



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: November 5, 2015
AGENDA DATE: November 11, 2015
PROJECT ADDRESS: 55 Chase Drive (MST2015-00429)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner
 Tony Boughman, Assistant Planner

I. PROJECT DESCRIPTION

The 14,995 square-foot site is currently developed with a 2,325 square foot partial two-story single-family residence and attached 487 square foot two car garage. The project includes the construction of a 281 square foot one-story addition at the front of the house. The proposed addition would be in line with the existing eastern side of the house, and encroach into the eastern interior setback. The proposed project would also reconfigure the existing garage and relocate the driveway so that the garage door faces the street with a new straight-in driveway. A portion of the relocated garage door would be within the western interior setback.

The discretionary applications required for this project are:

1. Interior Setback Modification to allow the addition within the required ten foot eastern interior setback (SBMC §28.15.060 and SBMC §28.92.110);
2. Interior Setback Modification to allow the relocated garage door partially within the required ten foot western interior setback (SBMC §28.15.060 and SBMC §28.92.110).

Date Application Accepted: October 20, 2015 Date Action Required: January 19, 2015

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the modification for the relocated garage door to encroach into the western interior setback, and deny the modification for the addition to encroach into the eastern interior setback.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Chris Ottinger	Property Owner:	Chris Ottinger
Parcel Number:	015-020-010	Lot Area:	14,995 square feet
General Plan:	Low Density Res. 3 du/ac	Zoning:	E-1

Existing Use: Single Family Residence Topography: 12% slope

Adjacent Land Uses:

North – Single Family Residential (2-story) East - Single Family Residential (2-story)
South – City Reservoir West – Single Family Residential (1-story)

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,325 sq. ft.	+ 281 sq. ft. = 2,606 sq. ft.
Garage	487sq. ft.	487 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 3,575 sq. ft. 24% Hardscape: 1,424 sq. ft. 9% Landscape: 9,996 sq. ft. 67%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed Floor Area: 4,374 Proposed Floor Area: 3,093 = 71% of Max. Allowed FAR

IV. DISCUSSION

The existing house and attached garage encroach into interior setbacks on both sides of the property. The project involves reconfiguring the existing 487 square foot attached two-car garage and driveway. The garage door would be relocated from the eastern side of the garage to the northern side, facing the street. The existing curb cut at the northeast side of the property and curved driveway crossing the front yard would be removed. A new curb cut at the northwest side of the property and straight driveway would enter directly into the front of the garage. The existing garage encroaches five feet into the required 10 foot interior setback along the western side of the property. The western portion of the relocated garage door would encroach 2.5 feet into the setback. This door opening within the setback requires a setback modification. The garage is not proposed to be relocated or altered except for the placement of the door. Staff supports this modification request as the setback encroachment is necessary to secure an appropriate improvement because the width of the door is necessary for the two-car garage, the relocated garage door opening would face the street rather than the neighbor, and the reconfigured driveway would substantially reduce the amount of hardscape on the property and provide space for the bedroom addition.

The proposed project also involves a one-story 281 square foot bedroom addition on the front of the house, proposed to be in line with the existing eastern wall of the house, which runs at a slight angle to the required 10 foot interior setback. The front corner of the existing house encroaches approximately one foot into the setback, and as the proposed addition comes forward 17 feet, the front corner of the addition would encroach approximately 2.5 feet into the 10 foot interior setback. In staff's opinion it is not necessary that the addition be in line with the eastern wall of the existing house. There are readily available alternatives to the proposed design which would not require a setback modification. The interior side-to-side dimension of the proposed bedroom is 16.5 feet, and this could be reduced to approximately 14 feet to

eliminate the encroachment. Alternatively, the entire addition at its proposed dimensions could be shifted away from the eastern setback; the framing of the proposed gable roof with the rafters on top of the existing house roof could be shifted sideways. A setback modification is not necessary to secure an appropriate improvement because there are alternative designs for the bedroom addition.

Although it is located in the Hillside Design District, this project does not require design review because, the average slope of the lot is approximately 12 percent (i.e. less than 20 percent) and the project is one-story, less than 17 feet in height.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the western interior setback Modification for the relocated garage door is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed setback encroachment is appropriate because the garage already exists and the placement of the garage door facing the street does not change the visual openness from the street.

