



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** January 28, 2016  
**AGENDA DATE:** February 3, 2016  
**PROJECT ADDRESS:** 1212 San Miguel Avenue (MST2015-00367)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner *DK*  
 Michelle Bedard, Assistant Planner *MB*

### I. PROJECT DESCRIPTION

The 5,391 square foot parcel, located in the in the Non-Appealable Jurisdiction of the Coastal Zone, is currently developed with an existing, one-story, 812 square foot single family residence, with an attached 241 square foot one-car garage. The proposal involves an interior remodel, a 399 square foot two-story addition, and 92 square feet of upper level decks. The proposed total of 1,452 square feet is 57% of the maximum floor-to-lot area ratio (FAR).

The discretionary application required for this project is a Front Setback Modification to allow a conforming two-story addition that will change the basic exterior characteristics of the existing residence that is nonconforming to the required 20-foot front setback (SBMC § 28.87.030, and SBMC § 28.92.110).

Date Application Accepted: January 11, 2016      Date Action Required: April 10, 2016

### II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project as submitted.

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Jason Grant	Property Owner:	Douglas Carman
Parcel Number:	045-050-012	Lot Area:	5,391 sq. ft.
General Plan:	Low Density Residential (Max 5 du/acre)	Zoning:	E-3/SD-3
Existing Use:	Residential	Topography:	13%

Adjacent Land Uses:

North – Residential  
South – Residential

East – Residential  
West – Residential

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	812 sq. ft.	+ 399 = 1,211 sq. ft.
Garage	241 sq. ft.	No Change
Accessory Space	None	No Change

**C. PROPOSED LOT AREA COVERAGE**

Building: 1,112 sf 20%      Hardscape: 621 sf 11%      Landscape: 3658 sf 69%

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

Max. Allowed FAR: 0.47      Proposed FAR: 0.27      = 57% of Max. Allowed FAR

**IV. DISCUSSION**

The proposed project involves a façade remodel, construction of a 399 square foot second-story addition to the existing one-story single family residence, and 92 square feet of upper level decks. One corner of the existing residence encroaches approximately two feet into the required 20-foot front setback, and is considered legal non-conforming. 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.). The proposed addition conforms to all required setbacks. Staff supports the Modification request because the proposal will retain the existing residence and will not increase the amount of encroachment within the required setbacks. The proposed addition is not anticipated to adversely impact the adjacent neighbors.

This project was reviewed by the Single Family Design Board (SFDB) on November 2, 2015, and was forwarded to the Staff Hearing Officer with positive comments. The Board appreciated the quality of architecture and the consistency in the appearance with the neighborhood.

The project is located in the Non-Appealable Jurisdiction of the Coastal Zone and requires Coastal review. The project as proposed qualifies 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 and is necessary to secure an appropriate improvement on the lot. The second story addition is appropriate because it is modest in size and will allow for a conforming addition to the residence that will not increase the building footprint within the required setbacks and the Single Family Design Board found the design to be consistent in appearance with the neighborhood.

Exhibits:

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

Contact/Case Planner: Michelle Bedard, Assistant Planner  
MBedard@SantaBarbaraCA.gov  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470 x4551



# City of Santa Barbara California

## \*\*\* SEPARATELY DISTRIBUTED SITE PLAN \*\*\*

Exhibit A: This site plan for this Staff Report has been distributed separately. A copy of the Staff Report, site plan, and exhibits/attachments are available for viewing at the Planning and Zoning Counter at 630 Garden Street, Santa Barbara, CA between the hours of 8:30 a.m. and 4:30 p.m., Monday through Thursday, and every other Friday.

Please check the City Calendar at [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov) to verify closure dates.

**EXHIBIT A**

**J. GRANT DESIGN STUDIO**  
DESIGN                      LAND PLANNING                      RENDERING  
3040 State Street    Ste "E"  
Santa Barbara, Ca 93105  
Ph (805) 682-1141    fax(805) 682-0586  
E-MAIL JGRANTDESIGN@SBCGLOBAL.NET  
WEBSITE    JGRANTDESIGN.NET

**RECEIVED**  
NOV 16 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 1212 San Miguel Ave; 045-050-012; Zone E-3/SD-3

Dear Staff Hearing Officer:

There is an existing one story house (812 s.f.), with a attached two-car garage (241 s.f.). The lot size is 5,391 s.f. and the purpose of the modification relates to the existing building sitting within front yard setbacks. The existing building is sited correctly and permitted according to City building files. The proposal is to build a second floor addition of 399 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 entry porch sits approximately 2'-0" into required 20' front yard setback.

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****5. 1212 SAN MIGUEL AVE****E-3/SD-3 Zone**

**(5:10)** Assessor's Parcel Number: 045-050-012  
Application Number: MST2015-00367  
Owner: Douglas Carman  
Architect: Jason Grant Design Studio

(Proposal for a 399 square foot second-story addition and a 92 square foot balcony to an existing 812 square foot, one-story single-family residence with a detached 241 square foot, one-car garage in the non-appealable jurisdiction of the Coastal Zone. The proposed total of 1,452 square feet is 57% of the maximum required floor-to-lot area ratio [FAR]. Staff Hearing Officer review is requested for alterations to the covered entry, window and doors in the required front setback, and to allow a conforming second-story addition that will change the basic exterior characteristics of the existing residence in the required front setback.)

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

Actual time: 4:58 p.m.

Present: Jason Grant, Architect.

Public comment opened at 5:02 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 appreciates the quality of architecture and materials, and the consistency in appearance with the neighborhood.
- 2) The front porch modification is acceptable.
- 3) The 60 square foot deck is acceptable.

Action: Pierce/Moticha, 6/0/0. Motion carried. (Woolery absent).

**\* THE BOARD RECESSED AT 5:12 P.M. AND RECONVENED AT 6:02 P.M. \***

**EXHIBIT C**