# City of Santa Barbara
## California

## STAFF HEARING OFFICER
### STAFF REPORT

**REPORT DATE:** January 29, 2015

**AGENDA DATE:** February 4, 2015

**PROJECT ADDRESS:** 1575 Oramas Road (MST2014-00587)

**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer

**FROM:** Planning Division, (805) 564-5470
Danny Kato, Senior Planner
Jo Anne La Conte, Assistant Planner

## I. PROJECT DESCRIPTION

The 15,114 square foot site is currently developed with a 2,230 square foot, two-story single family residence with an attached "as-built" 312 square foot, two-car garage. The proposed project involves legalizing the "as-built" conversion of the carport to a garage, a new roof, alterations to the roof above the "as-built" garage and to the roof of the dwelling, a new garage door, new windows and doors and exterior alterations.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow the "as-built" conversion of the carport to a garage, and proposed alterations to the "as-built" garage within the required 30' front setback (SBMC § 28.15.060 and SBMC § 28.92.110) and;

2. An Interior Setback Modification to allow the "as-built" conversion of the carport to a garage, and proposed alterations to the "as-built" garage and to the dwelling within the required 10' interior setback (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: December 11, 2014 Date Action Required: March 11, 2015

## II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project.

## III. SITE INFORMATION AND PROJECT STATISTICS

### A. SITE INFORMATION

| | | | |
|---|---|---|---|
| Applicant: | Mark Morando | Property Owners: | George Pecoulas & Patricia Luscombe |
| Parcel Number: | 029-051-005 | Lot Area: | 15,114 sq. ft. |
| General Plan: (Max. 3 du/acre) | Low Density Residential | Zoning: | E-1 |
| Existing Use: | Single Family Residence | Topography: | 25% slope |

Adjacent Land Uses:

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

### B. PROJECT STATISTICS

| | Existing | Proposed |
|---|---|---|
| Living Area | 2,230 sq. ft. | +25 sq. ft. (approved under MST2014-00294) = 2,255 sq. ft. |
| "As-Built" Garage | 312 sq. ft. | No Change |

### C. PROPOSED LOT AREA COVERAGE

Building: 2,304 sf 15% Hardscape: 1,575 sf 10% Landscape: 11,235 sf 74%

## IV. BACKGROUND

A previous application (MST2014-00294) was reviewed and approved by the Single Family Design Board (SFBD) on July 14, 2014, for a 25 square foot rear addition, a new balcony and exterior alterations to the dwelling at the property. A building permit (BLD2014-01926) was submitted for that work, which included the abatement of violations outlined in a 2014 Zoning Information Report for the removal of the trash enclosure located in the interior setback and the replacement of the railing on the deck.

The original dwelling and carport were constructed in 1952. Zoning Information Reports for the property in 1995 and 2014 call out the garage as legally existing at the property. However a review of the City's Archive plans show that the structure was a carport and was converted to a garage without the required permits. Therefore, a modification is being requested to allow the "as-built" conversion of the carport to a garage within the required front and interior setbacks.

## V. DISCUSSION

This project was reviewed by the Single Family Design Board (SFDB) on December 8, 2014, and the SFDB continued the item to the Staff Hearing Officer (SHO) with generally positive comments regarding the modification, but the Board had concerns with the standing seam metal roof and advised the applicant to return to the Full Board if they chose to pursue the roof design

as proposed. On January 12, 2015, the project returned to the Full Board and the majority of SFDB found the proposed metal seam roof to be acceptable and forwarded the project to the SHO with positive comments regarding the modification.

Front Setback Modification

The proposal includes legalizing the "as-built" conversion of the carport to a garage, raising the height of the roof of a portion of the "as-built" garage by approximately 2 inches and adding a roof eave that will extend approximately one foot into the required front setback for a distance of six feet to accommodate the new roof design. The prior carport was legal non-conforming to the required front setback as it was located approximately 28-feet from the front property line. The conversion of the carport to a garage did not result in any new openings in the front setback, but a portion of the carport was enclosed in the front setback for the garage conversion. Also, with the proposed roof eave, the "as-built" garage would be approximately 27feet from the front property line.