The Staff Hearing Officer finds that the eastern interior setback Modification for the bedroom addition is not consistent with the purposes and intent of the Zoning Ordinance and is not necessary to secure an appropriate improvement on the lot. The proposed setback encroachment for the bedroom addition is not appropriate because there are alternatives which would not encroach.

The western setback modification approval is subject to the following conditions:

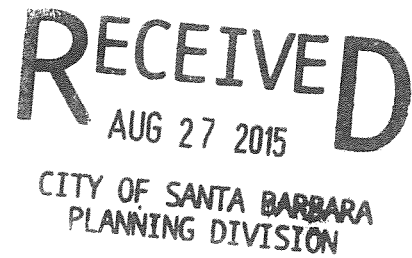
1. Appropriate landscaping shall be installed where the existing driveway is removed.
2. The existing paving in the parkway shall be replaced with topsoil and appropriate plantings.
3. Fence and hedge heights shall be maintained as required for visibility at all driveways.

Exhibits:

- A. Project Plans (under separate cover)
- B. Applicant's letter, dated August 24, 2015

Contact/Case Planner: Tony Boughman, Assistant Planner
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630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x4539

Chris Ottinger/Kimberly Simi
55 Chase Drive
Santa Barbara, CA 93108



August 24, 2015

Staff Hearing Officer
City of Santa Barbara
PO Box 1990
Santa Barbara, CA 93102 – 1990

RE: Modification Request for 55 Chase Dr., Santa Barbara 93108; APN 015-020-010;
E-1

Dear Staff Hearing Officer,

My wife Kimberly and I are the owners of the 55 Chase Drive. It is a single-family home of approximately 2127 square feet with a 504 square foot attached garage and was originally built in 1961. The purpose of this letter is to request a modification to the interior setback on both sides of the home to change the orientation of the garage from East-facing to North-facing by moving the garage door to the North wall and to allow the construction of a single room addition that intrudes up to 2.5 feet into the East interior setback.

The current orientation of the garage and the driveway placement thwart our intended use of the property for two reasons. First, we would like to add a bedroom to the house and the only viable location (without building a second story) intrudes into the current driveway location. Second, we would like to return the driveway space to landscape.

As mentioned, we would like to move the existing garage door to face the street and center it on the North facing wall removing the existing driveway and replacing it with a much smaller, direct access, driveway (with a new curb cut). There would be no change to the existing footprint of the garage which will meet the current minimum garage standards with the new orientation. The 21 foot North wall of the garage intrudes 4 feet into the current interior setback. Thus, the 16 foot wide garage door will intrude 24 inches into the interior setback and would require the requested modification. The reasons in support are the following:

- 1) The current driveway is out of date in terms of hard-scape standards. Modern design standards minimize hardscape to preserve natural drainage and the current driveway would be considered excessive if under review now. The hard-scape driveway would be reduced in area from 1485.5 square feet to 630 square feet with the planned change.

- 2) The current curb cut needs to be re-done in any event. Only high clearance vehicles can use the driveway because the curb cut was improperly constructed. Our Prius can't drive over the curb cut and has to be parked in the street.
- 3) Street facing garage doors are the norm in the neighborhood. Both next-door neighbors have them (along with almost all others on our side of the street) and the West neighbor's garage door is inside the interior setback in a similar way as ours would be. Also, a similar modification was just granted in January to the owners of 145 Cedar Lane who are only one street away.
- 4) The Transportation Department is supportive of the modification as the new design would meet the minimum parking requirements. See attached email.

With respect to the addition, we would like to build a bedroom that would expand the footprint of the home by 297.5 sq. ft. This addition is extremely important to us so that our elderly parents can have a reasonably sized room and private bath when they stay with us (as they frequently do). As proposed, the East wall will intrude up to 2.5 feet into the 10 foot interior setback. The reasons in support are the following:

- 1) The site is extremely constrained (substandard width) and the only choice for adding additional connected living space to the home without adding a second floor is the proposed location of the addition.
- 2) The addition would follow the existing line of development.
- 3) The intrusion into the setback is quite small as a total of only 27.6 square feet of 297.5 square feet of the addition would actually intrude into the setback with the average intrusion across the East wall being only 19 inches (i.e., 84% of the setback is maintained at the location of the addition).

The benefits of this project include but are not limited to: a material reduction in hardscape, a significantly more useful dwelling and an architectural statement consistent with the existing construction with extremely modest impacts.

Thank you very much for your consideration.

Kind regards,



Chris Ottinger and Kimberly Simi (Owners)