



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: February 23, 2017
AGENDA DATE: March 1, 2017
PROJECT ADDRESS: 1704 Paterna Road (MST2016-00377)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Irma Unzueta, Acting Senior Planner
 Betsy Teeter, Planning Technician II

I. PROJECT DESCRIPTION

The 17,605 square foot project site is currently developed with a two-story, 3,417 square foot single family dwelling, a detached two room accessory structure with an attached front deck and a detached 511 square foot garage. The proposed project is to add a pitched roof to the existing garage to match the roof of the main dwelling. The unpermitted roof deck on the garage will be removed and violations identified in a Zoning Information Report (ZIR2014-00258) will be addressed.

The discretionary application required for this project is for a Front Setback Modification to allow alterations to the roof of the garage to encroach into the required 30 foot front setback (SBMC §28.15.060 and SBMC §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to the findings and condition in Section V of this Staff Report.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Jason Grant	Property Owner: Stephanie Kwock
Parcel Number: 019-184-008	Lot Area: 17,605 sq. ft.
General Plan: Low Density Residential (Max 3 du/acre)	Zoning: E-1
Existing Use: Single Family Residential	Topography: 16 % slope

Adjacent Land Uses:

North – Single Family Residential
South – Single Family Residential

East - Single Family Residential
West – Single Family Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	3,418 sq. ft.	No change
Garage	511 sq. ft.	No change
Accessory	502 sq. ft.	No change

C. PROPOSED LOT AREA COVERAGE

Building: 3,034 sq. ft. 17 % Hardscape: 2,500 sq. ft. 15 % Landscape: 12,071 sq. ft. 68%

IV. DISCUSSION

The site is currently developed with a two story single family residence, a detached accessory building and a detached garage. The project site is located within the Hillside Design District but is under 20% slope. The proposed project is to add a pitched roof to the existing flat roofed detached garage. The new roof will match the architectural style of the roof on the existing dwelling. A Front Setback Modification is required to allow alterations to the garage roof, which is legally non-conforming to the front setback.

This dwelling is on the City’s Potential Historic Resources List as the house was designed in the Craftsman style in circa.1913 and is eligible to be designated as a Structure of Merit. The proposed hipped roof was reviewed by the Historic Landmarks Commission (HLC) on November 16, 2016. HLC supported the proposed new roof on the garage and felt the Front Setback Modification was appropriate in order to allow the garage roof to be upgraded to match the dwelling.

City records show that the original garage encroached into the front setback. The garage was rebuilt in 2008 under BLD2008-02625 and, in the process, it was rebuilt at a length of 20 feet rather than at the original 18 feet, increasing the encroachment of the nonconforming garage into the front setback. A staff determination was made that a Modification would not be required as the encroachment is small and the addition creates a conforming garage consistent with the City’s current standards for garage size and dimensions.

Staff supports the request for the Front Setback Modification as the proposed alteration to the garage roof will enhance the aesthetics of the existing residence, and will not adversely impact any adjacent neighbors or the visual openness from the street.

V. FINDINGS AND CONDITIONS

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 an appropriate improvement on the lot. The Modification to allow the new sloped roof on the garage to encroach into the front setback is appropriate because the alteration will enhance the aesthetics of the existing nonconforming garage and the changes will not adversely impact the adjacent neighbors or the visual openness from the street.

Said approval is subject to the following conditions:

1. The violations identified in ZIR2014-00258 for the unpermitted laundry hookups in the upstairs closet and the over height hedges along the driveway will be abated.
2. A permit was issued in 2016 for an air conditioner. The air conditioner has been installed but the permit has not yet been finalized. The permit for the air conditioner must be finalized prior to issuance of the building permit for the garage roof.
3. A site inspection of the property revealed that a built-in gas barbeque has been installed in the remaining front yard. A building permit shall be requested for the as-built barbeque prior to the issuance of the building permit for the garage roof.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated February 9, 2017
- C. HLC Minutes dated November 16, 2016

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



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 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

Date 11-18-16

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102-1990

Re: Modification Request for 1704 Paterna Road; apn 019-184-008; Zone E-1

Dear Staff Hearing Officer:

There is an existing two story house (3,417 s.f.), with a detached two-car garage (511 s.f.). The lot size is 17,605 s.f. and the purpose of the modification relates to the existing detached garage is sitting within front yard setback. The existing building is sited correctly and permitted according to City building files. The proposal is to add a pitched roof (to match e residence) over existing flat roof garage.

The zoning modification being requested allows alterations to be made to a existing building sitting within any required setbacks. Currently the existing garage sits approximately 8'-0" east end and 3'-0" west end into required 30' front yard setback.

The proposed sloped roof addition received favorable comments from the HLC at 11-16-16 consent meeting.

Sincerely,
Jason Grant

J. Grant Design Studio
3040 State Street
Santa Barbara, CA 93105

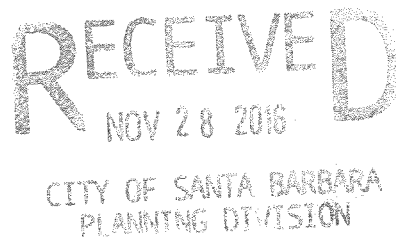


EXHIBIT B

NEW ITEM**D. 1704 PATERNA RD****E-1 Zone**

Assessor's Parcel Number: 019-184-008
Application Number: MST2016-00377
Owner: Stephanie Kwock
Architect: Jason Grant

(Proposal to construct a hipped roof on the existing flat-roof, two-car garage of a single-family residence in the Hillside Design District. The new roof will match the style of the roof on the residence. Staff Hearing Officer review is required for a requested Zoning Modification to allow alterations to the garage roof, which is legally non-conforming to the front setback. This dwelling is on the City's Potential Historic Resources List as the house was designed in the Craftsman style in c.1913 and is eligible to be designated as a Structure of Merit.)

(Comments only; project requires Staff Hearing Officer review for a requested Zoning Modification.)

Public Comment:

Richard Drake Curtis, neighbor, expressed concern about the height of the building blocking his view.

Continued indefinitely with positive comments to the Staff Hearing Officer for the modification.

EXHIBIT C