



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 30, 2015
AGENDA DATE: August 5, 2015
PROJECT ADDRESS: 701 Island View Drive (MST2015-00074)
TO: Susan Reardon, Senior 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 10,000 square foot site is currently developed with a 1,413 square foot one-story single family residence with an attached 424 square foot two-car garage. The proposed project is to construct a 140 square foot one-story addition and a new 603 square foot second-story addition to the existing residence.

The discretionary applications required for this project are:

1. Front Setback Modification to allow a conforming second-story addition and a one-story addition with a new window for the residence in the required 30-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. Interior Setback Modification to allow a conforming second-story addition and alterations to the dwelling with new windows for the residence in the required 10-foot interior setback (SBMC § 28.15.060 & SBMC §28.92.110).

Date Application Accepted: June 22, 2015 Date Action Required: September 21, 2015

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to a condition.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Gregory C. Jenkins	Property Owner:	Peterson Family Trust
Parcel Number:	035-091-008	Lot Area:	10,000 sq. ft.
General Plan:	Low Density Residential (Max. 3 du/acre)	Zoning:	E-1
Existing Use:	Single Family Residence	Topography:	16% Slope

Adjacent Land Uses:

North – Residential
South – Residential

East - Residential
West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,413 sq. ft.	+ 743 sq. ft. = 2,156 sq. ft.
Garage	424 sq. ft.	No Change

C. PROPOSED LOT AREA COVERAGE

Building: 2,071 sf 21% Hardscape: 1,402 sf 14% Landscape: 6,527 sf 65%

IV. DISCUSSION

The project was reviewed by the Single Family Design Board (SFDB) on March 9, 2015 and the SFDB continued the item with direction to the applicant to study the second floor windows on the south elevation, to reduce the square footage of the second-story addition and to center or shift back the second-story addition (see attached Exhibit C). The project was reviewed by the SFDB again on May 18, 2015 and was forwarded to the Staff Hearing Officer (SHO) with comments (see attached Exhibit C).

Front Setback Modification

The existing dwelling is non-conforming to the required 30-foot front setback as it is located 25-feet 6 inches from the front property line at its closest point. The proposal includes constructing a conforming second-story addition and a new one-story addition with one new window that will encroach approximately 1-foot into the required 30 foot front setback, to allow for a new handicap accessible shower. Staff is in support of the requested front setback modification as the second-story addition is conforming to the required setbacks and the one-story addition with a new window is in-line with the existing dwelling and is not anticipated to adversely impact the neighbor or the visual openness of the street frontage.

South Interior Setback Modification

The existing dwelling is non-conforming to the required 10-foot south interior setback, as it is located 8-feet from the south interior property line. The proposal includes constructing a conforming second-story addition and for alterations to the dwelling on the first-floor that include removal of two windows and replacement with six new windows in the required south interior setback. The proposed three new windows (approx. 10 ½ ft. x 5 ft. combined total) in the master bedroom will replace a three panel window (approx. 6 ft. x 4 ft.). In addition, one window (approx. 6 feet x 4 ft.) is proposed to be removed in the bathroom and replaced by two smaller windows (approx. 3 ½ ft. x 3 ft. each) and one new window is proposed for the rear bedroom (approx. 6 ft. x 4 ft.). Staff is in support of the requested interior setback modification

as the second-story addition is conforming to the required setbacks and the new windows are partially shielded from view by existing landscaping and the window changes on the first floor of the dwelling are not anticipated to adversely impact the adjacent neighbor.

Transportation Review

The existing two-car garage on-site is non-conforming to interior dimensions with a 1.75 foot partial encroachment of an existing fireplace. Because an addition of greater than 50% is proposed, the Zoning Ordinance requires that the parking dimensions be brought up to today's code requirement of 20'x20' interior clear. Transportation staff has reviewed the garage and have commented that a Parking Design Waiver to maintain the existing garage configuration is supportable as the partial encroachment of the existing fireplace is adequate for functional parking. Therefore, a condition has been included that a Parking Design Waiver shall be obtained from the Public Works Department.

V. 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 proposed additions and alterations with new windows to the dwelling are appropriate improvements to a single family residence because the second-story addition will comply with the required setbacks, and as the alterations to the dwelling with new windows and the first-story addition are not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage, and they will result in a cohesive design to the existing dwelling.

