

City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: January 28, 2016
AGENDA DATE: February 3, 2016
PROJECT ADDRESS: 522 Peregrina Road (MST2016-00620)
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 8,250 square-foot site is currently developed with a 1,107 square foot single family dwelling with a detached 374 square foot two-car garage and a detached “as-built” 216 square foot trellis. The proposed project involves permitting the “as-built” detached trellis and for construction of a 42 square foot addition to the dwelling. The proposed total of 1,523 square feet is 47% of the maximum guideline floor-to-lot area ratio (FAR). The discretionary application required for this project is an Interior Setback Modification to allow an addition to the residence within the required western six-foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: January 14, 2016 Date Action Required: April 12, 2016

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to a condition.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Hugh Twibell	Property Owner:	Derek L. Pacheco
Parcel Number:	051-271-012	Lot Area:	8,250 sq. ft.
General Plan:	Low Density Residential (Max 5 du/acre)	Zoning:	E-3/SD-2
Existing Use:	Single Family Residence	Topography:	14 % 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	1,107 sq. ft.	+42 = 1149 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 permitting an “as-built” detached 216 square foot trellis, and construction of a 42 square foot one-story addition to the existing dwelling. The “as-built” trellis is located outside of the required interior setback.

There is an over height fence and wall at the front of the property that received Administrative fence height exception under a separate case (MST2015-00533). However, the project has not yet received building permit approval. Therefore, a condition has been included that a building permit shall be obtained for the fence and wall.

Western Interior Setback Modification

The existing dwelling is legal non-conforming to the western interior setback as it is located five feet from the western interior property line, instead of the six feet required. The proposal includes construction of a 42 square foot one-story addition to the dwelling that is proposed to be located five feet from the western interior property line, in line with the existing dwelling. The proposed addition will not result in any new openings in the interior setback. Staff is supportive of this request because the proposed addition follows the line of the existing house, no new openings are proposed in the setback and the addition is not anticipated to cause a detrimental effect to the neighboring property.

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 that encroaches into the western interior setback is appropriate because the addition follows the line of the existing house, no new openings are proposed in the setback and the addition is not anticipated to adversely impact the adjacent neighbors.

Said approval is subject to the condition that a building permit shall be obtained for the fence and wall approved under MST2015-00553.

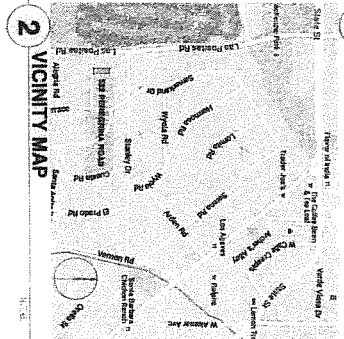
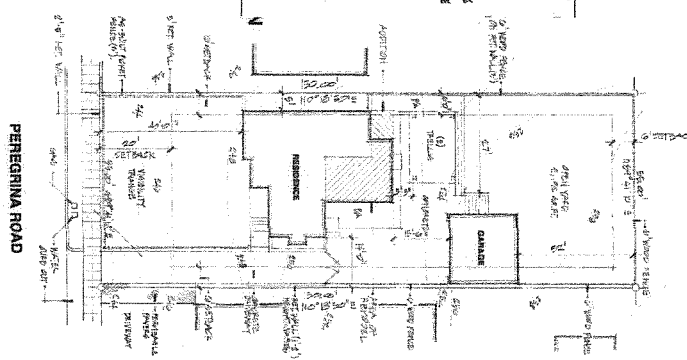
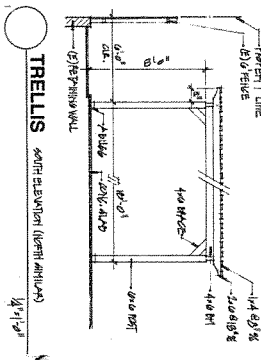
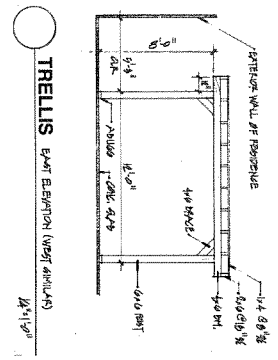
STAFF HEARING OFFICER STAFF REPORT
522 PEREGRINA ROAD (MST2015-00620)
JANUARY 28, 2016
PAGE 3

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated October 14, 2015

Contact/Case Planner: Jo Anne La Conte, Assistant Planner
(JLaconte@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x**3320**

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1 TABULATIONS

Project: Residential building, 400 sq. ft. to house and convert existing chimney roof into extra deck, remove existing chimney from structure and convert existing roof into porch floor and "T" form the existing wall "U" reinforce wall from steel.

