



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** April 20, 2017  
**AGENDA DATE:** April 26, 2017  
**PROJECT ADDRESS:** 928 El Rancho Road (MST2015-00482)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Irma Unzueta, Acting Senior Planner  
 Betsy Teeter, Acting Assistant Planner

### I. PROJECT DESCRIPTION

The 32,386 square foot project site is currently developed with a 1,887 square foot one-story, single-family residence and attached 455 square foot, two-car garage with an attached 283 square foot one-vehicle carport. The proposal is to extend the existing garage by adding 149 square feet to allow for a portion of the garage to be converted to habitable space for a new bathroom and laundry room. The proposal also includes a 73 square foot addition at the rear of the house, 753 square feet of decking, exterior stairs, and 145 linear feet of guardrails, a 329 square foot storage room under the deck, a new spa, and other site improvements. The project will address violations identified in Zoning Information Report ZIR2000-00559. The proposed total of 3,325 square feet on a 32,386 square foot lot located in the Hillside Design District is 69% of the guideline maximum floor-to-lot-area ratio (FAR).

The discretionary application required for this project is a Front Setback Modification to allow the garage to be extended into the required 30-foot front setback on Skyview Drive (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 findings and conditions in Section V of this Staff Report.

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Sophie Calvin	Property Owner:	Martin McDermut
Parcel Number:	015-060-041	Lot Area:	32,386 sq. ft.

General Plan: Low Density Residential      Zoning: A-2 (Single Family Residential)  
 (max. 2 du/ac)  
 Existing Use: Residential      Topography: 24 % slope

Adjacent Land Uses:

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

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,887 sq. ft.	2104 sq. ft.
Garage	455 sq. ft.	460 sq. ft.
Accessory Space	None	329 sq. ft.

**C. PROPOSED LOT AREA COVERAGE**

Building: 3,200 sf 10%      Hardscape: 3,715 sf 11%      Landscape: 25,471 sf 79%

**IV. DISCUSSION**

The proposed project is to extend the existing garage at the front to add 149 square feet and convert 144 square feet at the rear of the garage to habitable space for a new bathroom and laundry room. The proposal also includes a 73 square foot addition to the house, 753 square feet of decking, exterior stairs, and 145 linear feet of guardrails, a 329 square foot storage room under the deck, a new spa, and other site improvements.

The house is located on a triangular lot with two front setbacks. On December 15, 1999, a Modification for encroachment of an as-built carport into the required front yard (Skyview Drive) and a Modification for covered parking greater than 750 feet in size was approved. The proposed Modification request will encroach less

The proposed project was granted final approval by the Single Family Design Board (SFDB) on October 5, 2015 and received final approval (with no comments) on October 19, 2015. The project was subsequently revised and a Front Setback Modification is now being requested to allow the garage to be extended 15 square feet into the required 30-foot front setback on Skyview Drive. The revised proposal was reviewed by SFDB on January 17, 2017, and continued indefinitely to the Staff Hearing Officer with the comment that the requested setback encroachment modification was aesthetically appropriate and screened from the public view.

Staff supports the request for the Front Setback Modification as the property is site constrained due to the two front setbacks and the location of the existing development on site. The conversion of a portion of the garage to new habitable space and the extension of the garage is a minor

alteration and will improve the functionality of the interior space. The laundry hookups and sink currently encroach into the required parking area in the garage. By creating a new laundry room, the garage will be available for parking. The project site is well screened and the proposed alterations are not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage.

The proposal will address violations outlined in a 2000 Zoning Information Report (ZIR2000-00559) including the removal of the water heater, laundry sink and laundry hookups in the garage, the removal of the loft in one of the bedrooms, the removal of the front trellis and lowering the hedges along the driveway. Therefore, a condition has been included that the violations outlined in ZIR2000-00559 will be abated.

A site visit to the property by staff revealed that a trash enclosure had been added and was located within the required front setback. A Condition of Approval is included to address the relocation of the trash enclosure.

#### 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 proposed additions and alterations are appropriate because of the location of the existing development on site and the triangular shape of the lot which has created two front yards. The proposal is not anticipated to adversely impact the adjacent properties or the visual openness of the street frontage.

Said approval is subject to the following conditions:

1. The violations outlined in ZIR2010-00559 shall be abated as part of this proposal and shall be included in the Scope of Work for the project.
2. The trash enclosure located in the front setback will be relocated outside of the setback.

#### Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated January 23, 2017
- C. SFDB Minutes dated October 5, 2016
- D. SFDB Minutes dated January 17, 2017

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



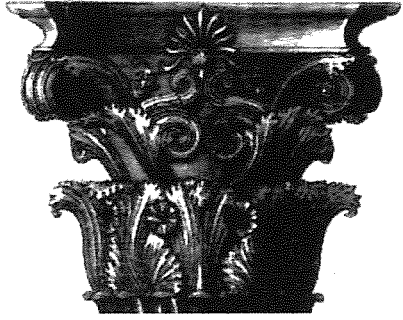
# City of Santa Barbara California

**\*\*\* 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](http://www.SantaBarbaraCA.gov) to verify closure dates.

**EXHIBIT A**



# Calvin Design

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CALIFORNIA 93150

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fax: (805) 456-2194

RECEIVED  
JAN 23 2017

CITY OF SANTA BARBARA  
PLANNING DIVISION

January 23, 2017

Modification Hearing Staff  
City of Santa Barbara  
PO Box 1990  
Santa Barbara, CA 93102

Re: Modification request for **928 El Rancho Rd**, 015-060-041, A-2

Dear Modification Officer,

The current single story, single-family residence at 928 El Rancho Road, is located on approximately  $\frac{3}{4}$  of an acre. The house is three bedrooms and two bathrooms. There is an attached 2-car garage and attached carport. The house has a wood deck that wraps around the east, south and west sides of the house. The proposal is to expand the garage (addition) to allow for a laundry room, bathroom and habitable connection of the garage and the garage (entry addition).

