



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: January 9, 2019
AGENDA DATE: January 16, 2019
PROJECT ADDRESS: 301 Vista De La Cumbre (MST2018-00666)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Allison De Busk, Senior Planner *AD*
Megan Arciniega, Project Planner *MA*

I. PROJECT DESCRIPTION

The proposed project involves a 234 square foot second-story addition to an existing non-conforming 1,868 square foot single-unit residence located on a 7,405 square foot lot. The existing residence consists of a 392 sf garage on the first floor with a 1,476 sf residence above (second floor). The existing second floor of this residential structure encroaches into the required six foot interior setback by approximately six inches, along the southern property line. The proposed addition would expand a bedroom at the rear of the second floor of the existing residence. The expansion would continue the plane of the existing exterior building wall that is located in the setback.

The discretionary application required for this project is an Interior Setback Modification to allow the construction of a bedroom expansion on the second story within the required six-foot interior setback (SBMC Table 30.20.030.A and §30.250.020.B).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Existing Facilities).

Date Application Accepted: Dec. 19, 2018

Date Action Required: March 10, 2019

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project based on the findings in Section V of this report.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Diana Costea
Parcel Number: 053-091-002

Property Owner: Beth and Darren Lang
Lot Area: 7,405 square feet

General Plan: Low Density Residential Zoning: RS-7.5 / USS (Residential
 (Maximum 5 DU/Acre) Single Unit / Upper State Street)
 Existing Use: Residential Topography: 11%

Adjacent Land Uses:
 North - Residential (two-story) East - Residential (one-story)
 South - Residential (one-story) West - Residential (one-story)

B. PROJECT STATISTICS

	Existing	Proposed
Living Area (2 nd Floor)	1,476 sq. ft.	1,710sq. ft.
Garage (1 st Floor)	392 sq. ft.	392 sq. ft.
Accessory Space	N/A	N/A

C. PROPOSED LOT AREA COVERAGE

Building: 1,880 sf 25.4% Hardscape: 469 sf 6.3% Landscape: 5,056 sf 68.3%

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/Allowance	Existing	Proposed
Setbacks			
- Front	25 ft.	22 ft. 6 in.	22 ft. 6 in.
- <i>Interior (South)</i>	6 ft.	5 ft. 6 in.	5 ft. 6 in.
- Interior (North)	6 ft.	7 ft.	7 ft.
- Rear	6 ft.	43 ft.	43 ft.

V. BACKGROUND

The subject bedroom addition is currently under construction, originally approved under BLD2016-02616. However, during construction a building inspector noticed a discrepancy in distance from the existing residence to the property line and required a survey to be conducted. Through the survey, it was discovered that the existing residence encroaches into the interior setback by six inches. Therefore, the existing residence is nonconforming to the required interior setback.

VI. DISCUSSION

The residence is nonconforming as to the interior setback along southern property line by six inches. The request is to allow a bedroom expansion in this area that would extend the existing plane of the residence, and thus also encroach by six inches. The addition would occur on the second story of the residence, and as such does not qualify for the allowances provided under SBMC §30.165.050.C.2 for first story additions to nonconforming structures. Therefore, a Modification of the interior setback is required.

The proposed design allows the expanded bedroom to remain in line with existing house without having to do major structural changes to the existing roof, and would not affect light or air to the adjacent residential development. The encroachment is relatively minor in that it is only six inches, which represents a total of seven square feet located in the interior setback.

VII. FINDINGS (SBMC §30.250.060.F)

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance because the encroachment would allow an addition to an existing residential structure without affecting light or air and is necessary to secure an appropriate improvement on the lot. The proposed encroachment is appropriate because it is relatively minor (seven square feet) and allows the bedroom expansion to remain in line with the existing house without having to make major structural changes to the existing roof. Additionally, the expansion would be an extension of the livable area that functions as the “main floor” since the first floor is limited to garage use only due to the topography of the lot.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated December 17, 2018

Contact/Case Planner: Megan Arciniega, Project Planner
(MArciniega@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x7587



City of Santa Barbara California

***** SEPARATELY DISTRIBUTED EXHIBIT A *****

Exhibit A: The exhibit for this Staff Report has been distributed separately. A copy of the site plan is available for viewing at the Planning and Zoning Counter located 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

Diana Costea

2634 Montrose Pl. Santa Barbara CA 93105

805-570-9745

December 17.2018

Staff Hearing Officer

City of Santa Barbara

P.O. Box 1990

Santa Barbara, CA 93102-1990

Re: Modification Request for 301 Vista De La Cumbre, Santa Barbara, CA 93105;

APN: 053-091-002; Land Use Zone: E-3 / SD-2.

Dear Staff Hearing Officer:

There is an existing house (1,621 sq. ft.) and an attached two-car garage under the main floor. The house currently encroaches into the interior side setback 6 inches on the southerly side of the property. All the buildings have building permits according to the City building files. The proposal is to expand the master bedroom with 259 sq.ft. at the rear of the existing house on the westerly side of the property. On the southerly side of property the bedroom addition wall continues the plane of the existing exterior building wall (that is located in 6 inches in the setback)

2. The modification is being requested to allow the master bedroom expansion encroach six inches into the required six-foot interior side yard setback. The encroachment will allow the master bedroom expansion to keep in line with the existing house without having to do major structural changes to the existing roof and would allow the bedroom to be located on the same side as the other bedrooms. The master bedroom expansion is needed for my client's growing family.

3. The major benefits of having the proposed bedroom encroach into the required setback are: that it eliminates the need to redesign the roof system and keeps the bedrooms on the same side of the existing residence.

Sincerely,



