

City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: June 14, 2006
AGENDA DATE: June 21, 2006
PROJECT ADDRESS: 618 Miramonte Drive (MST2006-00228)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Danny Kato, Zoning & Enforcement Supervisor *DJK*
Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 12,000 square foot project site is currently developed with a 3,800 square foot residence with attached 2-car garage. The proposed project involves a remodel and new front porch.

II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Modification to allow the new porch and door and window alterations within the required thirty-foot (30') front and ten-foot (10') interior yard setbacks (SBMC §28.15.060).

Date Application Accepted: May 23, 2006 Date Action Required: August 23, 2006

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	John D. Kelly, Architect	Property Owner:	Mr. & Mrs. Eardley
Parcel Number:	035-252-004	Lot Area:	11,691 sq.ft.
General Plan:	Residential 3 units/acre	Zoning:	E-1
Existing Use:	Residential	Topography:	25% Slope
Adjacent Land Uses:			
	North - Residential		East - Residential
	South - Residential		West - Residential

B. PROJECT STATISTICS

Living Area	3,224 sq. ft.
Garage	413 sq. ft.
Accessory Space	315 sq. ft.
Deck	322 sq. ft.
Front porch	209 sq. ft.

IV. LOT AREA COVERAGE

Lot Coverage	
-Building	26%
-Paving/Driveway	15%
-Landscaping	59%

V. DISCUSSION

- This project was reviewed by the ABR on May 15, 2006 and received favorable comments.
- The alterations being proposed for this residence do not result in additional square footage for the site. The window and porch alterations on the front of the residence are minor in nature and provide the benefit of a more usable outdoor living space. The enlargement of the bedroom windows on the Eastern elevation is being required by the Building Official to meet egress requirements.

VI. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project by making the findings that the Modification is necessary to secure an appropriate improvement on this lot and is consistent with the purpose and intent of the Zoning Ordinance, with the condition that the all improvements in the setbacks be shown clearly on the building permit plans.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated May 17, 2006
- C. ABR Minute Summary

Contact/Case Planner: Roxanne Milazzo, Associate Planner
(rmilazzo@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805)564-5470

Mr. and Mrs. Eardley
618 Miramonte Drive / 035-252-004 / E1 - High Fire
Santa Barbara, CA 93109
(805) 963-8321

May 17, 2006

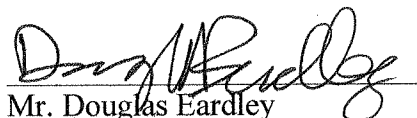
Modification Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102-1990

Re: Modification Request for 618 Miramonte/035-252-004/E1 High Fire

Dear Modification Hearing Officer:

1. There is an existing house (3,449sf), an existing basement (336sf), and an existing attached two-car garage (484sf) on the property. The front portions of the existing house and the existing garage encroach into the front yard setback. A portion of the east side of the existing house encroaches into the side yard setback. The existing open yard (1,052sf) is non-conforming due to slope constraints. All the buildings have building permits according to the City building files. The proposal is to replace the existing front porch and stairs; to replace the existing garage doors; to replace the existing front door; to replace the existing windows at the front; and to replace a portion of the existing windows on the sides of the house.
2. A modification is being requested to allow minor remodeling of the portion of the house within the required thirty-foot front yard setback. This will allow the function and appearance of the home to be upgraded without making major alterations and it will allow a larger front porch for outdoor living on a site with slope constraints.
3. A modification is being requested to allow the two lower floor bedroom windows on the east side on the house to be made larger when they are replaced. This is required by the Building Department to meet code requirements for fire safety.
4. The major benefits of allowing minor remodeling within the required front yard setback and larger replacement windows within the side yard setback are to allow the function, appearance, and safety of the home to be upgraded while preserving the integrity of the residence and the neighborhood.

Sincerely,


Mr. Douglas Eardley


Ms. Diane Eardley

ABR MINUTE SUMMARY – 618 MIRAMONTE DRIVE - MAY 15, 2006

Motion: Continued indefinitely to the Staff Hearing Officer (SHO) with the following comments: 1) The front yard modification for reconfiguring the entry stairs and slightly enlarging the entry porch is minor in nature and provides a benefit to the neighborhood of a more usable front porch space. 2) The Board finds that the proposed replacement of the improvements does not increase the habitable area in the front yard setback. 3) Applicant shall restudy ways to add additional landscaping, e.g., at the base of the new porch wall, and adjacent to the westerly existing retaining wall along the driveway. 4) Applicant shall consider additional landscape screening of the open driveway/guest parking which is a visual barrier from the street. Screening shall not exceed the allowable heights. 5) The proposed recessed windows are an enhancement to the front elevation of the home. 6) The Board is concerned with the apparent lightness of the mass and scale of the proposed trellises; therefore, the applicant shall study and provide additional detailing on the proposed trellises. 7) The applicant shall proceed to the Consent Calendar when returning from SHO.

Action: Mudge/Wienke, 8/0/0.

