



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** May 4, 2017  
**AGENDA DATE:** May 10, 2017  
**PROJECT ADDRESS:** 2517 Selrose Lane (MST2016-00337)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Irma Unzueta, Acting Senior Planner *IU*  
 Betsy Teeter, Acting Assistant Planner *BT*

### I. PROJECT DESCRIPTION

The 13,778 square foot project site is currently developed with a 1,921 square foot two story, single-family dwelling with an attached 480 square foot garage and a detached 600 square foot accessory structure. The proposal is to reconfigure the existing garage and convert 32 square feet of the garage to a hallway/pantry, construct a 760 square foot one-story addition, a 342 square foot second floor addition, a new 72 square foot detached accessory structure/pavilion, a new pool with pool equipment and associated grading, and an interior remodel to the existing dwelling. The proposal also includes demolition of an approximately 600 square foot detached accessory building. The proposed total of 3,543 square feet is 84% of the maximum allowable floor to-lot-area ratio. The property is located in the non-appealable jurisdiction of the Coastal Zone.

The discretionary applications required for this project is a Front Setback Modification to allow additions and alterations to the dwelling and garage within the required twenty-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 findings in Section V of this Staff Report.

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Thomas Ochsner	Property Owner:	Nathan and Abigail Ziv
Parcel Number:	041-361-035	Lot Area:	13,778 sq. ft.

General Plan: Low Density Residential      Zoning: E-3/SD-3 (Single Family  
(max. 5 du/ac)      Residential)  
Existing Use: Residential      Topography: 10 % slope

Adjacent Land Uses:

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

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,921 sq. ft.	1102 sq. ft.
Garage	480 sq. ft.	448 sq. ft.
Accessory Space	600 sq. ft.	72 sq. ft.

**C. PROPOSED LOT AREA COVERAGE**

Building: 1,700 sf 12%      Hardscape: 650 sf 5%      Landscape: 11,428 sf 83%

**IV. DISCUSSION**

The proposed project is to reconfigure the existing garage and convert 32 square feet of the garage to a hallway/pantry and to construct a 760 square foot one-story addition, a 342 square foot second floor addition, a new 72 square foot detached accessory structure/pavilion and a new pool with pool equipment. The proposal also includes an interior remodel to the existing dwelling and demolition of an approximately 600 square foot detached accessory building.

The dwelling and garage currently encroach into the required twenty foot front setback and the dwelling also encroaches into the required 6 foot setback along the easterly property line. The additions to the dwelling are conforming to all interior setbacks and the ground floor and second-story additions to the existing dwelling will be located on the westerly portion of the lot, outside of the front and interior setbacks. A new brow roof extension is proposed for the garage which will encroach further into the required twenty foot front setback and therefore requires a Front Setback Modification. Staff supports the request for the Front Setback Modification, because the proposed additions are conforming to the required setbacks and no new openings are proposed in the setback. Further, the roof brow addition is an aesthetic improvement to the garage and is not anticipated to adversely impact the adjacent neighbors or the visual openness of the street.

The project was originally noticed for an Interior Setback Modification, however, upon further review of the project, it was determined that the proposed additions will not encroach into the required interior setback nor will the addition change the basic exterior characteristics of the dwelling. Therefore, an Interior Setback Modification is not required for this project.

The project was reviewed by the Single Family Design Board (SFDB) on August 22, 2016 and October 3, 2016. The SFDB forwarded the project to the Staff Hearing Officer (SHO) finding that the proposed additions within the front setback are aesthetically appropriate and would not pose consistency issues with the SFDB Guidelines.

**V. FINDINGS**

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 second-story addition with new deck is appropriate because it will allow for a conforming second-story addition with deck to the dwelling and is not anticipated to adversely impact the adjacent neighbors or the visual openness of the street.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated February 21, 2017
- C. SFDB Minutes dated August 22, 2016
- D. SFDB Minutes dated October 3, 2016

Contact/Case Planner: Betsy Teeter, Acting Assistant Planner  
(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**

THOMAS OCHSNER ARCHITECT

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www.TOarchitect.com

02.21.17

To: Modification Hearing Officer  
City of Santa Barbara Zoning

Fr: Tom Ochsner AIA, Project Manager

Re: Modification Request – 2517 Selrose Lane, Santa Barbara, CA

RECEIVED  
FEB 21 2017  
CITY OF SANTA BARBARA  
PLANNING DIVISION

To whom it may concern,

The purpose of this Modification Request is to allow further development to the existing residence that currently is non-conforming as to the existing front yard and easterly side yard setbacks. The proposed project includes additions to the residence that are conforming to the setback conditions. This project consists of a first story addition of 728 square feet., and a second story addition of 342 square feet. Ancillary improvements include interior remodeling, a new first floor covered deck, a 72 square foot accessory structure (pool pavilion), swimming pool, and landscaping. The proposed 1<sup>st</sup> and 2<sup>nd</sup> story additions will remain outside the required setbacks. A new overhang is proposed to project over the garage door. This overhang is within the setback but is important for architectural purposes. This overhand will not project any further than an existing similar overhang which currently existing within the front yard setback.

Specifically we request:

1. A modification to the side yard (east) to allow for the existing one story portion to remain. New replacement windows (like for like) and now roof changes.
2. A modification to the front yard to allow for the existing two story portion of the residence to remain and for minor architectural improvements including: new overhang, window treatment, and new exterior materials.

On October 3, 2016, the SFDB review board provided favorable comments regarding the proposal and the size, bulk and scale of the addition.

We appreciate your future review and support for our proposal and will answer any questions you may have in this regard.

