



City of Santa Barbara California

STAFF HEARING OFFICER REVISED STAFF REPORT

REPORT DATE: October 23, 2014
AGENDA DATE: October 29, 2014
PROJECT ADDRESS: 3761 Lincoln Road (MST2014-00219)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner
 Betsy Teeter, Planning Technician II

I. PROJECT DESCRIPTION

The 8,323 square foot parcel is currently developed with a 2,536 square foot, two-story residence and a 400 square foot attached garage. The proposal includes a 174 square foot addition to the ground floor of the dwelling, renovations to the interior of the existing dwelling and courtyard and a new balcony off the second floor bedroom overlooking the courtyard. The project will also address violations identified in the Zoning Information Report (ZIR2013-00325).

The discretionary application required for this project is a Modification to allow the proposed second story balcony to encroach 3'-10" into the required open yard area rather than the allowed 2'-0" encroachment (SBMC §28.15.060 and 28.92.110).

Date Application Accepted: 9/29/2014

Date Action Required: 12/29/2014

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project as submitted.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Christopher Dentzel	Property Owner:	Wayne Benner
Parcel Number:	053-430-013	Lot Area:	8,323 sq. ft
General Plan:	Low Density Residential	Zoning:	E-3
Existing Use:	Residential	Topography:	22% slope
Adjacent Land Uses:	Residential		

B. PROPOSED LOT AREA COVERAGE

Building: 3,553 sf 43% Hardscape: 500 sf 6% Landscape: 4,270 sf 51%

IV. DISCUSSION

The proposed project involves a 174 square foot addition to the ground floor of the existing dwelling, a new porch roof and a new second floor balcony overlooking the courtyard. The house is U shaped with an inner courtyard that is designated as the open yard area. The courtyard area is currently 1,222 square feet in size, a reduction permitted by a Modification granted in 1999 to allow an elevator and a second story bedroom addition to encroach into the required open yard. A condition of approval of the original Modification was that the open yard would be maintained at 1,222 square feet. The current Modification request is to allow the second story balcony to encroach 3'-10" into the open yard area instead of the allowed 2'-0". The balcony is 41.6 foot square feet in size (approximately 4' deep x 10'-4" wide). Although the balcony will encroach slightly into the already reduced open yard, it will not actually reduce the existing open yard area within the courtyard as it is located 12 feet above the ground level. Staff supports this Modification request, as it neither increases the overall footprint of the existing approved residence within the open yard area nor does it functionally reduce the current open yard area. This project was reviewed by the Single Family Design Review Board (SFDB) and granted Final Approval on July 21, 2014.

Due to the constraints of the existing development, the open yard requirement cannot be met in another location. The Zoning Ordinance states that "the open yard may consist of any combination of ground level areas such as patios, ground floor decks, pathways, landscaped areas, natural areas, flat areas, or hillsides, so long as the overall size and dimensions of the open yard area meet the requirements specified in the general rules." The Ordinance also allows decks less than 36 inches from existing or finished grade, whichever is lower, to encroach into the required open yard. The proposed balcony, which would be constructed to allow direct access from the upper floor bedroom, while not qualifying under the Ordinance as open yard area, will actually allow for additional outdoor living space off of the 2nd floor. Further, it will be located more than 15 feet from the interior property lines, consistent with the Single Family Residential Design Guidelines for second story balconies and decks.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the proposed new balcony is appropriate and approval of the open yard Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure the proposed improvement on this lot. The proposed 2nd floor balcony is appropriate because it meets the purpose and intent of

providing useable outdoor living area on the lot, does not affect adjacent properties, and does not functionally reduce the non-conforming open yard area contained within the existing courtyard.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated 9/26/2014
- C. SFDB Minutes

Contact/Case Planner: Betsy Teeter, Planning Technician II
(BTeeter@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x 4363

September 26, 2014

RECEIVED

SEP 29 2014

CITY OF SANTA BARBARA
PLANNING DIVISION

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

Re: Modification Request for 3761 Lincoln Road; Assessor's Parcel Number 53-430-13; E-3

Dear Staff Hearing Officer:

There is an existing house of 2,131 SF with an attached two-car garage on the property. The house is primarily one story with a second story bedroom overlooking an interior courtyard enclosed on four sides. The courtyard space, as depicted on the Site Plan, satisfies an Open Yard Area requirement of 1,222 SF as modified in 1999. All the buildings have building permits according to the City building files. The proposal is to renovate the existing house and build a small addition downstairs and a balcony upstairs.

The modification being requested is to allow the second story balcony to encroach 3'-10" into the Open Yard Area instead of the allowed 2'-0". The proposed balcony floor is 12'-0" above the courtyard grade level. The scope of work includes removing the existing spiral stairway and catwalk, also located in the Open Yard Area. The courtyard is enclosed on four sides and visually isolated from all neighboring properties.

The major benefits of having the proposed balcony encroach into the required Open Yard Area are:

Provides an outdoor sitting area to the upstairs bedroom,
The balcony, centered on the courtyard, gives interest, balance and scale to the building, and
The balcony replaces the existing catwalk that is off to the side and awkwardly placed.

We appreciate your consideration of this request.

Sincerely,



Chris Dentzel

EXHIBIT B



City of Santa Barbara

Planning Division

FINAL REVIEW

G. 3761 LINCOLN RD

E-3/SD-2 Zone

Assessor's Parcel Number: 053-430-013
Application Number: MST2014-00219
Owner: Wayne Benner Trust
Architect: Chris Dentzel

(Proposal to construct a 162 square foot addition and remodel an existing two-story 2,540 square foot residence with a 396 square foot attached garage. The proposed total of 3,103 square feet on an 8,323 square foot lot is 95% of the required maximum floor-to-lot area ratio (F.A.R.).)

(Final Approval requested.)

Final Approval as submitted.