



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: October 22, 2015
AGENDA DATE: October 28, 2015
PROJECT ADDRESS: 640 Aurora Avenue (MST2015-00038)
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 13,500 square-foot site is currently developed with a 1,590 square foot single family residence, an attached 441 square foot two-car garage and a rear uncovered patio. The proposed project is to construct a 245 square foot one-story addition, a 985 square foot second-story addition, a new covered front entry porch, a new upper level balcony, to permit "as-built" 36 inch high retaining walls and to demolish an "as-built" outdoor shower and screening for the shower. The proposal total of 3,261 square feet on a 13,500 square foot lot is 78% of the maximum required floor-to-lot area ratio (FAR).

The discretionary applications required for this project are:

1. Front Setback Modification to allow a conforming second-story addition that will change the basic exterior characteristics of the existing residence that is nonconforming to the required 30-foot front setback (SBMC § 28.87.030 and SBMC § 28.92.110); and
2. Interior Setback Modification to allow a conforming second-story addition that will change the basic exterior characteristics of the existing residence that is nonconforming to the required 10-foot interior setback (SBMC § 28.87.030 and SBMC § 28.92.110).

Date Application Accepted: September 3, 2015 Date Action Required: December 7, 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: | Jason Grant | Property Owner: | Nicolas D'Incelli |
| Parcel Number: | 035-122-014 | Lot Area: | 13,500 sq. ft., |
| General Plan: | Low Density Residential (Max 3 du/acre) | Zoning: | E-1 |
| Existing Use: | Single Family Residence | Topography: | 27% Slope |

Adjacent Land Uses:

| | |
|---------------------------------|--------------------------------|
| North – Single Family Residence | East - Single Family Residence |
| South - Single Family Residence | West - Single Family Residence |

B. PROJECT STATISTICS

| | Existing | Proposed |
|-------------|---------------|------------------------|
| Living Area | 1,590 sq. ft. | +1,230 = 2,820 sq. ft. |
| Garage | 441 sq. ft. | No Change. |

C. PROPOSED LOT AREA COVERAGE

Building: 2,440 sf 18% Hardscape: 1,240 sf 9% Landscape: 9,810 sf 73%

IV. DISCUSSION

The proposed project is to construct conforming one and two-story additions to the existing dwelling and for a new covered front entry porch and a new upper level balcony. The existing attached garage is non-conforming to the required front and interior setbacks, as it is located approximately 21 feet from the front property line, instead of the 30-feet required, and approximately 6 feet from the south interior property line at its closest point, instead of the 10-feet required. The proposed additions are located outside of the required 30-foot front setback and the 10-foot interior setbacks. The second-story addition results in a change to the basic exterior characteristic of a non-conforming building and therefore requires modification approval (SBMC §28.87.030.d.1.a.). Staff supports the request for the Front and Interior Setback Modifications as the proposed additions are conforming to the required setbacks, no new openings are proposed in the setback and because the additions are not anticipated to adversely impact the adjacent neighbor.

The project was reviewed by the Single Family Design Board (SFDB) on February 23, 2015 and May 18, 2015 and was forwarded to the Staff Hearing Officer (SHO) with comments. However, the “as-built” retaining walls were not included as part of the SFDB review. Therefore, a condition has been included that the “as-built” retaining walls are subject to review and approval by the SFDB.

Garage Waiver

The existing two-car garage on site is non-conforming to interior dimensions, as it does not meet the required unobstructed dimension of 20 feet by 20 feet. The laundry and elevated storage area inside the garage are proposed to be removed, and Transportation staff has confirmed that a Design Waiver of the interior dimensions is supportable. Therefore, a condition has been included that a Design Waiver of the garage dimensions shall be obtained from the Public Works Department at the time of building permit submittal.

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 appropriate improvements on the lot. The proposed additions are appropriate because they will allow for conforming additions to the dwelling that will not increase the amount of encroachment or openings in the required setbacks and the additions are not anticipated to adversely impact the adjacent neighbors.

