



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: May 30, 2007
AGENDA DATE: June 6, 2007
PROJECT ADDRESS: 1137 Crestline Drive (MST2007-00103)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Bettie Weiss, City Planner *BLW*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 13,000 square foot project site is currently developed with a 2,000 square foot single-family residence with attached two-car garage. The proposed project involves: a 375 square foot first floor addition; a new entry porch; window upgrades; and a change in the existing one-story roof pitch from 2:12 to 5:12. The discretionary application required for this project is a Modification to permit the roof pitch to change and increase in height on portions of the garage located within the required front yard setback (SBMC §28.15.060).

Date Application Accepted: April 5, 2007 Date Action Required: October 5, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Jose L. Esparza	Property Owner: Richard & Cynthia Castaneda
Parcel Number: 049-183-008	Lot Area: 12,890 sf
General Plan: 3 Units Per Acre	Zoning: E-1
Existing Use: One-Family Residence	Topography: 20% Slope
Adjacent Land Uses:	
North - One-Family Residence	East - One-Family Residence
South - One-Family Residence	West - One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,919 sf	375 sf addition
Garage	463 sf	No Change
Accessory Space	None	No Change

III. LOT AREA COVERAGE

IV. DISCUSSION

This project was reviewed by the Architectural Board of Review (ABR) on two (2) separate occasions. On March 26, 2007, the ABR forwarded the project on to the Staff Hearing officer (SHO) and to the Consent Calendar for final approval with the comment that the increase in roof pitch is an appropriate improvement to the house.

Original archive plans from 1969 show the garage observing the required 20' front yard setback. The setback was taken from the curb not the edge of the public right of way, and resulted in the first ten-feet (10') of the garage being built within the required front yard. The proposed project involves a 375 square foot, single story addition for the residence. The project also proposes to change the existing 2:12 roof pitch to a 5:12. A Modification is required to change the roof pitch and on the portion of the garage located within the front yard setback. The overall height of the residence will be increased by three-feet (3'). The Modification will allow a uniform improvement to the rest of the project that has been designed to comply with all current zoning regulations.

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 that promotes uniformity and aesthetic improvement to the existing architecture and meets the intent and purpose of the Ordinance in that no addition floor area or intensification of use is proposed within a required yard.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated April 2, 2007
- C. ABR Minutes

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

Jose Luis Esparza, AIA
Architect

To: Modification Hearing Officer
City of Santa Barbara, CA 93101

Tel.: (805) 564-5470

Re: Richard & Cynthia Castaneda
1137 Crestline Dr.,
Santa of Santa Barbara, CA 93105
APN: 049-183-008

Cc:

Date: April 2, 2007

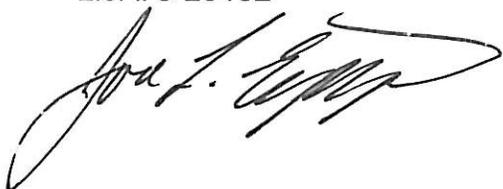
Dear Officer,

There is an existing 1,919 s.f. single family residence with an attached two car garage 463 s.f. The existing garage encroaches 10 feet into the front yard setback, (Zoning E-1 front setback is 30'-0").

The modification being requested is to allow the roof over the existing garage that encroaches 10' into the front setback to be changed from a 2:12 pitch to 4 1/2:12 roof pitch. The roofing material to remain the same, asphalt shingle. We are proposing to change the roof pitch to the whole house as part of an addition to the house. Having the roof pitch match the rest of the house at 4 1/2: 12 is an improvement to the architecture of without causing an impact to the property. The ABR has reviewed the design proposal and on March 26, 2007 commented that "the increase in roof pitch is an appropriate improvement to the house.

Sincerely,

Jose L. Esparza, Architect
Lic. #C 25132



1137 CRESTLINE ARCHITECTURAL BOARD OF REVIEW COMMENTS

March 26, 2007

Continued indefinitely on Consent Calendar with the comment that the increase in roof pitch is an appropriate improvement to the house.