Dependencies: Applications: Modification of notes to allow addition to structural 1.000

Zone: RZ201.2

Area (sq. ft.)	400
Volume (cu. ft.)	0
Height (ft.)	0
Setback (ft.)	0
Occupancy	SI

Item	Description	Quantity	Unit
1	Removal of chimney	1	each
2	Removal of roof	1	each
3	Formwork	200	sq. ft.
4	Rebar	200	lb.
5	Concrete	20	cubic yards
6	Deck joists	100	linear feet
7	Deck boards	200	linear feet
8	Deck railing	100	linear feet
9	Deck posts	20	each
10	Deck balusters	200	each

Prepared: 218 sq. ft.

Checked: 218 sq. ft.

Drawn: 218 sq. ft.

Scale: 1" = 1'0" (two covered sheets)

Notes:

- 1. All dimensions are in feet and inches.
- 2. All materials are to be as specified.
- 3. All work to be done in accordance with the plans.
- 4. All work to be done in accordance with the specifications.
- 5. All work to be done in accordance with the building code.
- 6. All work to be done in accordance with the fire code.
- 7. All work to be done in accordance with the health and safety code.
- 8. All work to be done in accordance with the environmental code.
- 9. All work to be done in accordance with the accessibility code.
- 10. All work to be done in accordance with the historic preservation code.

HUGH TWIBELL ASSOCIATES

LANDSCAPE ARCHITECTURE

1529 TUNNEY ROAD
 93105
 (805) 687-9874
 ASA

RESIDENTIAL REMODEL

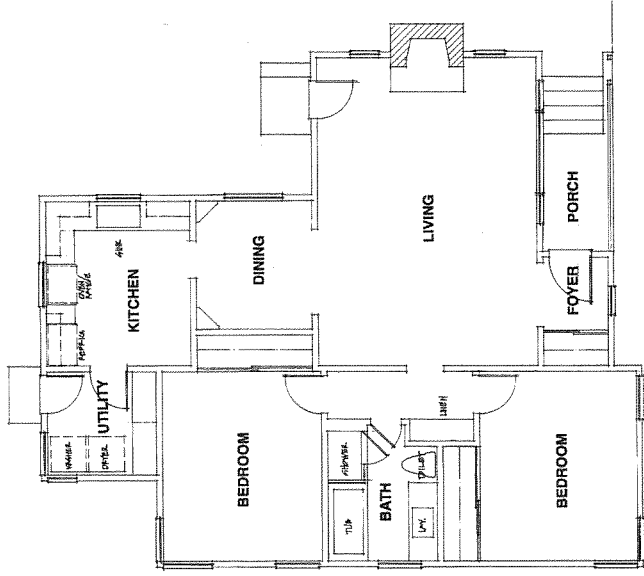
Located at: 322 Peregrina Blvd.
 Santa Barbara, CA

For: Derek and Elizabeth Paulson
 322 Peregrina Blvd.
 Santa Barbara, CA

Date: [Redacted]
 Drawn By: [Redacted]
 Reviewed: [Redacted]

Scale: 1" = 1'

EXHIBIT A

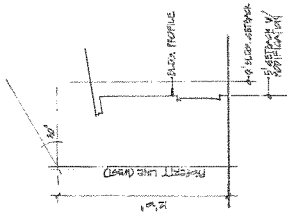


1 (E) FLOOR PLAN

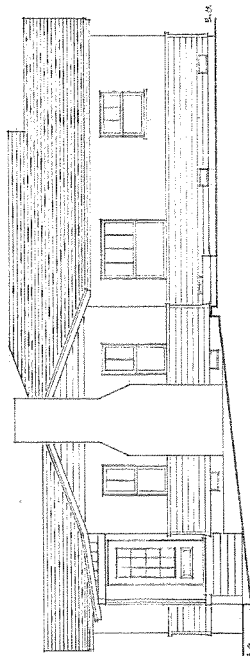
4/1/08

HUGH TWIBELL ASSOCIATES landscape architecture • planning architecture • planning 1159 Tunnel Road Santa Barbara, CA 93101 Phone: (805) 965-1111 FAX: (805) 965-1111	Project: Residential Remodel Location: 1159 Tunnel Road Santa Barbara, CA
	Date: 04/01/08 Drawn by: [Name] Checked by: [Name]
Job No.: Drawing Floor Plan	
Sheet 2 of 2	

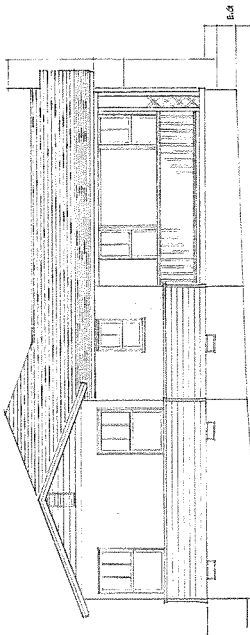
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 PLANNING DIVISION



