



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: August 13, 2015
AGENDA DATE: August 19, 2015
PROJECT ADDRESS: 251 La Marina Drive (MST2014-00583)
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 6,000 square-foot site is currently developed with an 800 square foot single-family dwelling and an attached 250 square foot, one-car garage. The proposed project involves construction of a new 657 square foot first-floor addition, a new 650 square foot second-story addition, removal of the existing driveway, demolition of 100 square feet of the existing garage, and construction of a new 298 square foot addition to the garage that will result in a 448 square foot two-car garage. The project also includes a new driveway, curb cut, and associated grading. The property is located in the Non-Appealable Jurisdiction of the Coastal Zone.

The discretionary application required for this project is an Interior Setback Modification to allow an addition and a new window to be located in the required 6-foot interior setback (SBMC §28.15.060 and §28.92.110).

Date Application Accepted: July 16, 2015

Date Action Required: October 14, 2015

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the majority of the project, and deny the proposed new window in the required interior setback, subject to conditions.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Alan Mcleod	Property Owner:	Navid Eskandari
Parcel Number:	045-161-008	Lot Area:	6,000 sq. ft.
General Plan:	Low Density Residential (max. 5 du/acre)	Zoning:	E-3/SD-3
Existing Use:	Single Family Residence	Topography:	6% slope

Adjacent Land Uses:

North – Single Family Residence
South – Single Family Residence

East - Single Family Residence
West – Single Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	800 sq. ft.	+ 1307 = 2,107 sq. ft.
Garage	250 sq. ft.	-100 + 298 = 448 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 2,019 sf 34% Hardscape: 570 sf 10% Landscape: 3,411 sf 56%

IV. DISCUSSION

The existing residence with attached one-car garage on site is non-conforming to the required front setback as the garage is located approximately 14½ feet from the front property line, instead of the 20 feet required. The proposed project includes removal of the existing driveway, demolition of 100 square feet of the existing garage, and construction of a new 298 square foot addition to the garage that will result in a 448 square foot two-car garage. The project also includes a new driveway, curb cut, and associated grading. The proposed project includes reorienting the garage to face La Marina Drive and removing the portions of the garage that are located in the required front setback. The proposed addition to the garage with one new window (approximately 6½ ft. x 5 ft.) will be located four feet from the Southeast interior property line and the roof eave will be located two and half feet from the Southeast interior property line, instead of the six feet required.

Staff is in support of the request for the Interior setback modification to allow the proposed addition to the garage with one new window in the required setback, as it will result in a conforming two-car garage size and reduction of paving in the front yard. Also, the interior property line is screened with dense landscaping, and the garage addition and a new, small window are not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage. However, staff has concerns with the size of the proposed new window in the setback. Staff regularly advises applicants to eliminate or minimize new openings within required setbacks that may cause privacy, noise or light impacts on adjacent neighbors. Consistent with that direction, staff recommends reduction of the size of the new window within the required interior setback to be no larger than 4 feet by 3½ feet and therefore, a condition has been included to that effect.

A site inspection of the property showed a shed and a spa located in the required interior setbacks. Additionally, the plans propose walls and a gate taller than allowed and a pad for an air-conditioning unit in the interior setback. Conditions have been included to address the air-conditioning unit, shed and spa located in the required setbacks, and the over height walls and gate.

This project was reviewed by the Single Family Design Board (SFDB) on June 15, 2015, and was forwarded to the Staff Hearing Officer (SHO) with positive comments.

Transportation Review

Transportation staff has reviewed the project and has stated that the garage is supportable with the condition that the pedestrian door connecting the garage to the dwelling shall swing out into the dwelling. In addition, Transportation staff has stated that the work within the public right of way will require a separate Public Works permit. Therefore, conditions have been included to address Transportation staff's comments.

Coastal Processing

The project is located in the Non-Appealable Jurisdiction of the Coastal Zone and requires coastal review. The project as proposed will qualify for a Coastal Exemption.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance is necessary to secure an appropriate improvement on the lot. The proposed addition with a new window is appropriate because it will provide a two-car garage for the existing single-family dwelling and the garage addition is not anticipated to adversely impact the adjacent neighbor or the visual openness of the street frontage.