The modification being requested is to allow a 15 sq. ft. (gross) / 26" maximum encroachment of a garage addition in the front yard setback. The property at is a pie-wedge shape and therefore has three setbacks, two of which are front yard setbacks due to two public roads to the north and south of the property. The encroachment will allow the garage addition to keep in line with the rest of the garage without having to do major structural changes to the roof. The proposed laundry room is needed for the family.

Complete description of this project includes:

Abate ZIR 2000-00559

- Remove water heater from garage
- Remove laundry sink from garage
- Remove washer & dryer w/ hookups
- Trim hedges within 10' of Skyview Drive to 42" max height
- Trim hedges along adjacent property lines to 8' max height
- Remove play equipment from front yard
- Remove loft and access ladder from Bedroom 2
- Remove trellis behind garage and carport, 192 sq. ft.

Addition to house: 73 sq. ft. (net) / 94 sq. ft. (gross)

Convert portion of garage to laundry and bathroom 144 sq. ft.

Addition to garage = 149 sq. ft. (net) / 161 sq. ft. (gross)

New storage room below deck = 329 sq. ft. / 354 sq. ft. (gross)

Replace all exterior doors and window with clad unit in same openings.

**EXHIBIT B**

Remove trellis at garage and entry = 146 sq. ft.  
Extension of deck and new stairs = 384 sq. ft.  
New covered porch = 415 sq. ft.  
Replacing deck boards = 1,106 sq. ft.  
Extend deck on east side of house = 338 sq. ft. (less than 10 inches off grade)  
New deck guardrails = 145 linear feet  
(7) new awnings  
Paint house  
Electrical, plumbing and mechanical work. No grading

The benefits and justification of this garage addition into the required setback are;

- The small area of encroachment of the garage addition (15 sq. ft.) will not impact surrounding neighbors or the neighborhood at large.
- The ten closest neighbors have been notified in person and there were no objections of the proposed scope of this project.
- The site is well screened by trees and hedges and the garage is not visible from the public roads.
- The triangular parcel shape, with two front yard setbacks and the current location of the driveway and motor court, limits other alternate location of a garage and or addition.
- The roofline can remain the same by extending the garage to the west by 7 feet.
- The additional bathroom for bedroom #2 is needed for the growing family.
- The existing washer, dryer, sink and water heater are within the minimum required dimensions of the existing 2-car garage. The new laundry room will resolve these violations by no longer being within the 2-car garage.
- SFDB are in favor of the proposed scope of work and stated the garage addition is acceptable as proposed. Meeting date was 1-17-17.
- The existing carport was previously approved with a modification within the same front yard setback in 2000.

We feel this modification is minor due to the small the amount of encroachment into the setback. The property is well screened and the garage addition will be not be seen from El Rancho Road or Skyview Drive, which is above my clients house. We ask for your support and approve this modification.

Sincerely,

  
Sophie Calvin  
Calvin Design

**NEW ITEM****D. 928 EL RANCHO RD****A-2 Zone**

Assessor's Parcel Number: 015-060-041  
Application Number: MST2015-00482  
Owner: McDermut Family  
Designer: Sophie Calvin

(Proposal for 88 square foot of first floor additions to an existing one-story, 1,896 square foot single-family residence with a 455 square foot attached two-car garage and an attached 283 square foot one-car carport. The project includes a new decking and guardrails, exterior stairs, and electrical work. The proposed total of 2,722 square feet on a 32,386 square foot lot in the Hillside Design District is 57% of the guideline maximum floor-to-lot area ratio (FAR). The project will address violations identified in Zoning Information Report ZIR2000-00559.)

**(Action may be taken if sufficient information is provided.)**

**Project Design with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and continued one week to Consent.**

**EXHIBIT C**

**NEW ITEM****C. 928 EL RANCHO RD****A-2 Zone**

Assessor's Parcel Number: 015-060-041  
Application Number: MST2015-00482  
Owner: McDermut Family  
Designer: Sophie Calvin

(Proposal for 222 square feet of first-floor additions to an existing one-story, 1,887 square foot single-family residence with a 455 square foot attached two-car garage and an attached 283 square foot one-car carport. The proposed project includes 753 square feet of decking, exterior stairs, 145 linear feet of guardrails, 149 square foot garage addition, a new spa and other site improvements. The project will address violations identified in Zoning Information Report ZIR2000-00559 and will require Staff Hearing Officer Review for a requested Zoning Modification for a setback encroachment. The proposed total of 3,325 square feet on a 32,386 square foot lot located in the Hillside Design District is 69% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Comments Only; Project requires Staff Hearing Officer review for a requested Zoning Modification.)**

**Continued indefinitely to the Staff Hearing Officer with the comment that the requested setback encroachment modification is aesthetically appropriate and screened from the public view.**