



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: February 11, 2016
AGENDA DATE: February 17, 2016
PROJECT ADDRESS: 2955 Ventura Drive (MST2016-00624)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Jo Anne La Conte, Assistant Planner *Jo*

I. PROJECT DESCRIPTION

The 7,345 square-foot site is currently developed with an 894 square foot single family dwelling and an attached 220 square foot one-car garage and a detached shed. The proposed project involves construction of a 447 square foot one-story addition, exterior alterations and an interior remodel to the dwelling. The proposed total of 1,561 square feet is 52% of the required maximum guideline floor-to-lot area ratio (FAR). The proposal will address a violation in a Zoning Information Report (ZIR2008-00118). The discretionary application required for this project is an Interior Setback Modification to allow an addition to the residence with new openings within the required six-foot interior setback to the west (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: January 27, 2016 Date Action Required: April 26, 2016

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:	Robert Foley	Property Owner:	Jeffrey K. Lindgren
Parcel Number:	053-293-004	Lot Area:	7,345 sq. ft.
General Plan:	Low Density Residential (Max 5 du/acre)	Zoning:	E-3
Existing Use:	Single Family Residence	Topography:	2 % 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	894 sq. ft.	+447 =1,341 sq. ft.
Garage	374 sq. ft.	No Change

IV. DISCUSSION

The project is exempt from review by the Single Family Design Board (SFDB). The proposed project involves construction of a 447 square foot one-story addition and exterior and interior alterations to the existing dwelling. A Zoning Information Report (ZIR2008-00118) for the property noted a violation for stored items inside the garage, and a site inspection of the property showed miscellaneous stored items in the required setbacks and two unpermitted sheds in the required setbacks. Therefore, conditions have been included that the stored items shall be removed from the garage and from the required setbacks and that the unpermitted sheds shall be removed from the required setbacks.

West Interior Setback Modification

The existing dwelling is legal non-conforming to the west interior setback, as it is located five feet from the west interior property line, instead of the six feet required. The proposal includes construction of a 447 square foot one-story addition to the dwelling with two new windows that are proposed to be located five feet from the west interior property line, in line with the existing dwelling. Staff is supportive of this request because the proposed addition follows the line of the existing house, and the addition with two new one-story windows behind an existing six foot high fence are not anticipated to cause a detrimental effect to the neighboring property.

Parking

The required parking for a single family residence today is two covered parking spaces that may be provided in a garage or carport. However, the existing parking on site is non-conforming with one covered parking space in a garage, and because the proposed project will not add more than 50% of floor area to the dwelling, the parking may remain at one-covered parking space.

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 proposed addition with new windows that encroach into the west interior setback are appropriate because the proposed addition follows the line of the existing house and the addition and new windows are not anticipated to adversely impact the adjacent neighbors.

Said approval is subject to the following conditions:

1. The miscellaneous stored items shall be removed from the setbacks.
2. The unpermitted sheds shall be removed from the setbacks.
3. The stored items shall be removed from the garage and the garage shall be available for the parking of one vehicle at all times.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated December 15, 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



City of Santa Barbara California

Exhibit A: The site plan for 2955 Ventura Road will be distributed separately.

A copy of the plans is available for viewing at the Planning and Zoning Counter, 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 to verify closure dates.

EXHIBIT A

December 15, 2015

Ms. Susan Reardon
Staff Hearing Officer
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

Re: Proposed Modification and Residential Addition, 2955 Ventura Drive, APN 053-293-004

Dear Ms. Reardon:

Robert Paul Design, as agent for Lisa Valdez and Jeff Lindgren, owners of 2955 Ventura Drive (APN 053-293-004), requests approval of a Modification to allow an approximately 447 square foot (s.f.) single-story addition to an existing single family residence. The subject property is approximately 0.17 acres/7,345 s.f. located in the Upper State: East San Roque neighborhood and zoned E-3. The slope is approximately 2%. The property is developed with an existing 896 s.f. residence, a 316 s.f. rear wooden deck, a 220 s.f. attached garage and a detached 80 s.f. storage shed.

The Modification is requested to allow the addition to encroach one foot into the required six-foot interior yard setback (i.e., five feet from the property line). The residence was constructed in 1946 five feet from the property line (Permit No. C1528 approved 4-23-1946). The encroachment will allow a new family room, bathroom, bedroom and closet to keep in line with the existing house without having to do major structural changes to the existing roof and will complement the existing architectural design and floor plan.

We look forward to working with City staff on this project. If you require additional information, please contact me at 805-680-2335 or robertpauldesign@gmail.com.

Sincerely,

Robert Foley
Principal

ROBERT PAUL DESIGN
2331 CHAPALA STREET
SANTA BARBARA, CA 93105
ROBERTPAULDESIGN@GMAIL.COM

EXHIBIT B