



City of Santa Barbara California

III. A.

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: June 1, 2017
AGENDA DATE: June 7, 2017
PROJECT ADDRESS: 1189 N Ontare Road (MST2017-00085)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Irma Unzueta, Acting Senior Planner
Andrew Perez, Planning Technician II

I. PROJECT DESCRIPTION

The 15,599 square foot site is currently developed with a two-story, 1,550 square foot single family dwelling with an attached 187 square foot garage, a detached 372 square foot detached one-car garage and a swimming pool. The proposed project consists of the demolition of a 78 square foot existing, laundry room and in its place the construction of a 221 square foot, two-story addition. The first floor of the proposed addition will be an expanded laundry room and a powder room. The second floor of the addition will become a master bathroom and closet. The proposed total of 2,330 square feet is 54% of the maximum allowable floor-to-lot area ratio.

The discretionary application required for this project is a Front Setback Modification to allow the addition to the main dwelling to encroach into the required thirty-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 conditions in Section V of this Staff Report.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Dennis Thompson	Property Owner:	Lizinka & Francine Benton-Rzeznik
Parcel Number:	055-120-034	Lot Area:	15,599 sq. ft.

General Plan: Low Density Residential (max 1 du/ac) Zoning: E-1
 Existing Use: Single Family Residence Topography: 2%

Adjacent Land Uses:

North – Single Family Residence (1-story) East - Single Family Residence (2-story)
 South - Single Family Residence (1-story) West - Single Family Residence (1-story)

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,550 sq. ft.	1,811 sq. ft.
Garage	559 sq. ft.	559 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 1,509 sf 10% Hardscape: 2,028 sf 13% Landscape: 12,062 sf 77%

IV. DISCUSSION

The proposed project involves a two-story addition to an existing two-story dwelling located in the Hillside Design District. The property is located on the corner of Morada Lane and North Ontare Road. The property is subject to two front setbacks, but the existing dwelling only encroaches into the North Ontare Road front setback. The dwelling and the one-car garage were moved to the property before both Morada Lane and Ontare Road were created, therefore a portion of the attached one-car garage is located over the property line and is partially located in the right-of-way.

A historical assessment was completed by the City’s Urban Historian, who found the original dwelling was eligible for inclusion on the City’s Potential Historic Resource List. As such, the Urban Historian is required to review any significant alterations to determine if a Historic Sites/Structures Report is necessary.

The Modification requested is to allow an addition in the area of an existing 81 square foot laundry porch that is legally non-conforming to the front setback requirement. The project proposes to demolish the existing laundry porch, and replace it with an enlarged laundry porch on the first floor and a new bathroom and closet on the second floor. The new laundry porch would be expanded by 73 square feet to accommodate laundry facilities and a new powder room. The 148 square foot, second floor addition would provide a new master bathroom and a closet. Additional bathroom facilities on each floor are desired by the property owner to improve the functionality of the house.

The existing laundry porch encroaches into the front setback, and relocating a new laundry porch to a portion of the house that does not encroach into the front setback would not be appropriate from an architectural standpoint, and is more likely to adversely impact the historical features of the dwelling. The southern façade is the architectural “front” of the house and would damage the architectural character of the house by disrupting the front porch element. The western façade

includes a large bay window that would be negatively impacted by the proposed addition. The addition is proposed to be lower than the highest ridgeline, minimizing impacts to the street frontage and maintaining the character of the dwelling. There are hedges along the front property line that will partially screen the ground floor portion of the addition, further minimizing adverse impacts on the visual openness of the street frontage.

Staff is supportive of the Front Setback Modification request because the location of the existing development on site restricts the owner's ability to expand their home. The improvements will improve the functionality of the home for the owners, by providing additional bathroom facilities on both the first and second floors. The proposed height of the proposed addition would be lower than the tallest ridgeline of the existing dwelling and would be partially screened by the existing hedge along the front lot line and is not anticipated to adversely impact the visual openness of the streetscape from North Ontare Road.

