



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: October 3, 2019
AGENDA DATE: October 9, 2019
PROJECT ADDRESS: 435 E. Valerio Street (PLN2019-00248)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Danny Kato, Senior Planner II
Ellen Kokinda, Planning Analyst *EK*

I. PROJECT DESCRIPTION

The 5,909 square-foot site is currently developed with an existing two-story, single family dwelling and detached two-car garage that is located five feet from the Olive Street front lot line. The proposed project involves a remodel to an existing covered front porch entry (located on the Olive Street side). The project also includes the construction of cantilevered trellises, and associated landscape and hardscape improvements.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is a Front Setback Modification to allow alterations, including a covered front entry porch and cantilevered trellises, to encroach into the required 15' front setback (SBMC §30.20.030.B and §30.250.030).

Application Deemed Complete: August 28, 2019

Date Action Required: November 26, 2019

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) and 15305 (Minor Alterations in Land Use Limitations).

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Serena McClintick	Property Owner:	Peter L. Baay
Parcel Number:	027-123-008	Lot Area:	5,909 sq. ft.
General Plan:	Medium Density Residential 12 du/acre	Zoning:	R-2
Existing Use:	Single Family Residential	Topography:	11.2%

Adjacent Land Uses:

North:	RS-2; Residential
East:	RS-2; Residential
South:	RS-2; Residential
West:	RS-2; Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,530 sq. ft. (net)	No Change
Garage	460 sq. ft. (net)	No Change
Accessory Area	N/A	N/A

C. PROPOSED LOT AREA COVERAGE

Building	2,063 sq. ft. (34.9%)
Hardscape	926 sq. ft. (15.7%)
Landscape	2,920 sq. ft. (49.4%)

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/Allowance	Existing	Proposed
Setbacks			
- Front	15 feet	5 feet 1 inch	No Change
- Interior	3 feet (covered parking)	3 feet	No Change
- Rear	6 feet	6 feet	No Change
Parking	2 covered	2 covered	No Change
Open Yard	1,250 sq. ft.	1,156 sq. ft.	No Change

V. DISCUSSION

Front Setback Modification

The project consists of a new covered entry and cantilevered trellises that encroach into the 15' front setback along East Valerio Street. The covered porch and the trellises are proposed to be under 15' in height, and are therefore, subject to the 15' front setback pursuant to SBMC §30.20.030.B. The existing residence is nonconforming to the 15' front setback along the Olive Street, and has a cantilevered front porch entry with brick wall masonry. The proposed front porch entry would be built to the Olive Street front lot line. Compared to the existing cantilevered porch entry, the proposed design is more substantial with columns, a pitched roof, stone wall masonry, and guardrails. The project also includes two trellises that flank the covered porch.

Staff is supportive of the proposed front setback modification as the design of the front entry and trellises would allow for a more formalized front entrance and bring the entrance up to Building Code. The vertical clearance will not interfere with the public-right-of-way, and no impacts are anticipated to the street trees along East Valerio Street. The existing covered front porch does not currently meeting Building Code, and does not provide enough clearance to safely walk up the stairs. Further, the changes will promote a better design that establishes East Valerio as the front of the residence.

Zoning and Building Violations

During the site visit, staff noted from the public-right-of-way that two air conditioning units are visible from the street. The air conditioning units were added without the required permits. A condition has been added to include the permitting of the air conditioning units in the scope of work, and to require that the screening be reviewed by the Single Family Design Board. The applicant will also be required to confirm the equipment does not exceed maximum noise levels prior to building permit issuance.

Design Review

The project received comments from the Single Family Design Board (SFDB) on June 24, 2019. The Board noted that the proposed entryway is appreciated and stands out, and the trellis enhances the styles of the house. The Board also commented that the proposed modification does not pose consistency issues with the SFDB guidelines. The applicant received additional requests to provide more detail regarding the brackets and eaves for the following meeting.

VI. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement to the lot because the redesign of the front porch would create a more stately entrance to the residence, and would bring up the porch and stairs to current Building Code standards. The residence is nonconforming to the front setback as the existing front porch entry is constructed with a zero foot setback. The vertical clearance will not interfere with the public-right-of-way, and no impacts are anticipated to the street trees along East Valerio Street. The proposed design would not pose significant impacts to the street as the changes are minimal to the existing construction.

Said approval is subject to the following condition:

1. **Mechanical Equipment.** The applicant shall update the scope of work to include the permitting of the two “as-built” air conditioning units, as well as propose appropriate screening pursuant to SBMC §30.15.120 to be reviewed by the Single Family Design Board. Prior to building permit issuance, the applicant shall provide specifications that the two air conditioning units do not exceed the maximum noise limitation per SBMC Title 9.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated May 30, 2019
- C. SFDB Minutes date June 24, 2019

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