



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: March 24, 2016
AGENDA DATE: March 30, 2016
PROJECT ADDRESS: 1011 Arbolado Road (MST2015-00623)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Betsy Teeter, Planning Technician II *BT*

I. PROJECT DESCRIPTION

The 18,833 square foot parcel, located in the Hillside Design District, is currently developed with a 2,068 square foot single family residence, a detached 380 square foot two-car garage with an attached 141 square foot storage room. The proposed project is for a 499 square foot addition to an existing two-level single-family residence. The garage and storage room will be demolished and replaced with a new 383 square foot two-car garage and a replacement 141 square foot storage room, both to be connected to the residence with a new breezeway. This project will also address violations in Zoning Information Report ZIR2009-00521.

The discretionary applications required for this project are:

1. An Interior Setback Modification to allow the new storage room and breezeway to encroach into the required interior setback (SBMC § 28.18.060 and SBMC § 28.92.110); and,
2. A Front Setback Modification to allow the new garage and storage room to encroach into the required front setback (SBMC § 28.18.060 and SBMC § 28.92.110); and,
3. A Modification to allow an accessory building (storage room) to be located in a front yard (SBMC § 28.87.160).

Date Application Accepted: January 13, 2016

Date Action Required: April 14, 2016

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the requested modifications with a condition.

SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Dennis Thompson	Property Owner:	Andrew and Laurie Wilson
Parcel Number:	019-241-023	Lot Area:	18,883 sq. ft.
General Plan:	Low Density Residential (Max 3 du/acre)	Zoning:	E-1
Existing Use:	Residential	Topography:	32%

Adjacent Land Uses:

North – Residential	East – Residential
South – Residential	West – Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,068 sq. ft.	+ 499 = 2,567 sq. ft.
Garage	360 sq. ft.	383 sq. ft.
Accessory Space	141 sq. ft.	146 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 2,748 sf 17% Hardscape: 2,364 sf 15% Landscape: 10,721 sf 68%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.280 Proposed FAR: 0.197 = 71% of Max. Allowed FAR

III. DISCUSSION

The proposed project is to add 499 square feet of new living space to the lower floor of the house and to rebuild the existing garage, attached storage room and a new breezeway connecting the house to the garage and storage room. The existing garage and storage room encroach into the required 30-foot front setback, and the storage room and breezeway encroach into the required 10-foot interior setback. The existing garage does not meet the minimum dimensional standards, and the garage door does not accommodate two vehicles. The proposed new garage will encroach slightly more into the required front setback, however, it will provide for a nearly conforming garage both in terms of size and to allow a garage door that will accommodate two vehicles. Transportation Planning Staff has reviewed the proposed new garage and will support a parking design waiver to allow for the slightly undersized garage.

The existing storage room provides an accessory storage space as allowed by the City's Ordinance. Given the steep topography of the site, there is limited area on site for accessory buildings. Although the storage room is sited in the front and interior setbacks, it is not prominently visible from the street because mature landscaping provides adequate screening for the garage and the storage building. The new storage room will be moved 2.5 feet further outside the setback than the location of the existing storage building. Staff supports the request for the Front and Interior Setback Modifications, as the visual impact will be reduced due to a reduction in the interior setback and the configuration of the new building and because the new garage, storage building and breezeway are not anticipated to adversely impact the adjacent neighbor.

This project was reviewed by the Single Family Design Board (SFDB) on January 4, 2016, and was forwarded to the Staff Hearing Officer with positive comments.

IV. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Interior Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure appropriate improvements on the lot. The proposed storage room and breezeway are appropriate because they will not increase the amount of encroachment or openings in the required interior setback, and the Single Family Design Board found the additions to be designed sensitively to not adversely impact the adjacent neighbors. In fact, the new storage room will encroach less into the interior setback than the existing storage building. The new breezeway will encroach in the same location as the existing roof overhang on the dwelling. Mature landscaping will provide adequate screening of the new construction and thus the project is not anticipated to adversely impact the adjacent neighbors.

The Staff Hearing Officer finds that the Front Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure appropriate improvements on the lot. The proposed garage and storage room additions are appropriate because they allow for a more conforming garage and maintenance of an existing storage area. The garage and storage room are screened by fairly dense landscaping along the property line and are not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage.

The Staff Hearing Officer finds that the Modification to Allow an Accessory Building to be Located within the required front yard is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The storage room will be screened adequately by the existing landscaping along the property line and is not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage.

