



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: February 4, 2019
AGENDA DATE: February 13, 2019
PROJECT ADDRESS: 339 Mesa Lane (MST2018-00639)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Marck Aguilar, Acting Senior Planner
Stephanie Swanson, Assistant Planner

I. PROJECT DESCRIPTION

The 6,098 square-foot site is currently developed with a single family residence and detached two-car garage. The proposed project involves infilling an existing covered porch to construct a residential addition, constructing a new front porch, and relocating the opening of an existing garden wall opening to match the location of the new front porch. Legalization of an "as-built" outdoor shower, to abate a violation noted in ZIR2016-00226, and trimming hedges at the rear of the property to the maximum allowed 8'-0" is also proposed.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is:

1. Front Setback Modification to allow for the residential addition and porch construction within the required 20'-0" front setback (SBMC §28.15.060.A, SBMC §28.87.030.D, and SBMC §28.92.110.B).

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

Please reference Exhibit A, Project Plans, and Exhibit B, Applicant Letter, for additional project details.

Application Deemed Complete: January 14, 2019

Date Action Required: April 5, 2019

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Bart Millar	Property Owner: Kronstadt-Fouhse Family Trust 2/10/17
Parcel Number: 041-292-020	Lot Area: 6,098 sq. ft.
General Plan: 5 Dwelling/Acre	Zoning: E-3/S-D-3 (One-Family Residence Zone/Coastal Overlay Zone)
Existing Use: Single Family Residential	Topography: 3%

Adjacent Land Uses:

North – E-3/S-D-3; 2406 Borton Drive – Single Family Residential (1-story)
East – E-3/S-D-3; 342 Mesa Lane – Single Family Residential (1-story)
South – E-3/S-D-3; 333 Mesa Lane – Single Family Residential (2-story)
West – E-3/S-D-3; 2409 Borton Drive – Single Family Residential (1-story)

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	980 sq. ft. (net)	1,004.5 sq. ft. (net)
Garage	386 sq. ft. (net)	386 sq. ft. (net)**
Covered Porch	39 sq. ft. (net)*	36 sq. ft. (net)***

* = to be partially infilled as residential addition and replaced with new covered porch
** = no change
*** = modification requested for location

C. PROPOSED LOT AREA COVERAGE

Building	1,568 sq. ft. (gross) (25.71%)
Hardscape	272 sq. ft. (gross) (4.46%)
Landscape	4,258 sq. ft. (gross) (69.83%)

D. FLOOR-AREA RATIO (FAR)

Maximum Guideline FAR: 0.447 (2,725 square feet)
Existing FAR: 0.224 (1,366 square feet); 51% of the guideline maximum
Proposed FAR: 0.228 (1,390.5 square feet); 52% of the guideline maximum

IV. DISCUSSION

The subject application includes the conversion of the existing covered front porch to a residential addition and constructing a new front porch, all within the required front setback.

Coastal Review

The project site is located in the non-appealable jurisdiction of the Coastal Zone Overlay, S-D-3. The parcel is located on the inland side of the first public road paralleling the sea, not within 50'-0" of the edge of a coastal bluff, no water wells or septic systems are proposed for expansion or new constructions, is not in an area of critically short water supply by resolution of the California Coastal Commission, would not change the intensity of the existing use, and a visitor-serving commercial use is not proposed; therefore, a Coastal Development Permit is not required (California Code of Regulations, §13253).

The project qualifies for a Coastal Exemption, a staff level review. The applicant will apply for the Exemption during the building permit process.

Building and Zoning Violations

The existing hedges exceed the allowable height by 2'-0". The proposal includes trimming the hedges to a maximum height of 8'-0" to abate this zoning violation. ZIR2016-00226 notes that there is no building permit on record for an outdoor shower attached to the existing garage. This application seeks legalization of the shower; no documented violations would remain outstanding on the property.

Design Review

This project is exempt from design review by the Single Family Design Board.

Nonconforming Front Setback

The City issued the original building permit for the existing structure in 1957, under ordinance 1493 which required a 15'-0" front setback for one family residence zones. No original building permit plans are on file for the subject residence; however, staff assumes the house was approved and then constructed with the applicable 15'-0" setback that is observed today. Current development standards for the applicable zone (E-3) require a 20'-0" front setback.

The subject lot is located on the corner of Mesa Lane and Borton Drive, and thus subject to two 20'-0" front setbacks. The existing residence is nonconforming to both of those setbacks, and the garage is nonconforming to the required front setback along the Mesa Lane frontage.

Specific and minimal renovations and alterations to nonconforming structures are allowed under SBMC Title 28 without a modification. However, improvements which would change the basic exterior characteristics of a structure and would also create a further encroachment than what exists currently, such as those in the proposed project, would require a modification approval (SBMC §28.87.030.D).

Modification Request and Required Findings

The applicant is requesting a front setback modification to allow for a residential addition and front porch in the required front setback. Per SBMC §28.92.110.B, the Staff Hearing Officer is required to make the following findings to approve the requested modification.

1. A modification of setback, lot area, floor area, street frontage, open yard, outdoor living space, or distance between buildings requirements where the modification

is consistent with the purposes and intent of this Title, and is necessary to (i) secure an appropriate improvement on a lot, (ii) prevent unreasonable hardship, (iii) promote uniformity of improvement, or (iv) the modification is necessary to construct a housing development containing affordable dwelling units rented or owned and occupied in the manner provided for in the City's Affordable Housing Policies and Procedures as defined in subsection (A) of Section 28.43.020 of this Code, and

2. The requested modification is not part of the approval of a tentative subdivision map, conditional use permit, development plan, site plan, plot plan, or any other matter which requires approval of the Planning Commission; and
3. If granted, the modification would not significantly affect persons or property owners other than those entitled to notice.