Said approval is subject to a condition that a Parking Design Waiver shall be obtained from the Public Works Department prior to building permit issuance.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated May 29, 2015
- C. SFDB Minutes dated March 9, 2015 and May 18, 2015

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



RECEIVED

JUN 27 2015

**CITY OF SANTA BARBARA
PLANNING DIVISION**

May 29, 2015

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

Re: Modification request for 701 Island View Dr, Santa Barbara, CA 93109
APN: 035-091-008, Zone: E-1, MST2015-00074

Dear Staff Hearing Officer:

At the above-mentioned address, my clients Jim and Linda Petersen, own an existing 1,413 sq. ft. single-family residence with attached 424 sq. ft. two-car garage on a 10,000 sq. ft. lot. Existing fences and plantings meet code height standards. All existing structures have City permits. A portion of the existing permitted residence, encroaches 4'-6" into the easterly front setback and 2'-0" into the southerly interior setback. These encroachments are due to a change in zoning that occurred since the home was originally approved and built.

We are proposing an interior remodel to the home, along with a 140 sq. ft. first floor addition, and a 603 sq. ft. second floor addition.

The modifications being requested are as follows:

1. We are requesting a modification to allow a new handicap accessible shower to encroach twelve inches into the front yard setback. This bathroom remodel will shift and increase an existing, north-facing, window from 1'-4" wide to 2'-6" wide, per plans and elevations.
2. We are requesting a modification to allow existing south-facing windows to be altered in size and location; we are also requesting the addition of a new 6' wide south-facing bedroom window, per plans and elevations. Specifically, the existing Master Bedroom window will increase from 8' wide to 10' wide, the existing 6' wide bedroom window will be replaced with two 2'-4" wide bathroom windows with a 6" cantilever to match existing architecture.

After two meetings before the Single Family Design Board (SFDB), the proposed design received favorable comments on May 18, 2015. "The modifications are aesthetically appropriate and do not pose consistency issues with the design guidelines." Additionally their motion said, "The Board appreciates the architect's efforts in reducing the size of the structure to mitigate impacts to the adjacent property to the south."

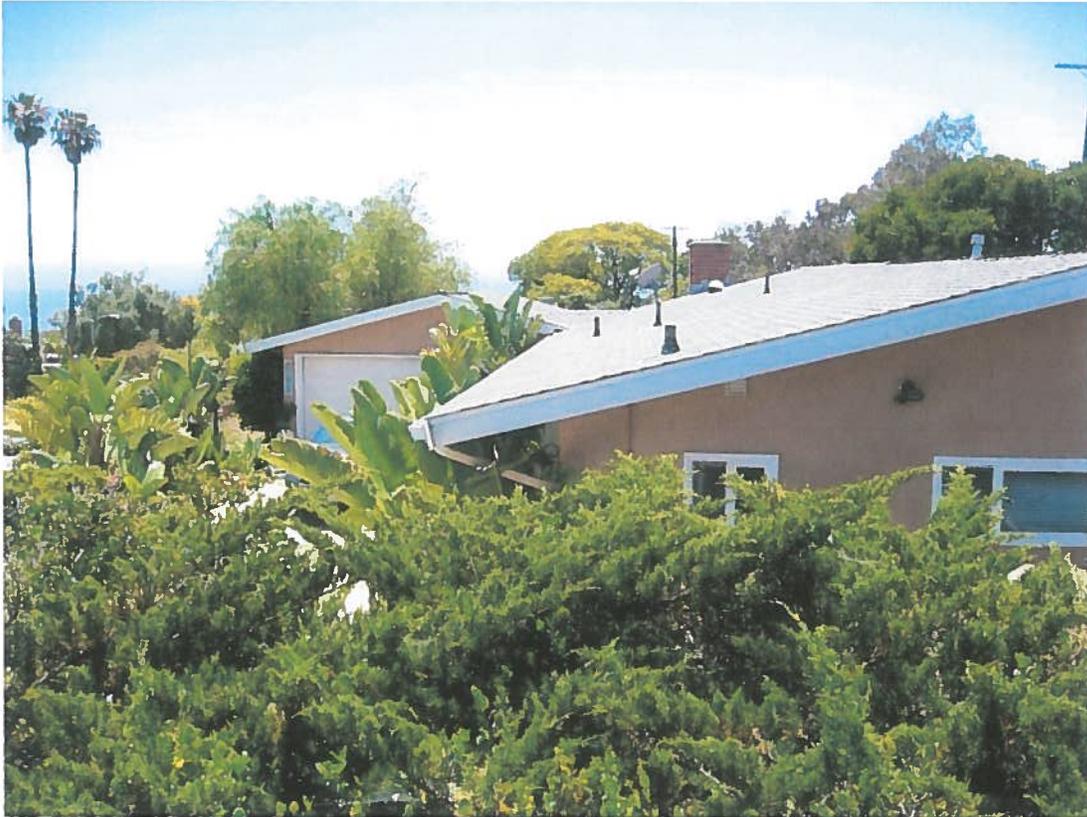


Photo looking south from in front of existing Master Bedroom window.