Design Review

This project was reviewed on consent by the Single Family Design Board (SFDB) on March 13, 2017, and the Board found the proposed addition to be aesthetically appropriate and consistent with the Single Family Design Guidelines. The SFDB directed the applicant to return after the item is heard by the Staff Hearing Officer.

VI. 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 addition is appropriate because the location of the existing development on site and the historic nature of the dwelling restricts the location options for a conforming addition. With the proposed height of the addition and the existing hedge along the North Ontare Road, the proposal is not anticipated to adversely impact the visual openness of the street frontage

Said approval is subject to the following conditions:

1. The project shall be reviewed by the City's Urban Historian prior to issuance of any permits for demolition or significant alterations.
2. The hedges within the visibility triangle adjacent to the driveway shall be reduced to three and one-half feet, and maintained at this height.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated April 6, 2017
- C. SFDB Minutes dated March 13, 2017

Contact/Case Planner: Andrew Perez, Planning Technician II
(ACPerez@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x4559

BENTON-RZEZNIK ADDITION

APPLICABLE BUILDING CODES

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING CODE (CBC), 2013 CALIFORNIA RESIDENTIAL CODE (IRC), 2013 CALIFORNIA MECHANICAL CODE (CMC), 2013 CALIFORNIA ELECTRICAL CODE (CEC), 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (GBSC), 2013 CALIFORNIA FIRE CODE (FC), 2013 CALIFORNIA PLUMBING CODE (PC), 2013 CALIFORNIA GAS CODE (GSC) AND THE BUILDING CODE AMENDMENTS THEREIN, AND ALL OTHER APPLICABLE STATE, COUNTY AND CITY ORDINANCES AND REGULATIONS.
2. CONSTRUCTION SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING CODE (CBC), 2013 CALIFORNIA RESIDENTIAL CODE (IRC), 2013 CALIFORNIA MECHANICAL CODE (CMC), 2013 CALIFORNIA ELECTRICAL CODE (CEC), 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (GBSC), 2013 CALIFORNIA FIRE CODE (FC), 2013 CALIFORNIA PLUMBING CODE (PC), 2013 CALIFORNIA GAS CODE (GSC) AND THE BUILDING CODE AMENDMENTS THEREIN, AND ALL OTHER APPLICABLE STATE, COUNTY AND CITY ORDINANCES AND REGULATIONS.

PROJECT EVENTS

1. THE FOLLOWING INSPECTIONS, SITE VISITS, OR OBSERVATIONS ARE REQUIRED BY THE CITY OF SANTA BARBARA AND MAY BE REQUIRED BY THE ARCHITECT AT HIS/HER DISCRETION:
2. FOUNDATION AND FOOTING INSPECTION (AS REQUIRED BY THE ARCHITECT, U.S. CIVIL, BEST PRACTICE)
3. FOOTING BOTTOM AND SURROUNDING COMPACTION TESTING FOR ALL STRUCTURES TO BE CONSTRUCTED
4. FOUNDATION AND FOOTING INSPECTION (AS REQUIRED BY THE ARCHITECT, U.S. CIVIL, BEST PRACTICE)
5. FOUNDATION AND FOOTING INSPECTION (AS REQUIRED BY THE ARCHITECT, U.S. CIVIL, BEST PRACTICE)
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23. FOUNDATION AND FOOTING INSPECTION (AS REQUIRED BY THE ARCHITECT, U.S. CIVIL, BEST PRACTICE)
24. FOUNDATION AND FOOTING INSPECTION (AS REQUIRED BY THE ARCHITECT, U.S. CIVIL, BEST PRACTICE)
25. FOUNDATION AND FOOTING INSPECTION (AS REQUIRED BY THE ARCHITECT, U.S. CIVIL, BEST PACTICE)

PROJECT DIRECTORY

OWNER:
 LISA BENTON-RZEZNIK
 1189 N. ONTARE ROAD
 SANTA BARBARA, CA 93108

ARCHITECT:
 THOMPSON NAYLOR ARCHITECTS
 800 PARKWAY, SUITE 100
 SANTA BARBARA, CA 93101
 PH: 805.963.1111
 WWW.TNARCHITECTS.COM