Front Setback Modification

The applicant proposes to infill an existing covered front porch to serve as a residential addition, in conjunction with an interior remodel, to provide a shower in an existing powder room. Additionally, the applicant proposes a new covered front porch to replace the previous one. All of the proposed work would occur within the required 20'-0" front setback of the E-3 zone along the Mesa Lane frontage.

The proposed porch would respect an approximate 11'-11" front setback, to the posts, and an approximate 11'-0" front setback to the edge of the porch's eave. The residential addition would infill the existing porch area and respect a 15'-0" front setback, consistent with the original approval of the structure.

The existing residence is 3-bedroom, 1.5-bath home; the proposed addition would result in a 3-bedroom, 2-bath home.

Staff is supportive of the proposed front setback modification for the residential addition as an appropriate improvement, given that it would be an infill of the existing building footprint to square off the building in regards to habitable space, and would encroach no farther into the front setback. The addition would provide an additional bathing facility for the residence, making the home more functional, and would result in a modest sized home for a lot of this size (only 52% of the guideline floor-to-lot area ratio).

Staff is also supportive of the proposed front porch within the front setback as an appropriate improvement to the structure, providing a greater sense of formal entry to the home than currently exists. Further, the improvement would not largely affect the openness of the building from the public street.

Environmental Review

According to the City's Master Environmental Assessment Report, the project is not located in any archaeological or biological sensitivity overlay areas. Staff did not require any technical reports for environmental review.

Since no more than 500 square feet of new impervious surfaces are anticipated for this single-unit residential use, voluntary Storm Water Management Plan (SWMP) Tier 1 best management practices are recommended.

Staff finds the scope of the entire proposed project exempt from the California Environmental Quality Act (CEQA) under categorical exemption 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

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, specifically the intent of allowing the continuation of nonconforming structures and the intent of a required front setback, and is necessary to secure an appropriate improvement on the lot (a more functional floorplan). While the addition does constitute new floor area for the residence, the addition is comprised of enclosing a covered entry that the City approved in 1957, when only a 15'-0" setback instead of the contemporary 20'-0" setback was required. The addition (porch enclosure) does not provide any additional square footage to the building footprint overall in regards to the roof plan.

Incorporating the covered entry into the residence as habitable space converts the home from a 3-bedroom, 1.5-bath structure to a 3-bedroom, 2-bath, which is a more functional floorplan consistent with other homes in Santa Barbara. The addition also results in a modest-sized home, increasing the home from the current 51% floor-to-lot area ratio to 52% for a lot of this size and slope.

The front porch is also an appropriate improvement on the lot to create a formal entrance to the residence that does not currently exist, while not creating an intrusive façade along the Mesa Lane street frontage. The porch would respect an approximate 11'-0" front setback in lieu of the nonconforming 15'-0" setback that the rest of the residence complies to. The porch's extension into the setback 4'-0" farther into the setback than the rest of the house is appropriate to highlight the entrance to the home, and does not create any further habitable space within the setback.

The project is not part of the approval of a tentative subdivision map, conditional use permit, development plan, site plan, plot plan, or any other matter which requires approval of the Planning Commission, and is not anticipated to significantly affect persons or property owners other than those entitled to notice.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated November 28, 2018

Contact/Case Planner: Stephanie Swanson, Assistant Planner
(SSwanson@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x4569

***** 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

Applicant: Bart Millar, **Millar and Associates Construction**
805-722-8531, 1460 Crestline Dr., SB CA 93105

Owners: Dan Kronstadt & Sally Fohuse
Date: 11.26.18

To: Staff Hearing Officer
City of Santa Barbara
Box 1990
Santa Barbara, CA 93102-1990

Re: Modification Request for 339 Mesa Lane,
APN # 041-292-020,
Zone E-3/SD-3

RECEIVED

DEC 03 2018

CITY OF SANTA BARBARA
PLANNING DIVISION

Situation:

This is an existing home of 1,065 SF, currently non-conforming in that the front line of the home is set back 15' where 20' is required. The current entry to the home is accentuated by a 5' x 6' inset that is within the 20' setback. The owner would like to add a shower to an existing half bath by using part of this entry inset. Integral to the shower work, the front door would be moved closer to the front line of the house, and therefore reduce its inset depth from 5' to 6". Neither the bathroom nor the front door relocation will protrude past the existing front line of the house toward the street. In order to protect the door from sun and rain, and to reflect the architecture of the neighborhood, we propose putting a roof over the front porch that (including the existing eave) would cover 50 SF. The front face of the supporting columns for this porch roof would stand 4' from the existing face of the house with the porch roof extending another 6". The front face of the wood columns would then be 11' back from the existing front property line.

Justification:

The current home, though small, has three bedrooms but only one bathing facility (1.5 bath rooms). A shower would allow the owners to better enjoy their home, and be closer to the Santa Barbara norm. We believe that the method of achieving this, by building within the existing building line, and installing a porch roof that projects modestly beyond the existing eave, is the least that can be done to both solve the owners' bathing issue and create an architecturally pleasing home entry.

Modification:

We then request a modification of the front yard setback from 20' to 15'-0" for the solid wall construction, and 11' for the porch columns.

Benefits:

This proposed work would improve the look of the house and thereby improve the look of the neighborhood. It will also allow the homeowners to better enjoy their home. The added porch is proportional to the home and is in keeping with the scale of its' self and of the other neighborhood homes.

Thank you for your attention,

 11/26/18
Bart Millar