Said approval is subject to the following condition:

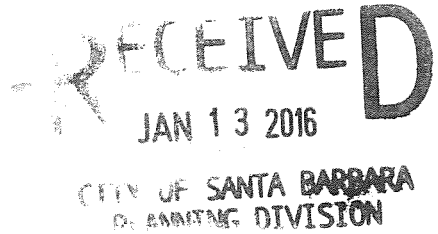
1. A design waiver for the garage size shall be obtained from the Public Works Department prior to building permit issuance.

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Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated January 12, 2016
- C. SFDB Minutes dated January 4, 2016

Contact/Case Planner: Betsy Teeter, Planning Technician II
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630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x **4563**



Date: January 12, 2016
To: Staff Hearing Officer, City of Santa Barbara
From: Dennis Thompson, AIA
Re: Modification Request for 1011 Arbolado Road, AP #019-241-023, E-1 Zone

To the Staff Hearing Officer:

There is an existing, 2-story, 2068 s.f. house, a 380 s.f. garage with attached 141 s.f. storage structure, and a spa on the property. The garage and house are separated by a 5' wide breezeway but connected by roof; they encroach up to 9' on the front yard setback and up to 8' on the easterly interior yard setback. A permit for the House and Garage was finalized in 1968. There are applications for permits for a Workshop and for reroofing the Garage in the street file, and there are drawings of all three in the city archives.

The city's architectural historian has stated that this house does not qualify as a historic resource. The city Transportation Department has stated that the existing driveway configuration (permitted 2-29-08) is required for turnaround. The city Fire Department has confirmed that no access is needed onto the driveway.

This proposal is to add 499 s.f. of new living space to the lower floor of the house, to rebuild the garage and storage structure in approximately the same location, and to remove the spa. This project will also make other interior and cosmetic exterior changes to the house, and the spa will be removed.

Three modifications are being requested for the rebuilding of the garage and storage structure: one to allow them to encroach up to 8.5' on the front yard setback, one to allow the storage room in the front yard, and one to allow the storage room to encroach up to 5.5' on the interior yard setback. These modifications will allow the garage to be enlarged to nearly the minimum required size, to have a door large enough to allow vehicles to enter, and to have a roof that is architecturally compatible with the house. The modifications will allow the owners to keep a storage structure, while moving it 2.5' out of the setback.

While it might be possible to move the garage further to the west, we feel that it would encroach too much on the entry to the house and would reduce the amount of space available for turnaround.

While it might be desirable to omit the breezeway, it provides the only light and ventilation for one of the bedrooms, and it provides access to the electric panel.

NEW ITEM**B. 1011 ARBOLADO RD****E-1 Zone**

Assessor's Parcel Number: 019-241-023
Application Number: MST2015-00623
Owner: Andrew J. Wilson
Architect: Thompson-Naylor

(Proposal for a 499 square foot addition to an existing 2,068 square foot, two-level single-family residence with a 380 square foot detached two-car garage and 141 square foot storage shed. This garage and shed will be demolished and replaced with a new 383 square foot two-car garage and 141 square foot storage room, both to be connected to the residence with a new roof and breezeway. The proposed total of 3,096 square feet on a 15,681 square foot parcel in the Hillside Design District is 71% of the guideline maximum floor-to-lot area ratio [FAR]. This project will address violations in Zoning Information Report ZIR2009-00521. Staff Hearing Officer review is requested for zoning modifications for alterations in the front and interior setbacks.)

(Comments Only; project requires Staff Hearing Officer review for requested zoning modifications.)

Public Comment: The Board acknowledged a letter from neighbor Barbara Bonadeo, neighbor, in opposition to requested modifications.

Motion: Continued indefinitely to Staff Hearing Officer for return to Consent Review with comments:

- 1) The Board finds the requested zoning modifications aesthetically appropriate and do not pose consistency issues with the Design Guidelines.
- 2) The Board supports the continued use of S-tile on the garage to be consistent with the existing permitted S-tile on the remainder of the residence. However, the new S-tile roof shall comply with Design Guideline conditions for S-tiles to make the roof more authentic in appearance. These include a double starter row of two-piece barrel tile at the eave ends, 15% to 20% of field tiles to be laid with mortared randomly placed boosters, and natural cement mortared hips and ridges.
- 3) Clarify how the decks are built.
- 4) Provide details for proposed exterior lighting, windows and doors, and colors and materials.

Action: James/Sweeney, 2/0/0. Motion carried.