Said approval is subject to the following conditions:

1. A Parking Design Waiver shall be obtained from the Public Works Department prior to building permit issuance.
2. The "as-built" retaining walls are subject to review and approval by the SFDB.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated June 22, 2015
- C. SFDB Minutes dated February 23, 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

J. GRANT DESIGN STUDIO

DESIGN LAND PLANNING RENDERING

3040 State Street Ste "E"

Santa Barbara, Ca 93105

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RECEIVED

JUL 24 2015

CITY OF SANTA BARBARA
PLANNING DIVISION

Date 6-22-15

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

Re: Modification Request for 640 Aurora Ave; 035-122-014; Zone E-1

Dear Staff Hearing Officer:

There is an existing one story house (1,590 s.f.), with a attached two-car garage (441 s.f.). The lot size is 13,500 s.f. and the purpose of the modification relates to the existing building sitting within front and side yard setbacks. The existing building is sited correctly and permitted according to City building files. The proposal is to build a first floor addition of 245 s.f. and a second floor addition of 985 s.f. the proposed addition meets all required setbacks.

The zoning modification being requested allows alterations to be made to a existing building sitting within any required setbacks. Currently the existing garage sits approximately 8'-8" into required 30' front yard setback and approximately 2'-0" into required 6' side yard setback along the easterly property line.

The proposed addition meets all required setbacks and the architecture received favorable comments from the Single Family Design Board. This addition has no adverse impacts on privacy to any of the neighbors and will provide better use of the residence by the property owners.

Sincerely,
Jason Grant

J. Grant Design Studio
3040 State Street
Santa Barbara, CA 93105

EXHIBIT B

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 640 AURORA AVE****E-1 Zone****(7:05)**

Assessor's Parcel Number: 035-122-014
 Application Number: MST2015-00038
 Owner: Nicolas A. and Rosalyn Cole D'icelli
 Designer: Jason Grant Design Studio

(Proposal for a 1,234 square foot, one- and two-story addition to an existing 1,590 square foot one-story residence with attached 441 square foot two-car garage. The project includes a new covered front entry porch and upper level balcony. The proposal total of 3,255 square feet on a 13,500 square foot lot is 78% of the maximum required floor-to-lot area ratio (FAR). This project includes Staff Hearing Officer review for requested modifications for additions in the front setback and for changes to the basic exterior characteristics of a non-conforming residence.)

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

Actual time: 7:27 p.m.

Present: Jason Grant, Architect.

Public comment opened at 7:33 p.m.

- 1) Joan (Lucky) Coil expressed concerns regarding the obstruction of her views from the second story addition. She suggested that the addition may be done on the ground level.

Public comment closed at 7:40 p.m.

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

- 1) Speak with neighbors upon delivery of the plans to receive feedback.
- 2) Study the shape and location of the second story. Consider shifting it back along the north side of the structure closer to the slope of the hillside.
- 3) Story poles are not requested at this time, but may be beneficial (at a later date).
- 4) Provide a landscape plan of the front area.

Action: Pierce/Bernstein, 6/0/0. Motion carried. (Zink stepped down).

**** MEETING ADJOURNED AT 7:53 P.M. ****

EXHIBIT C

SFDB-CONCEPT REVIEW (CONT.)

4. 640 AURORA AVE

E-1 Zone

(4:55) Assessor's Parcel Number: 035-122-014
Application Number: MST2015-00038
Owner: Nicolas A. Dincelli and Rosalyn Cole
Designer: Jason Grant Design Studio

(Proposal for a 1,230 square foot, one- and two-story addition to an existing 1,590 square foot one-story residence with attached 441 square foot two-car garage. The project includes a new covered front entry porch and upper level balcony. The proposal total of 3,261 square feet on a 13,500 square foot lot is 78% of the maximum required floor-to-lot area ratio (FAR). This project includes Staff Hearing Officer review for a requested modification for changes to the basic exterior characteristics of a non-conforming residence.)

(Second concept review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested modification. Project was last reviewed on February 23, 2015.)

Actual time: 5:10 p.m.

Present: Jason Grant, Designer.

Public comment opened at 5:17 p.m.

1) Joan Coil, immediate neighbor, expressed concern regarding the preservation of her ocean view.

A letter of support from Elaine Saffan was acknowledged.

Public comment closed at 5:21 p.m.

Motion: Continued indefinitely to Full Board with comments:
1) The Board appreciates the centered placement of the second story.
2) Study the articulation of the windows on the second story.
3) Restudy the landscape plan around the side of the garage along the wall, maintaining the continuity of the plant material.
4) The modification for the second story is aesthetically appropriate and acceptable.
Action: Pierce/Bernstein, 7/0/0. Motion carried.

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PLANNING DIVISION