East Interior Setback Modification

The proposal includes legalizing the "as-built" conversion of the carport to a garage, raising the height of the roof for the "as-built" garage and for a portion of the dwelling by approximately 2 inches and extending the roof eave by 13½ inches for a length of approximately 18½ feet along the eastern interior property line to accommodate the new standing seam roof design. The conversion of the carport to a garage did not result in any new opening in the interior setback, but a portion of an "as-built" wall enclosing the carport is in the interior setback. The current development on site is non-conforming to the required 10-foot east interior setback at approximately five feet, and the proposed roof eave will be located approximately 3 feet 10 inches from the east interior property line. In addition, two windows are proposed to be removed and one window is proposed to be replaced with a smaller window in the east interior setback. The conversion of the carport to a garage and the new roof eave are not anticipated to impact the adjacent neighbor's property to the east, as their driveway abuts the property line and their dwelling is set back significantly from the shared east interior property line.

Transportation Review

Transportation staff has reviewed the project and has stated that conversion of the carport to a garage does not affect the functionality of the covered parking on site.

Staff is in support of the request for the Front and Interior Setback Modifications, as the "as-built" conversion of the carport to a garage and the proposed alterations to the "as-built" garage and to the dwelling are not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage, will result in a reduction of openings in the setback and a cohesive design that will allow for an integrated roof system for the dwelling and garage.

## VI. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the

lot. The "as-built" conversion of the carport to a garage and the proposed alterations to the roof and roof eave of the dwelling and garage are appropriate improvements to a single family residence because they are not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage, will result in reduction of openings in the setbacks and a cohesive design that will allow for an integrated roof system for the dwelling and garage.

Exhibits:

A. Site Plan (under separate cover)
B. Applicant's letter, dated January 21, 2015
C. SFDB Minutes dated December 8, 2014 & Draft Minutes dated 1-12-15

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

January 21, 2015

Staff Hearing Officer
City of Santa Barbara
Post Office Drawer 1990
Santa Barbara, CA 93102

RECEIVED
JAN 21 2015
CITY OF SANTA BARBARA
PLANNING DIVISION

Re: Pecoulas Residence
1575 Oramas Road
Santa Barbara, CA 93103

Dear Mrs. Reardon,

Enclosed please find the formal application for the project located at 1575 Oramas Road, within the Lower Riviera neighborhood, in the City of Santa Barbara. The parcel (029-051-005) is zoned E-1 and has an approximate slope of 25%. The 15,114 square foot parcel is developed with a 2,230 net square foot two-story dwelling with an attached 312 net square foot two-car garage.
The new owner purchased the property earlier in the year and has begun an interior remodel and twenty-five square foot addition under MST2014-00294 and corresponding building permit BLD2014-01926. In building plan check it came up from the Zoning Information Report that the rear deck railing was replaced in the past and is required to be upgraded to new building code standards. The owner decided to replace the railing with a modern stainless steel cable rail system and new deck tiles with the understanding and intention of creating a more modern cleaner architectural style.
The original dwelling was built under permit #E-2985 of 4-29-1952 with an attached two-car carport, a daylight basement called out as storage and a small upper floor rear deck. A 1978 remodel remodeled the upper floor and converted the lower floor to habitable space by adding a stairwell next to the front door, to the lower floor. They also showed the carport as a two-car garage. Another permit #A12991 of 8-5-1978 created the extended rear split level deck.
The owner received design review approval under MST2014-00294 for the rear second-floor pop-out addition, interior remodel and new deck improvements. He was planning all along to proceed with an upgrade of the house to a modern style of architecture, but wanted to start with the interior remodel so he could occupy the dwelling sooner. An application was submitted under MST2014-00587 for the interior yard modification and modern architectural design upgrades consisting of: new Kolbe & Kolbe Vista Luxe flush mounted window, smooth Santa Barbara Style stucco finish and a standing seam metal roof. When the carport was enclosed they framed the roof to land the roof rafter onto the double top plate thereby, not creating an eave. The dwelling has a unique eave that extends upward from the bottom of the ceiling joists