Said approval is subject to the following conditions:

1. The proposed pedestrian door connecting the garage to the dwelling shall be redesigned to swing out into the dwelling.
2. The existing driveway curb cut shall be removed and the curb shall be restored subject to review and approval by the Public Works Department.
3. The proposed window in the interior setback shall be reduced in size not to exceed 4 feet by 3½ feet.
4. The proposed air-conditioning condenser unit shall be located outside of the required setbacks and outside of the required Open Yard area and any noise associated with the unit shall comply with SBMC §9.16.025.
5. The proposed gate and walls at the front of the property shall be reduced in height to comply with SBMC §28.87.170 or an Administrative Exception shall be obtained for the proposed over height gate, walls and fences.
6. The shed shall be removed from the required interior setback and shall not be located in the required Open Yard area.
7. The spa in the rear of the property shall either be removed from the property or shall be relocated outside of the required setbacks and Open Yard area and any noise associated with the spa shall comply with the SBMC §9.16.025.

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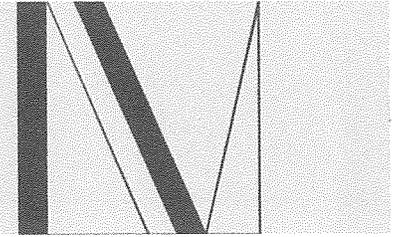
Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated June 29, 2015
- C. SFDB Minutes dated December 15, 2014 & June 15, 2015

Contact/Case Planner: Jo Anne La Conte, Assistant Planner
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June 29, 2015

RECEIVED

JUL 16 2015

**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 251 La Marina Drive; 045-161-008; E-3/SD-3

Dear Staff Hearing Officer,

1. There is an existing one-story 800 square foot house and a one-car garage on the property. The garage currently encroaches 5 feet into the front yard setback. The proposal is to add 657sf of new addition on the first floor and a new 650 square foot second floor addition. The proposal includes demolition of 93 square feet of the existing, non-conforming, one-car garage, and construction of a new conforming 448 square foot, attached, two-car garage. The total square footage is 2,555.
2. The modification being requested is to allow the new attached, two-car garage 2 feet into the side yard setback along the southern edge of the property. The exterior wall in the setback will contain an operable window of 8'-0" wide by 3'-6" tall. This encroachment will allow the owner to keep a majority of the existing house including the entry.
3. The major benefits of having the proposed garage 2 feet into the side yard setback are: There is now a conforming two-car garage, keeps the existing entry and majority of existing house in place and the new second story addition will be built on the new garage which keeps the new construction together.

Sincerely,

Alan McLeod
alan@alanmcleodarchitect.com
Architect C-30890

EXHIBIT B

NEW ITEM**H. 251 LA MARINA DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-161-008
Application Number: MST2014-00583
Owner: Navid Eskandari
Architect: Alan McLeod
Applicant: Lauren Anderson

(Proposal to construct 700 square feet of new one-story additions and a new 785 square foot two-story addition, to an existing 800 square foot, one-story, single-family residence. The proposal includes demolition of 100 square feet of the existing non-conforming garage and a new, conforming, 400 square foot, two-car garage. The proposed development total of 2,685 square feet, located on a 6,000 square foot lot in the non-appealable jurisdiction of the Coastal Zone, is 100% of the required floor-to-lot area ratio (FAR).)

(This previously noticed project has been POSTPONED to the Full Board Meeting of January 12, 2015 at the applicant's request.)

Project was postponed to the Full Board meeting of January 12, 2015 at the applicant's request.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 251 LA MARINA DR****E-3/SD-3 Zone**

(6:25) Assessor's Parcel Number: 045-161-008
 Application Number: MST2014-00583
 Owner: Navid Eskandari
 Architect: Alan McLeod
 Applicant: Lauren Anderson

(This is a revised project description to reconfigure and reduce the square footage of the proposal. Proposal for a 500 square foot first-floor addition and new 650 square foot second story on an existing 800 square foot, one-story, single-family residence with a 250 square foot, attached one-car garage. The project includes demolition of 93 square feet and conversion of 157 square feet of the existing garage into first-floor habitable space. A new 448 square foot, attached, two-car garage will be constructed. The project also includes a new driveway, curb cut, and 20 cubic yards of cut and fill grading to be balanced on site. The proposed total of 2,555 square feet of development on a 6,000 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 95% of the required floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for a requested modification to allow an addition in the required side yard setback.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modification.)

Actual time: 6:20 p.m.

Present: Alan McLeod, Architect; Lauren Anderson, Applicant; and Navid Eskandari, Owner.

Public comment opened at 6:26 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board supports the two-foot encroachment in the side yard setback.
- 2) The design of the second story and addition are compatible with the neighborhood.
- 3) The 95% FAR is acceptable considering the quality design of the remodel.

Action: Pierce/Woolery, 5/0/0. Motion carried. (Miller/James absent).

**** MEETING ADJOURNED AT 6:37 P.M. ****