



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 22, 2019
AGENDA DATE: July 31, 2019
PROJECT ADDRESS: 216 Vista del Mar (PLN2015-00545)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Danny Kato, Senior Planner II *DJK*
Ellen Kokinda, Assistant Planner *EK*

I. PROJECT DESCRIPTION

The 9,583 square-foot site is currently developed with a one-story single family dwelling with a covered front entry and an attached two-car garage. The proposed project involves a substantial redevelopment (demolition and reconstruction) of the majority of the existing building, a new roof, a first floor addition and a second-story addition including a roof deck. The project also includes site improvements including a new permeable patio in the rear yard, a rainwater cistern, rooftop solar panels, and an interior remodel.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is a Front Setback Modification to allow for a change to the basic exterior characteristics of the residential building (SBMC §28.87.030.D.1 and SBMC §28.92.110.B).

Application Deemed Complete: June 26, 2019

Date Action Required: September 20, 2019

II. RECOMMENDATION

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

Pursuant to SBMC 28.87.030.D.1, conforming additions may be added to nonconforming buildings without a zoning modification provided that the improvements “do not change the use or the basic, exterior characteristics or appearance of the building or structure”. Staff determined at the time that a zoning modification would not be required for the conforming first and second story additions based on the fact that no alterations were proposed for the nonconforming portions of the building, specifically the garage, and nearly all of the front portion of the residence (footprint and exterior façade) would remain unaltered. However, the applicant was informed that the project would be reevaluated if the project changed during the design and building permit process. Specifically, the project would be reevaluated if the project would result in the substantial redevelopment of the existing structure.

In November 2018 after receiving design review approval from the Single Family Design Review Board, staff identified during building permit plan check that there had been a change in the project design. New information from the applicant indicated that the project was a substantial redevelopment (demolition and reconstruction) of the majority of the building. While the garage walls and two front bedroom walls would remain, more than 50 percent of the exterior walls of the building and the roof would be replaced. In addition, staff determined that the large second story addition would result in a change to the basic, exterior characteristics or appearance of the building. Staff concluded that the project required a front setback modification to maintain the existing garage in its current nonconforming footprint.

Front Setback Modification

As stated above, the subject E-3/S-D-3 zoned lot has an existing nonconforming garage that encroaches 5’ into the 20’ required front setback, and the project requires a front setback modification pursuant to SBMC §28.87.030.D.1, because the proposed addition of the second story is a change to the basic exterior characteristics of a nonconforming building. The garage walls and the two front bedroom walls are proposed to remain, and the first and second story additions are proposed to conform to zoning regulations (setbacks, height, open yard, solar access).

Staff is supportive of the front setback modification because the project is utilizing the existing foundation, driveway, and walls of the existing nonconforming garage and there is no change to the functionality of the site based on the proposed design. The proposed first and second story additions conform to zoning regulations including setbacks, open yard, height, and solar access.

There is some concern that due to the amount of demolition, remodel, and the decrease in the garage roof pitch to match the roof pitch of the house, the walls of the garage may be demolished entirely leaving only the existing foundation and driveway. Understanding that this is a possibility, staff is still supportive of the proposed Modification as the existing garage footprint would remain unaltered, the garage does not face the street, the project utilizes the existing driveway, the proposed additions are conforming, the encroachment into the setback is minimal, and the garage design is consistent with the pattern of development in the neighborhood.

Coastal Review

The project 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’

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6/25/2019

Cameron Porter

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Santa Barbara, CA 93109

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

Re: Modification Request for Project 216 Vista Del Mar Dr; 047 052 009; E-3 / SD-3
COASTAL DEVELOPMENT ZONE

Dear Staff Hearing Officer:

1. There is currently a (1,160 sq ft) Single Family Residence with existing (407 Sq Ft) attached garage located on the 9,583 sq ft lot. The garage currently encroaches into the front setback of the property as do all other garages in this development due to the change in the setback requirements years ago. The Proposal is to not change the location of the garage rather, have it remain exactly where it is currently with the exact same dimensions. The request is that the pitch of the roof would need to be decreased to match the roof pitch of the newly constructed structure. This was applauded by ABR due to the fact that it lessens the impact of the roof on the skyline. Additionally, I cannot look to move the garage to any other location in plans as relocating would require complete project redesign. I started on this project on 8/1/2015 and after 4 years I hope I would not be asked to scrap my entire project because I have to put a new roof, at a decreased pitch on an existing garage that is not changing in square footage or location. Although the remodel is extensive it still makes use of the existing footprint to a large extent, as well as preserving the bedroom wing. The net expanded foot print of existing vs proposed is minimal and hope that would be taken into consideration.

2. The modification being requested is to allow the existing garage to be left where it currently is with an adjusted reduced roof pitch. Pitch reduction will allow for better views for the neighbors and help reduce the structures impact on the skyline.

3. The benefit of this project is that an update to this area is welcomed by property owners. The updated, reduced pitch of the new roofline will allow for better views over the current roofline for my neighbors. ABR thanked us almost 4 years ago for immediately coming to the table with the proposed reduced pitch.

Please approve this request so I can receive my building permit and finally begin my project.

Regards,



Cameron Porter

Property Owner