**EXHIBIT B**

with an integral gutter on the roof that has caused a lot of dry-rot damage to the dwelling. To achieve a modern look and crate an architecturally integrated design the garage needs to have an eave that matches the rest of the building. To achieve the eave on the garage, all that is required is to sister roof rafters to the existing roof rafters and seat cut the new rafters over the plate and extend them twelve inches past the garage wall and add a fascia board. At the end of the carport along the master bathroom there is an existing 13 ½" eave. However, this portion of the existing eave needs to be lowered a few inches to accommodate the new eave and gutter style.
Therefore, the roof rafters along the eastern side of the dwelling will be raised 1 7/8" higher and extend thirteen and one half inches further into the interior yard setback for a uniform balanced roof line. The property was surveyed by Azimuth Group to determine the location of the dwelling. The garage sits at 5'0" from the interior property line. The new eave is 13 ½" wide and will be at 3' 10 1/2" to the interior property line. The eave will have a stucco soffit and meet the high fire requirements. The project was reviewed by the Single Family Design Board, (SFDB) as a consent item on December 8th, 2014. The SFDB did not have an issue with the eave and roof pitch change within the setback and supported the modification. The project was reviewed again on January 12th, 2015 and the board approved the standing seam metal roof and gave positive comments on the architectural style for the new smooth coat Santa Barbara stucco, new flush mounted metal clad windows and the roof height and eave changes within the setback.

The owner of 1575 Oramas Road request your consideration for an interior yard and front yard modification pursuant to SBMC 28.92.110.A.2
The interior and front yard modification is for a 13 ½" wide eave along the east side of the garage for a distance of approximately eighteen feet eight inches. Also, the existing eave of the master bath of the dwelling will be lowered approximately three inches for a distance of approximately fourteen feet. The roof rafters will be raised two inches along this entire distance. The new eave does not affect the use and enjoyment of the neighbor's property to the east, as their driveway abuts the property line and their dwelling is setback forty to fifty feet from the shared property line. The subject property sits forward of the neighbors dwelling on the lot and since the lot slopes downward front to back the new garage eave is above and in front of the neighbors dwelling. The view for both properties is to the rear and east sides of the dwellings. There are no new openings along this property line and actually three windows along this east elevation are slated to be removed increasing the neighbor privacy. The new 13 ½" eave extension is 1'7" within the front 30' E-1 setback and therefore requires a front yard modification as well. The area within the front setback is 4'2" long across the front of the garage and 1'7" deep along the east property line. The rest of the carport is outside of the front setback.

The 1979 remodel showed the carport as enclosed and the following two Zoning Information Reports called the garage a two-car garage. Since we are asking for a modification of the interior yard for the eave encroachment Planning Staff is asking that we make the request to legalize the conversion of the carport to a garage. The garage hip roofs' peak at it's highest point is 345 feet above sea level. Oramas street directly above the garage is at 339 feet above sea level.
The house sits below the street and the corner in question is 28'5" setback into the thirty foot required setback. Therefore you are looking down onto the top of the roof from the street elevation. The house to the west has a garage at the front property line and a dwelling within the front setback as well. Therefore as you approach the house on Oramas, which deadends two door down, you pass the garage at the property line and miss this house down the hill.
Also, the subject property has adequate landscaping in the form of a hedge along this portion of the dwelling and the neighbors' to the east have a mature Monterey Pine that shades and screens this entire side of the dwelling.
The owner and I believe that the proposed eave change is appropriately designed and creates an improvement that is architecturally correct and functionally utilitarian, in that it adds an architectural element that allows for an integrated roof system without any adverse effects to the public or the neighbors. The interior yard modification for the new eave secures an appropriate improvement and promotes a uniform improvement of an architectural feature.

