



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** June 4, 2015  
**AGENDA DATE:** June 10, 2015  
**PROJECT ADDRESS:** 3930 Camellia Lane (MST2015-00212)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner *DK*  
 Jo Anne La Conte, Assistant Planner *JAL*

### I. PROJECT DESCRIPTION

The 7,022 square-foot site is currently developed with a 1,535 square foot one-story single family residence and an attached 338 square foot two-car carport. The proposed project involves demolition of the existing 338 square foot two-car carport, construction of a new 400 square foot two-car garage, a 122 square foot addition at the rear of the residence with a new window, to remove and replace the roof of the existing family room that will result in an increased roof height, replacement of three existing windows with two relocated windows and an interior remodel to an existing 1,535 square foot single family dwelling.

The discretionary application required for this project is an Interior Setback Modification to allow a new garage, and addition and alterations to the dwelling including new windows and increased roof height in the required interior setback (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: April 30, 2015 Date Action Required: July 29, 2015

### 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:	Judith H. Wood
Parcel Number:	057-222-018	Lot Area:	7,022 sq. ft.
General Plan:	Low Density Residential (Max. 5 du/acre)	Zoning:	E-3/SD-2
Existing Use:	Single Family Residence	Topography:	5% slope

Adjacent Land Uses:

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

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,535 sq. ft.	+ 122 = 1,647 sq. ft.
Garage	338 sq. ft.(carport)	400 sq. ft. (garage)

**C. PROPOSED LOT AREA COVERAGE**

Building: 2,140 sf 30.5%    Hardscape: 1,066 sf 26.6%    Landscape: 3,016 sf 42.9%

**D. FLOOR-AREA RATIO (FAR)**

Max. Allowed FAR: 0.42    Proposed FAR: 0.29    = 70% of Max. Allowed FAR

**IV. BACKGROUND**

On March 30, 1994, a modification was approved to permit an existing family room with 3 windows to be located 5 feet from the interior property line, instead of the 6 feet required. Also, a memorandum in the City's file dated October 15, 1989, confirmed that the carport and attached laundry/storage room were part of the original construction.

**V. DISCUSSION**

The project is exempt from review by the Single Family Design Board (SFDB).

The existing carport on site is non-conforming to the interior setback, as it is located 5 feet from the west interior property line, instead of the 6 feet required. In addition, the existing family room was approved at 5 feet from the west interior property line. The current proposal is to replace the carport with a two-car garage to be located 5 feet from the property line, in basically the same location but with an increased roof height of approximately 2 feet, and to construct a 122 square foot one-story addition to encroach 1 foot into the required 6 foot interior setback, to allow the garage and addition to be in line with the existing residence. Also proposed is one new window (approx. 4 feet. x 2 ½ feet) for the addition to the dwelling, alterations to the existing family room that will result in an increased roof height of

approximately 3 feet and replacement of 3 existing smaller windows (approx. 3 feet x 1 1/2 feet, each) with 2 larger relocated windows (approx. 4 feet. x 2 ½ feet, each), in the required west interior setback. Staff is supportive of the requested new garage, addition and alterations to the dwelling with an increased roof height and new windows within the interior setback, as they are consistent with the pattern of development in the neighborhood, are partially screened from view by an existing six foot high fence and hedge, will result in a cohesive design to the existing dwelling, and are not anticipated to adversely impact the adjacent neighbors. However, as the existing six-foot high fence provides screening for the proposal, staff recommends that a condition be included that the existing six-foot high fence shall be maintained along the west interior property line.

There is an existing shed located in the required interior setback that is proposed to be removed as part of this project. Therefore, a condition has been included to that effect.

## **VI. FINDINGS AND CONDITIONS**

The Staff Hearing Officer finds that the 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 garage, addition, new windows and increase roof height are appropriate because of the location of the existing development on site, and because it will allow for an expansion of the residence and garage that will result in a cohesive design, that is consistent with the pattern of development in the neighborhood, and is not anticipated to adversely impact the adjacent neighbor.

Said approval is subject to the following conditions:

1. The detached shed shall be removed from the interior setback.
2. The six foot high fence along the west interior property line shall be maintained.

### Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated April 30, 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

April. 30, 2014

RECEIVED  
APR 30 2015

RE: 3930 Camellia Lane, APN: 057-222-018, E-3/SD-2 Zone

CITY OF SANTA BARBARA  
PLANNING DIVISION

Dear Modification Hearing Officer,

I am writing on behalf of Judy Wood, the owner at 3930 Camellia Lane, requesting a zoning modification to the side yard setback requirement so that she can make needed upgrades and improvements to her property conforming to site and neighborhood conditions .

***Existing situation and proposed project:***

Currently on the property, there exists a 1535 square foot one story residence with an attached 338 square foot carport on a 7022 square foot lot zoned E-3/SD-2. The property is situated at mid-block amongst similar sized residential lots. The existing structure, as it was constructed in 1962, encroaches into the required sideyard setback by approximately one foot. The additions presently proposed, consist of 122 square feet of additional habitable floor area and 76 square feet of additional non-habitable floor area at the proposed two car carport to two car garage conversion. The 1250 square foot minimum open yard area, required by the zoning ordinance, is currently met and unaffected by the proposed improvements.

***Requested modifications:***

The modification we are requesting is for the interior side yard setback to be allowed to remain at its five foot dimension along the westerly property line.

***Justifications:***

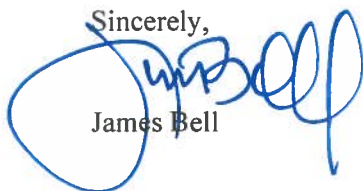
1) In 1994 a modification was granted to allow for the addition of a family room that encroached into the required six foot setback in line with the existing residence and carport. The present proposal includes replacing the low slope roofs of this family room and the area that is being converted from carport to garage. The present roofs are in need of repair and due to their age and water damage need replacing. The proposed roof will be an extension of the existing and conform to the structure using the same slope, materials, eave and rake detailing as are present today and common to the neighboring residences. The added area to the northern portion of the family room provides additional living space and accommodates the simplicity and consistency of the proposed roof shape.

***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 family room, an enclosed two car garage in place of the existing exposed carport, a more weather-resilient roof system, and 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,



James Bell

EXHIBIT B