STRUCTURAL ENGINEER:
 JAMES W. HARRIS, P.E.
 1100 W. MOUNTAIN VIEW AVENUE
 SANTA BARBARA, CA 93101
 PH: 805.963.1111
 WWW.HARRISENGINEERING.COM

PROJECT DATA

PROJECT ADDRESS:
 1189 N. ONTARE ROAD
 SANTA BARBARA, CA 93108

APN: 088-01034

ZONE: E-1

CONSTRUCTION TYPE: VR

OCCUPANCY: RB

FIRE HAZARD ZONE: HIGH FIRE

AREAS:
 PARCEL SIZE: 1.58 ACRES, 13,939.89 SF
 AVERAGE SLOPE: 2%

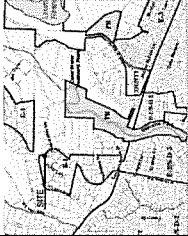
BUILDING FOOTPRINT: 1,528 SF GROSS, 71 SF NET

EXISTING BUILDING: 1,528 SF GROSS, 71 SF NET

DELETED GARAGE: 1,528 SF GROSS, 71 SF NET

TOTAL: 1,528 SF GROSS, 71 SF NET

VICINITY MAP



SHEET INDEX

AND COVER, PROJECT INFO, VICINITY MAP

ARCHITECTURAL:

- AS1: EXISTING A PROPOSED 11,000 SQ. FT. GARAGE HOUSE
- AS2: EXISTING AND PROPOSED EXTERIOR LANDSCAPING

SHEET TOTAL = 3

PROJECT DESCRIPTION

A TWO STORY ADDITION OF 221 SF NET TO AN EXISTING GARAGE HOUSE. THE ADDITION WILL BE A BATHROOM, KITCHEN AND LAUNDRY ON LOWER LEVEL WITH NEW MASTER BATHROOM ON UPPER LEVEL.

EXISTING AREA: MAIN FLOOR LIVING: 1,528 SF GROSS, 80 SF NET
 UPPER FLOOR LIVING: 717 SF GROSS, 70 SF NET
 GARAGE HOUSE: 1,528 SF GROSS, 71 SF NET
 DELETED GARAGE: 1,528 SF GROSS, 71 SF NET
 TOTAL: 1,528 SF GROSS, 71 SF NET

PROPOSED AREA: BATHROOM: 1,528 SF GROSS, 71 SF NET
 KITCHEN: 1,528 SF GROSS, 71 SF NET
 LAUNDRY: 1,528 SF GROSS, 71 SF NET
 MASTER BATHROOM: 1,528 SF GROSS, 71 SF NET
 TOTAL: 1,528 SF GROSS, 71 SF NET

CONCRETE: 9 C.Y. CITY

PAVING - (0) COVERED PARKING SPACES

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES

1. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE PREVENTED FROM ENTERING NEARBY WATERWAYS BY THE USE OF SOD STRIP ALONG NATURAL DRAINAGE CORRIDORS OR WELLS.
2. STOCKPILES OF SOILS AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE COVERED TO PREVENT WIND-BOURNE DUST FROM THE SITE BY THE FORCE OF WIND OR WATER.
3. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN CONTAINERS THAT ARE UNLIT, UNHEATED, UNPUNCTURED, UNOPENED AND UNWASHED. ALL APPROVED SPILLS MUST BE WASHED INTO THE DRAINAGE SYSTEM.
4. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM. EXCESS OR WASTE CONCRETE MUST BE WASHED INTO THE DRAINAGE SYSTEM OR STORED FOR REUSE.
5. EXCESS OR WASTE CONCRETE MUST BE STORED IN CONTAINERS THAT ARE UNLIT, UNHEATED, UNPUNCTURED, UNOPENED AND UNWASHED.
6. SEDIMENTS AND OTHER MATERIALS MAY NOT BE WASHED FROM THE SITE INTO NEARBY WATERWAYS. ALL APPROVED SPILLS MUST BE WASHED INTO THE DRAINAGE SYSTEM.
7. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM. EXCESS OR WASTE CONCRETE MUST BE WASHED INTO THE DRAINAGE SYSTEM OR STORED FOR REUSE.
8. VEGETATION MUST BE STABILIZED SO AS TO PREVENT EROSION BY WIND AND WATER.

