

City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: November 1, 2006
AGENDA DATE: November 8, 2006
PROJECT ADDRESS: 1703 Santa Barbara Street (MST2006-00454)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 6,300 square foot project site is located on the corner of Santa Barbara and Valerio Streets. Current development on site consists of a 3,000 square foot duplex and attached two-car garage. The proposed project involves conversion of the duplex to a single-family residence, a 393 square foot two-story addition and elevator, exterior door, window, and stairwell alterations, and site/landscape improvements. The discretionary application required for this project is a Modification to permit alterations, installations, and additions within the required interior, open, and both front yard setbacks (SBMC §28.15.060).

This project was scheduled and reviewed on the September 27, 2006 Staff Hearing Officer agenda, but was continued to this date to allow review by the Architectural Board of Review.

Date Application Accepted: July 26, 2006 Date Action Required: Not Applicable

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	R. Brian Nelson	Property Owner:	Santa Barbara-Valerio LLC
Parcel Number:	027-111-008	Lot Area:	6,300 sf
General Plan:	3 Units Per Acre	Zoning:	R-2
Existing Use:	Duplex	Topography:	Flat
Adjacent Land Uses:			
	North - Residential		East - Residential
	South - Church		West - Duplex

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	3,022 sf	3,415 sf
Garage	485 sf	No Change
Accessory Space	None	No Change

III. LOT AREA COVERAGE

Lot Area:	6,300 sf
Building:	2,228 sf; 36%
Landscape:	1,720 sf; 27%
Hardscape:	2,352 sf; 37%

IV. DISCUSSION

This project was reviewed by the ABR on October 23, 2006. The Board gave design direction with the comment that the Modifications being requested are technical in nature with little visual impact.

Alterations being proposed for this project will result in changes to all four elevations of the existing structure. Existing development on site is currently non-conforming to open yard, interior and both front yard setbacks. It is Staff's position that alterations consisting of window and door changes and the removal of an existing stairwell, do not intensify the existing encroachments or adversely affect any residential neighbor. This corner site provides its outdoor living area in the secondary front yard facing Santa Barbara Street. Although this area is being reduced with the 2-story addition, the remaining area is being improved for the intended purpose of outdoor enjoyment. Plus, contiguous areas and a roof top deck, bring the total of areas used for outdoor enjoyment over the 1,250 square foot requirement.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification is necessary to secure an appropriate improvement on the property and that the additions and alterations proposed within the required front, interior, and open yard areas do not violate the purpose or intent of the Zoning Ordinance.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated August 29, 2006
- C. ABR Minutes

Contact/Case Planner: Roxanne Milazzo, Associate Planner (rmilazzo@SantaBarbaraCA.gov)
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Phone: (805)564-5470

R. BRIAN NELSON ARCHITECTURE

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Tel. (805) 685-9060 FAX (805) 685-9020

August 29, 2006

Modification Hearing Officer
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

RE: 1703 Santa Barbara Street
APN: 027-111-008
Zone: R-2

Dear Roxanne,

There is an existing 3,022 square foot duplex with an attached 485 square foot 2-car garage. We will be remodeling (i.e., new dual glazed energy efficient windows, combining the duplex into a single family residence, interior remodel including removing one of the kitchens, etc) and adding 393 square feet of conforming heated space.

Conversion of the existing duplex to a single family residence will result in changes to portions of the building currently located within the interior and both front yard setbacks into the 1 story setback by 5 feet and the 2 story set back by 10 feet along Santa Barbara Street and approximately 1 foot along the side yard set back. We are removing an existing non-conforming exterior stair on the Valerio side of the house and making the parking conform for a single family residence.

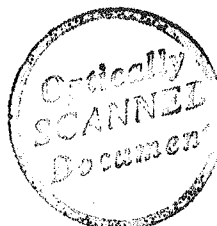
We are requesting a modification to allow the existing windows along Santa Barbara and Valerio Streets and along the side yard to be replaced/added to with new dual glazed windows to allow for the new interior configuration. The dual glazing is for both energy efficiency and for sound attenuation from the 2 street fronts (there are stop signs in both directions). This will also enhance the new style of architecture (Mediterranean).

These three modifications are justifiable due to the fact that the encroachments that exist are being maintained, not intensified, with the project. The exterior alterations are necessary for the conversion and result in an overall improvement to the existing architecture.

The site has a private easement/access driveway across the full width of the rear of the property which leads to the garage for this house and to the 3 adjacent lots along Valerio Street. This existing condition confines the usable outdoor living area on this site.

We are also requesting a modification to allow for 2 fountains and a countertop with a service sink to be in the front yard setback along Santa Barbara Street. The fountains are to help mitigate the traffic noise in the outdoor living spaces and the sink is to be used in conjunction with the BBQ. All of these items will be less than 3'-6" in height 20 feet

EXHIBIT B



back from the driveway and sidewalk intersection and from the corner of Santa Barbara Street and Valerio Streets. The BBQ and sink are adjacent to the driveway to move the smoke away from the house and the neighbors.

Finally, pursuant to a Staff call on the area being utilized for the 2-story addition, a fourth Modification request to reduce the open yard area is being required- Due to the dimensions, overall area, and use of this area, Staff has determined that this is the (non-conforming) open yard for this site.

Thank you for your time and consideration.

Brian Nelson, Architect



ABR MINUTES - 1703 SANTA BARBARA STREET – OCTOBER 23, 2006

Present: Brian Nelson, Architect.

Motion: Continued indefinitely to the Staff Hearing Officer with the following comments:

- 1) The Board appreciates the upgrade of the existing structure in terms of: a. the thick walls be recessed windows; c. the elimination of the encroachments into the existing setback on the corner lot, however. 2) The Board finds the composition of the two-story addition into the existing yard space and new roof over the garage is not in harmony with the original architectural form of the structure; therefore, the Board requests that the applicant restudy the addition to be more simplistic in style to emulate the existing architecture. 3) The Board finds the modification requests associated with this proposal are mostly technical in nature with little visual impact. 4) The Board supports the enhancements occurring within the setback zones. . 5) There is concern with the style of some of the arch elements, such as: a. Study the wrought iron belly bands which are not in keeping with the simplistic structure. b. Study stone work more in keeping with the existing site wall adjacent to the sidewalk. c. Consider using a flat style roof if supportable by the structure. d. Restudy the arched entry at the proposed courtyard gate adjacent to the garage. 6) The Board finds even though the proposed addition is occurring within the open yard space, the large second floor deck offers similar private use space for the structure.

Action:Blakeley/Mosel, 7/0/0. Motion carried (Mudge, absent)