parking space and may remain at one-covered space as less than 50% of cumulative additions are proposed.

Front Setback Encroachment

The current development on site is non-conforming to the front setback at approximately fifteen feet. The proposal includes adding new buttresses to the garage and raising the height of the roof of garage by approximately one foot to accommodate the new gable roof design. In addition, the proposal includes the removal of one window, one relocated window and one new window (approx. 6 sq. ft. each) along the East Elevation of the garage. The minor changes to the garage and the first floor window changes along the garage are not anticipated to adversely affect the adjacent neighbors or the visual openness of the street frontage.

Interior Setback Encroachment

The current development on site is non-conforming to the West interior setback at nine feet with the roof eave encroaching an additional two feet into the setback. The proposal includes raising the height of the roof in the interior setback by approximately four inches to accommodate the new roof design, constructing a uniform addition to the existing dwelling that will encroach one foot into the required West interior setback and for new and relocated windows in the interior setback. The existing dwelling has four windows located in the West interior setback. The proposal will result in nine windows total in the West interior setback, one of which is located on the second floor. Eight of the windows are on the lower level of the

dwelling and four of the lower level windows are proposed to have window grills covering them. The upper story window is small to allow light into the dwelling. The uniform addition to the dwelling and the exterior alterations to the dwelling in the interior setback are not anticipated to adversely impact the adjacent neighbors.

This project was reviewed by the Single Family Design Board (SFDB) on August 25, 2014, and was forwarded to the Staff Hearing Officer (SHO) with positive comments.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Front Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed changes to the garage and the new and relocated windows are appropriate improvements to the residence and are not anticipated to adversely impact the adjacent neighbors or the visual openness of the public street frontage.

The Staff Hearing Officer finds that the Interior Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed addition and alterations are appropriate improvements to a single-family residence, are uniform improvements to the existing building, and are not anticipated to adversely impact the adjacent neighbors.

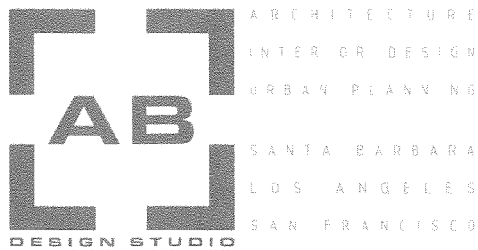
Said approval is subject to the following conditions:

1. The new wall and proposed changes to the existing walls in the public right-of-way may require an encroachment permit and are subject to review and approval by the Public Works Department.
2. A Zoning Compliance Declaration shall be recorded for the property.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated September 3, 2014
- C. SFDB Minutes dated August 25, 2014

Contact/Case Planner: Jo Anne La Conte, Assistant Planner
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Phone: (805) 564-5470 x3320



RECEIVED
SEP 3 2014
CITY OF SANTA BARBARA
PLANNING DIVISION

September 3, 2014

Staff Hearing Officer
City of Santa Barbara
PO Box 1990
Santa Barbara CA 93102-1990

Subject: Modification Request for 1260 Dover Lane, 019-220-015, E-1

Dear Staff Hearing Officer,

There is an existing house 1024 sq. ft., and an attached 1-1/2 car garage on the property. The house and garage currently encroach into the interior setback by one foot on the western side of the property. The existing garage also currently encroaches into the frontyard setback. The existing building has a building permit according to the City building files. The proposal is to build an addition at the rear of the existing structure, infill the existing porch area on the north side of the property and remodel the entire structure.

The Modifications being requested are:

- 1) Changes to the existing roof-line in the front yard setback.
- 2) Changes in the roofline and windows in the side yard setback; proposed addition on the western side of the property in plane with the existing structure (12" into the sideyard setback).

The major benefits and justifications of the modification requests are:

- MOD-1) Needed to re-roof the existing house with a simple gable roof form.
- MOD-2) The revised window layout is due to the reconfiguration of the plan. A better cohesive design style results. The addition is in plane with the existing house allows for better usage of the existing walls and foundation. The straight wall addition results in less construction costs. The proposed design also helps retain the charming existing one story character of the residence while preventing the need to add a second story and eliminates privacy issues that may be associated with a second story addition. In addition, the neighboring residence on western side is constructed into the side yard setback and sets the precedent.

Please let me know if I can answer any questions.

Regards,

Sincerely,

A handwritten signature in black ink, appearing to read 'Glen Deisler', written in a cursive style.

Glen Deisler
Project Manager

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 1260 DOVER LN

E-1 Zone

(3:55) Assessor's Parcel Number: 019-220-015
Application Number: MST2014-00372
Owner: Convis Trust
Architect: Glenn Deisler

(Proposal for 511 square feet of additions to an existing single-story, 1,024 square foot, single-family residence with an attached 309 square foot garage. The project includes an interior and exterior remodel with a new façade, a 335 square foot terrace, site walls, and minor landscaping changes. The proposed total of 1,844 square feet of development on a 9,477 square foot lot in the Hillside Design District is 52% of the required maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is required for a requested zoning modification.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer Review.)

Actual time: 3:45 p.m.

Present: Glenn Deisler, Architect; and JoAnne LaConte, Assistant Planner.

Public comment opened at 3:55 p.m.

1) Carlos Adame, neighbor at 1255 Dover Lane, expressed support for the project.

A letter in support of the project from Tim Mason was acknowledged.

Public comment closed at 3:57 p.m.

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

- 1) The Board appreciates the sensitivity of the project and the applicant's willingness to work within the NPO guidelines.
- 2) The Board supports the modifications, finding them aesthetically appropriate and consistent with the Single Family Residential Design Guidelines.
- 3) Provide a landscape plan and details.

Action: Bernstein/Peirce, 5/0/0. Motion carried. (Miller/Woolery absent).