PLUMBING FIXTURE COMPLIANCE

ALL EXISTING PLUMBING FIXTURES SHALL MEET OR SHALL BE RETROFITTED TO MEET CURRENT CPC REQUIREMENTS:
 UPFRAMES - 3.5 GAL. PER FLUSH, MAX.
 LAVATORY FAUCETS - 1.5 GAL. PER MINUTE, MAX.
 KITCHEN FAUCETS - 1.5 GAL. PER MINUTE, MAX.

ADDITION TO:
BENTON-RZEZNIK RES.
 1189 N. ONTARE ROAD
 SANTA BARBARA, CA

SHEET TITLE
COVER SHEET & NOTES

DRAWN BY
 LSM

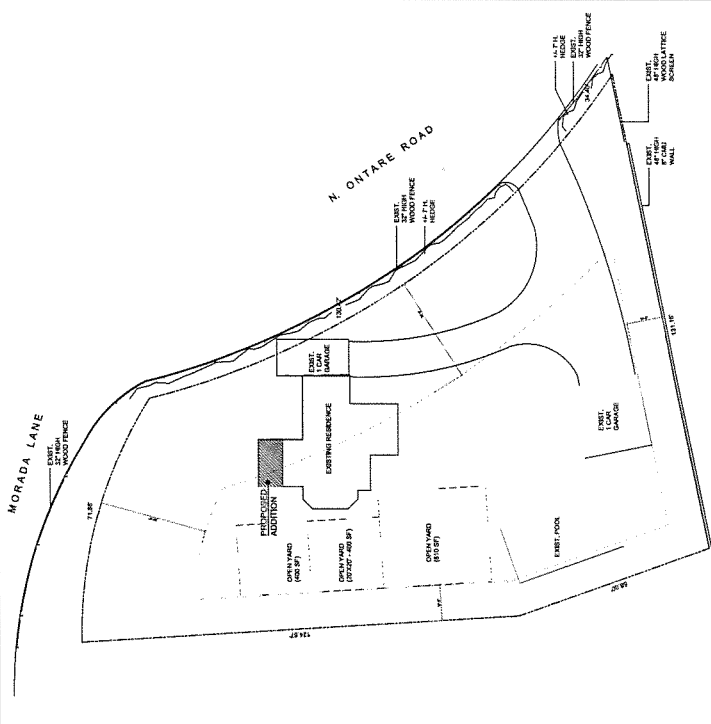
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REVISIONS

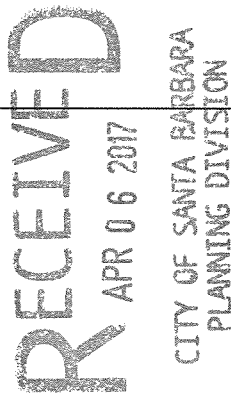
JOB NUMBER
 16550

SHEET NUMBER

A0.0

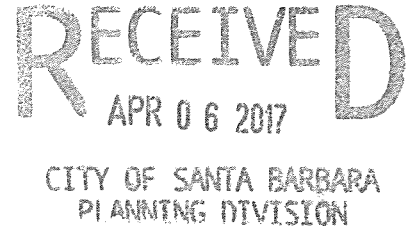


SITE PLAN
 NOTE: NO ENTRY PROVIDED; LOCATIONS ARE APPROXIMATE



Francine M. Benton-Rzezniak
1189 North Ontare Road, Santa Barbara, CA 93105
phone: 203-824-3124

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



Re: Modification Request for 1189 North Ontare Road, Santa Barbara, CA 93105

Dear Staff Hearing Officer:

Thank you for taking the time to review this narrative relative to the proposed addition at 1189 North Ontare Road in Santa Barbara.