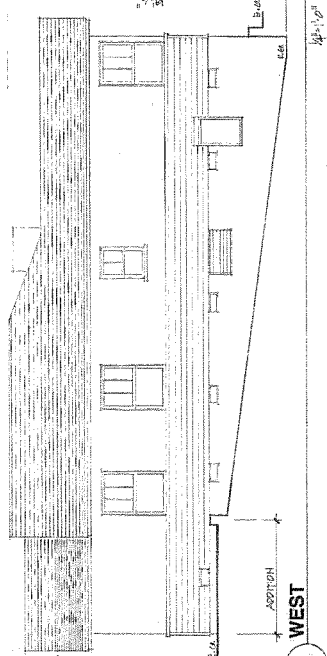
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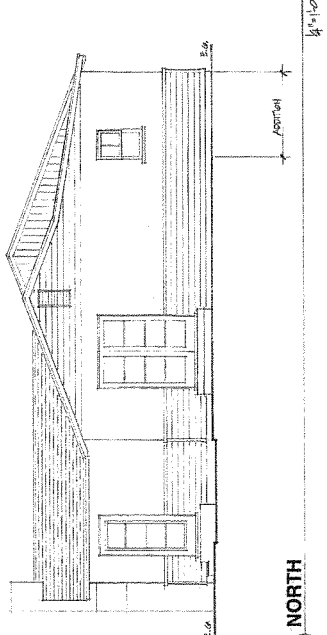
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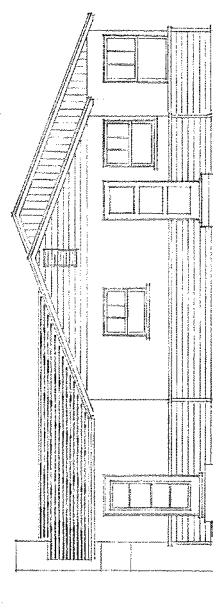
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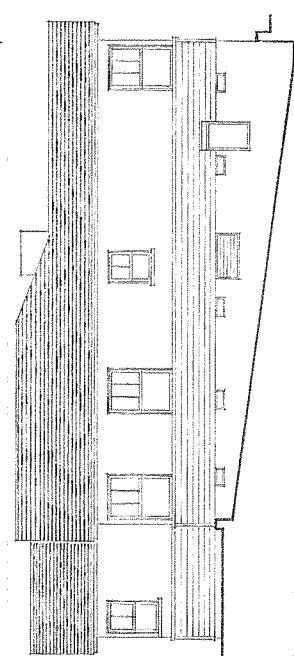
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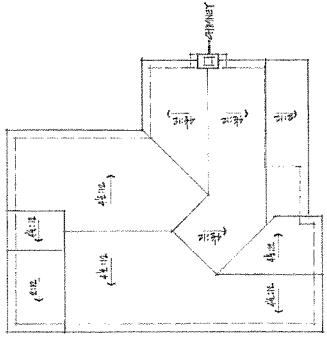
3 NORTH



6 (E) NORTH



7 (E) WEST



5 ROOF PLAN

HUGH TWIBELL ASSOCIATES
 ARCHITECTS & PLANNERS
 1150 Tunnel Road
 Santa Barbara, Calif.
 93105 (805) 969-4514
 CA

Residential Remodel
 Project at 522 Poynton Road
 Santa Barbara, CA
 For: Steve and Kristina Johnson

Date: 10/20/15
 Drawn by: [Signature]
 Reviewed: [Signature]

JOB NO. 2015-006 PLDCA 10107
 SHEET PLAN 10107-001-00000
 4 of 4
 Sheet 4 of 4

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CITY OF SANTA BARBARA
 PLANNING DIVISION

HUGH TWIBELL
ARCHITECT

landscape architecture
architecture • planning

1159 Tunnel Road
Santa Barbara, Calif.
93105 (805) 687-9671
AIA ASLA

October 14, 2015

Modification Hearing Officer
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101
Attn.: Susan Reardon

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CITY OF SANTA BARBARA
PLANNING DIVISION

Re: 522 Peregrina Road, Santa Barbara, CA; A.P.N. 051-271-012; E3/SD2

Dear Ms. Reardon,


The property mentioned above currently includes a one story, two bedroom, single family residence (1,152 sq. ft.) with one detached two car garage (400 sq. ft.). The property slopes uphill from Peregrina Road. The residence is located on a flat pad at about the middle of the slope. An access driveway passes up the east side of the property to the garage from Peregrina Road. The house encroaches into the westerly interior setback one foot. The garage encroaches into the easterly interior setback four feet. The house and garage were built with building permits according to City building files.

The proposal is to add 48 sq. ft. to the house to create a second bathroom with washer/dryer space and closet area; The kitchen would be remodeled to allow direct access to the back yard and the dining room would expand into the existing bedroom closet area. The addition would extend from the northwest end of the existing house toward the west property line.

One modification is being requested to allow the new addition to encroach one foot into the side yard setback (1' x 8'). The encroachment will allow the westerly wall of the house to remain in line and prevent the addition from extending into the rear yard.

Granting the modification would allow for a modest addition and a uniform improvement of the existing west wall, matching the existing setbacks. It would provide a second bathroom; allow for direct access into the backyard from the kitchen and expansion of the dining area.

Sincerely,
HUGH TWIBELL, ARCHITECT



Hugh Twibell
Lic. No. C12069

EXHIBIT B