Thank you for your consideration in this matter. Please feel free to call 805-680-2703 if you have any questions or comments regarding this request.

Sincerely,

Mark Morando
Morando Planning & Design
July 24, 2014

**NEW ITEM – PUBLIC HEARING**

**D. 1575 ORAMAS RD** **E-1 Zone**

Assessor's Parcel Number: 029-051-005
Application Number: MST2014-00587
Owner: Diana M. Wilson Revocable Trust 3/7
Designer: Mark Morando
Owner: George Pecoulas

(Proposal to replace the exterior windows and doors with Kolbe and Kolbe Vista Deluxe metal clad flush-mounts. The project includes new smooth-coat Mission style stucco, a new standing seam metal roof, alterations to the roof above the garage, and a new garage door. This property received approval for other additions and alterations under MST2014-00294. Staff Hearing Officer review is requested for an alteration to the roof within the interior setback.)

**(Comments only; project requires Staff Hearing Officer Review for a requested zoning modification.)**

**Continued to Staff Hearing Officer with the following comments:**

1) The Board finds that the requested modification is aesthetically appropriate and does not pose consistency issues with the Design Guidelines on the condition that a standing seam metal roof or similar material is not used; the Board does not support the use of these materials in this hillside location on the Lower Riviera.
2) Should the applicant pursue a standing seam metal roof as proposed, this project is continued to the Full Board.
3) The Board supports the proposed changes to the windows, doors, and stucco.

**EXHIBIT C**

**SFDB-CONCEPT REVIEW (CONT.)**

**7. 1575 ORAMAS RD** **E-1 Zone**

**(7:00)**

Assessor's Parcel Number: 029-051-005
Application Number: MST2014-00587
Designer: Mark Morando
Owner: George Pecoulas and Patricia Luscombe

(Proposal to replace the exterior windows and doors with Kolbe and Kolbe Vista Deluxe metal clad flush-mounts. The project includes new smooth-coat Mission style stucco, a new standing seam metal roof, alterations to the roof above the garage and dwelling, and a new garage door. Staff Hearing Officer review is requested for alterations to the dwelling within the interior setback. A previous application (MST2014-00294) was reviewed and approved by the Single Family Design Board on July 14, 2014, for a 25 square foot addition, a new balcony and exterior alterations to the dwelling at the property.)

**(Comments only; project requires Staff Hearing Officer review for a requested zoning modification. Project was referred from Consent on December 8, 2014.)**

*** THE FOLLOWING AGENDA ITEM WAS REVIEWED OUT OF AGENDA ORDER. ***

Actual time: 3:34 p.m.

Present: Mark Morando, Designer; and George Pecoulas, Owner.

Public comment opened at 3:47 p.m. As no one wished to speak, public comment was closed.

**Motion:** **Continued indefinitely to Staff Hearing Officer to return to Consent with comments:**

1) The majority of the Board finds that the standing seam metal roof is appropriate and does not pose consistency issues with the Single Family Design Guidelines and findings since the size of the property is small in comparison to the neighboring homes.
2) The majority of the Board finds that the stucco finish and garage doors are aesthetically appropriate.

Action: Woolery/Miller, 4/2/0. Motion carried. (Pierce/Sweeney opposed).

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**8. 3015 SAMARKAND DR** **E-3/SD-2 Zone**

**(7:25)**

Assessor's Parcel Number: 051-191-007
Application Number: MST2014-00628
Owner: Leslie T. Nolan
Architect: Amy Taylor

(Proposal for demolition of a 100 square foot front porch, addition of 329 square feet to the first-floor, and addition of 811 square feet to the second floor. The project includes an interior remodel of the existing 1,092 square foot single-family residence with an attached 335 square foot two-car garage. The proposed total of 2,612 square feet is 85% of the required maximum floor-to-lot area ratio (FAR). This project includes Staff Hearing Officer review for a requested modification to allow additions and alterations in the interior setbacks.)

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