Detailed Statement describing the existing situation and the proposed project

There is an existing house, with attached carriage house, circa 1890 (1550+sf) and a detached 1 car garage (400 sf) on the property. The residence predates both Ontare Road and Morada Road as it was moved to the site in the late 1920's/early 1930's by one of the original owners of the San Roque Ranch, before the present subdivision was created.

The house itself is apparently only half the size of the original house, split prior to the move to the present location. There are two front setbacks on the property, abutting Morada and Ontare. The architectural "front" of the house faces south, away from both roads; the architectural "back" of the house faces Morada Drive.

The proposal is to replace the first floor laundry "shed" on the northerly side of the residence which is presently in a deteriorating condition. The footprint would be expanded to accommodate laundry and a first floor powder room. A second floor master bath and closet is proposed to be built on top of the rebuilt laundry which will provide a second bathroom for the sleeping floor and much needed additional closet space for clothing and linens. The total square footage of the proposed construction is 330 sf for both floors inclusive.

Specific modification requested and the justification for the request.

The modification being requested is to allow a first floor laundry room/powder room and second floor bathroom and closet addition in a front yard setback. The addition will allow for a new powder room and laundry room to flow seamlessly from the present kitchen and a new second floor master bath where there is presently only one bathroom serving four family members.

The proposed addition is needed to further update the house to 21st century standards while respecting the integrity of the original structure and the original gracious character of the residence. The plans integrate the addition into the holistic structure of the residence.

The placement of the proposed addition has been thoroughly considered. The present proposed location is the single position on the property and relative to the residence that allows for a seamless addition. The westerly side of the house is graced with bay windows and is an inappropriate location for an addition due to a conflict with this architectural feature as well as significant negative impact on a mature pepper tree on the westerly side of the house. The front of the house has windows and a front porch, both of which would be destroyed by an addition. The side of the house nearest to Ontare Road does not have sufficient space for such an addition. By replacing the pre-existing laundry shed, the proposed plan minimizes the impact on the residence, the parcel, mature trees and neighbors.

Benefits of the Project

The major benefits of having this proposed addition are that the residence is fully upgraded within the character of the building and said upgrades are in keeping with the overall look and feel of a well-kept and attractive neighborhood.

The addition is ideally situated in the location of the present poorly maintained and deteriorating laundry shed; it will be an upgrade from the present structure. The proposed addition fits in with the roofline and is designed to look as though it has "always been there."

The proposed addition is located in the only place that makes architectural and practical sense for an addition. The residence is quite compact, and the addition, in lieu of the current laundry shed, is minimally impactful on the property and will not harm mature shade trees on the property, thus maintaining the privacy such trees provide. Any encroachment into the required setback will be minimal and designed to maintain privacy both to the residence and those on neighboring properties.

Sincerely,


Francine M. Benton-Rzeznik

NEW ITEM**C. 1189 N ONTARE RD****E-1 Zone**

Assessor's Parcel Number: 055-120-034

Application Number: MST2017-00085

Owner: Lizinka Benton-Rzezniak

Architect: Dennis Thompson

(Proposal to construct a 221 square foot, second-story addition to an existing 1,550 square foot, two-story single-family residence with an attached 187 square foot one-car garage and a detached 372 square foot garage. The project also includes an interior remodel of 255 square feet. The proposed total of 2,330 square feet on a 15,599 square foot lot located in the Hillside Design District is 54% of the guideline maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is required for a requested Zoning Modification to allow encroachments within the required front setback.)

(Comments Only; Project requires Staff Hearing Officer review.)

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

1. The new windows are aesthetically appropriate and do not pose privacy or consistency issues with the Single Family Design Guidelines.
2. The proposed encroachments within the required front setback are aesthetically appropriate.
3. The proposed additions are appropriate and supportable.