Sincerely,

Tom Ochsner, AIA  
(805) 705-6558

**EXHIBIT B**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 2517 SELROSE LN****E-3/SD-3 Zone****(5:20)**

Assessor's Parcel Number: 041-361-035  
 Application Number: MST2016-00337  
 Owner: Abigail Ziv  
 Architect: Thomas Oschner, AIA Architect

(Proposal to demolish 32 square feet of the existing garage, to construct a 657 square foot one-story addition, a 567 square foot second floor addition, a new 500 square foot detached accessory structure, a new pool with pool equipment and associated grading, and an interior remodel to an existing 1,187 square foot single-family dwelling with an attached 480 square foot garage. The proposed total of 4,093 square feet is 97% of the maximum allowable floor to-lot-area ratio. The property is located in the non-appealable jurisdiction of the Coastal Zone and requires Coastal Review. Staff Hearing Officer Review is requested to allow conforming additions to the dwelling in the required front and interior setbacks.)

**(Comments Only; Project requires Staff Hearing Officer and Coastal Review.)**

Actual time: 5:13 p.m.

Present: Thomas Oschner, Architect; and Brian Brodersen, Landscape Architect.

Public comment opened at 5:28 p.m.

- 1) Alan Aleksander for Joseph Aleksander adjacent neighbor, opposition; spoke of concerns regarding the size, slope, and looming aspect of the proposed plan, existing quiet neighborhood compatibility, and privacy issues.
- 2) Steve Hanson, opposition; spoke of concerns regarding the proposed large square footage, the looming aspect of the proposed project for a quiet neighborhood, and the impact and scale of the proposed pool.
- 3) Jenny Slaughter, opposition; spoke of concerns regarding westerly privacy concerns and neighborhood compatibility.
- 4) William Hawksworth, opposition; spoke of concerns regarding proposed modification into the setback, fence, and water infiltration.

Public comment closed at 5:40 p.m.

**Motion: Continued indefinitely to Staff Hearing Officer for return to Full Board with comments:**

- 1) The Board appreciates the quality and style of the proposed architecture.
- 2) The Board finds the proposed modifications to allow conforming additions to the dwelling in the required front and interior setbacks to be aesthetically appropriate and do not pose consistency issues with Single Family Residence Design Guidelines.
- 3) The Board would like to see a reduction from the proposed 97% maximum allowable floor to-lot-area ratio (FAR) to an 85% maximum allowable FAR to be more compatible with the neighborhood.
- 4) Restudy the north large concrete area to be more compatible with Tier 3 Storm Water Management Practice (SWMP) requirements.
- 5) Restudy the proposed pavilion roof slope.

Action: Miller/James, 5/0/0. Motion carried. (Moticha absent).

**SFDB-CONCEPT REVIEW (CONT.)****3. 2517 SELROSE LN****E-3/SD-3 Zone****(4:00)**

Assessor's Parcel Number: 041-361-035  
 Application Number: MST2016-00337  
 Owner: Abigail Ziv  
 Architect: Thomas Oschner, AIA Architect  
 Landscape Architect: Brian Brodersen

(Proposal to demolish 32 square feet of the existing garage, to construct a 657 square foot one-story addition, a 567 square foot second floor addition, a new 500 square foot detached accessory structure, a new pool with pool equipment and associated grading, and an interior remodel to an existing 1,187 square foot single-family dwelling with an attached 480 square foot garage. The proposed total of 4,093 square feet is 97% of the maximum allowable floor to-lot-area ratio. The property is located in the non-appealable jurisdiction of the Coastal Zone and requires Coastal Review. Staff Hearing Officer Review is requested to allow conforming additions to the dwelling in the required front and interior setbacks.)

**(Second Concept Review, Comments only; Project requires Staff Hearing Officer and Coastal Review; Project was last reviewed August 22, 2016.)**

Actual time: 4:00 p.m.

Present: Thomas Oschner, Architect; Brian Brodersen, Landscape Architect; Nathan and Abigail Ziv, Owners.

Public comment opened at 4:10 p.m.

- 1) Alan Aleksander, opposition; spoke of concerns regarding how the project appears larger and more massive than proposed from the surrounding adjacent homes below the site elevation, and requested a reduced scale of the project.
- 2) Lauren Hawksworth, opposition; spoke of concerns regarding the proposed lot split, and conformation to zoning requirements.
- 3) Steve Hanson, opposition; spoke of concerns regarding the proposed swimming pool and equipment location and requested a re-evaluation due to proximity to his adjacent bedroom location, and noise abatement measures taken.
- 4) William Hawksworth, opposition; spoke of concerns regarding the southern elevation of the roof line.

An email in opposition from Lauren Hawksworth regarding the proposed swimming pools and future water use was read into the public record and acknowledged.

Public comment closed at 4:20 p.m.

**Motion: Continued indefinitely to Staff Hearing Officer for return to the Full Board with comments:**

- 1) Study to provide sound absorbing material on the interior of the concrete six-foot wall surrounding the proposed swimming pool equipment area to reduce noise levels as much as possible.
- 2) The Board finds the proposed easterly side yard, the existing house crossing over into the east and north front and interior setback modifications, and the overhangs are aesthetically appropriate, and do not pose consistency issues with the Single Family Residence Design Guidelines.
- 3) The Board had positive comments regarding the project's consistency and appearance

**EXHIBIT D**

regarding the acceptable reduced square footage; the reduced size, height and general configuration of the pool pavilion; the acceptable location of the pool as depicted on plan Sheet #AS-10; and the location of the pool equipment.

- 4) Provide a reduced FAR, if applicable.

Action: Woolery/Miller, 6/0/0. Motion carried.

**\* THE BOARD RECESSED FOR 2 MINUTES AT 4:53 P.M., AND RECONVENED AT 4:55 P.M. \***