Photo from in front of existing bedroom window (proposed bathroom).



Photo looking south from in front of proposed new bedroom window.

There has been concern raised by Mr. Henrikson, our neighbor to the south located at 649 Island View Drive, that his privacy will be affected, and that the second floor addition (no mod required for second floor) will have "panoramic views" into his backyard. This is simply not the case, as demonstrated by the photos and site section shown on sheet 6 of the attached drawings. Members of the SFDB agreed that our neighbor's privacy will not be affected by our project due to the existing landscaping, and line-of-sight evidence shown in the site section.

The photographs shown above were taken in front of the first floor window locations, both existing and proposed. They demonstrate that there will be no significant privacy impact from the existing or proposed first floor windows.

The Petersens are excellent neighbors. They have owned this property for over a decade, and have always respected the privacy of their neighbors, and value their own privacy as well.

We hope you will find these modification requests to be reasonable. We look forward to returning to the SFDB for further design review and refinement.

Respectfully submitted on behalf of John and Linda Petersen,

Gregory C. Jenkins, Architect

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 701 ISLAND VIEW DR****E-1 Zone**

(5:05) Assessor's Parcel Number: 035-091-008
Application Number: MST2015-00074
Owner: Petersen Family Trust
Applicant: Gregory Jenkins

(Proposal for 136 square feet of first-floor and 628 square feet of second-floor additions to an existing one-story, 1,470 square foot single-family residence with an attached 441 square foot two-car garage. The proposed total of 2,601 square feet on a 10,000 square foot lot in the Hillside Design District is 70% of the required maximum floor-to-lot area ratio (FAR.) This project includes Staff Hearing Officer review for zoning modifications to allow a substantial change in the basic exterior characteristics of a residence that is non-conforming to front and interior setbacks.)

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

Actual time: 4:52 p.m.

Present: Gregory Jenkins, Applicant; and Ann Petersen, Owner.

Public comment opened at 5:06 p.m.

- 1) Bill Henrikson, adjacent neighbor, expressed concerns regarding the loss of his privacy due to the second story addition, an increase in the amount of windows, and the potential for a secondary dwelling unit on the property.

A letter of expressed concerns from Bill Henrikson was acknowledged.

Public comment closed at 5:08 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) Study the second floor windows on the south elevation.
- 2) Consider centering or shifting back the location of the second story.
- 3) Study reducing the square footage of the second floor family room and bedrooms.
- 4) Consider a tankless water heater or changing the location or orientation of the proposed water heater near the front entry.
- 5) The Board finds that the requested modification does not pose consistency issues with the design guidelines.
- 6) Provide a street elevation study.
- 7) Study the design of the second story to look less like an addition.

Action: Pierce/Bernstein, 7/0/0. Motion carried.

EXHIBIT C

SFDB-CONCEPT REVIEW (CONT.)**2. 701 ISLAND VIEW DR****E-1 Zone****(3:50)**

Assessor's Parcel Number: 035-091-008
 Application Number: MST2015-00074
 Applicant: Gregory Jenkins
 Owner: Petersen Family Trust

(Proposal for 140 square feet of first-floor and 603 square feet of second-floor additions to an existing one-story, 1,470 square foot single-family residence with an attached 424 square foot two-car garage. The proposed total of 2,580 square feet on a 10,000 square foot lot in the Hillside Design District is 70% of the required maximum floor-to-lot area ratio (FAR). This project includes Staff Hearing Officer review for zoning modifications to allow a substantial change in the basic exterior characteristics of a residence that is non-conforming to front and interior setbacks.)

(Second concept review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review for requested zoning modifications. Project was last reviewed on March 9, 2015.)

Actual time: 3:52 p.m.

Present: Gregory Jenkins, Architect.

Public comment opened at 4:02 p.m.

A letter of expressed concerns from William "Bill" Henrikson regarding the impact of his views and the loss of his privacy was acknowledged.

Public comment closed at 4:07 p.m.

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

- 1) The Board appreciates the architect's efforts in reducing the size of the structure to mitigate impacts to the adjacent property to the south.
- 2) The modifications are aesthetically appropriate and do not pose consistency issues with the design guidelines.
- 3) The majority of the Board Members recommend reducing the size of the second story window on the south elevation, perhaps splitting the window into two separate windows, and moving it to the west side of the structure.

Action: Miller/James, 7/0/0. Motion carried.