



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: June 13, 2007
AGENDA DATE: June 20, 2007
PROJECT ADDRESS: 197 Loma Media (MST2006-00704)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Roxanne Milazzo, Associate Planner

I. PROJECT DESCRIPTION

The 10,849 square foot project site is currently developed with a 2,400 square foot single-family residence and a 2-car garage. The proposed project involves: demolition and replacement of an existing rear deck; the addition of a 424 square foot sunroom below; legalization of an "as-built" bedroom in the lower level of the residence, a new garden wall, entry pillars, and gate at the front of property; and legalization of an uncovered parking space. The discretionary applications required for this project are Modifications to permit:

The sunroom with deck above to be located within the required open yard area (SBMC §28.15.060); and,

Conversion of an existing under-story storage area to habitable space when located within the front yard setback (SBMC §28.15.060).

A garden wall, entry pillars and gate in excess of 3 1/2' in height when located within ten-feet (10') of the front lot line or for the first twenty-feet (20') back along the driveway (SBMC §28.87.170); and,

A parking space to be located within the required thirty-foot (30') front and ten-foot (10') interior yard setbacks (SBMC §28.15.060).

Date Application Accepted: April 2, 2007 Date Action Required: October 2, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Christine Pierron	Property Owner:	Molly Houston
Parcel Number:	019-261-023	Lot Area:	10,849 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	51% Slope

Adjacent Land Uses:

North - One-Family Residence
South - One-Family Residence

East - One-Family Residence
West - One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,371 sf	424 sf addition
Garage	453 sf	No Change
Accessory Space	None	No Change

III. LOT AREA COVERAGE

Lot Area: 18,849 sf
Building: 1,574 sf; 14%
Hardscape: 2,815 sf; 26%
Landscape 6,461 sf; 60%

IV. DISCUSSION

This project was reviewed by the Architectural Board of review on January 22, 2007 and continued indefinitely to the Staff Hearing Officer with comments.

The proposed project is requesting four Modifications. Staff feels that all four requests can be justified considering the development constraints provided by the steep slope which required original development to be located close to the street.

The Modification of open yard makes sense on this steeply sloped property. The existing deck, located off the rear of the residence, provides a flat area for enjoyment of the back yard and ocean views. The proposed project involves a slightly larger deck that will be enclosed below to create a sunroom environment which will to provide another place to enjoy the yard and views year round.

The residence was constructed with an under-story. Two-thirds of the under-story was permitted as habitable space. The remaining third was shown on City plans as unimproved. At some point in time that area was also improved as a bedroom, without benefit of permits. This application includes a request to permit it. Staff's position is that the 50 square foot area, located below street level in the under-story provides usable floor area within the existing footprint.

The Modification for entry gate, pillars and wall is decorative and announces the entry to the residence. Although portions of the improvements exceed the maximum allowable height of 3 ½', the grade difference between the site and the traveled right-of-way, allow the improvement without blocking visibility for safe existing.

Exposed parking within front and interior yard setbacks right at the street is strongly discouraged from both a planning and design position. This lot however, has no conforming options when it comes to providing an extra parking space for use by the occupants or guests.

The Riviera neighborhood with its narrow streets and development patterns leave little to no room for guest parking. Even though this site has conforming parking which is provided in its two-car garage, the paved area located in the front and interior yard has historically used for parking. The applicant wishes to legalize it. Two other parking areas that are located within the front yard setback will be landscaped (therefore clearing the zoning violation) as a part of this application.

V. **RECOMMENDATION/FINDING**

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modifications are necessary to secure appropriate improvements on site by providing relief of required yards so that indoor, outdoor, and parking improvements can be made on a slope constrained site, while meeting the purpose and intent of the ordinance by allowing improvements that are compatible to the neighborhood without impacts to adjacent neighbors. Said approval is subject to the condition that a Zoning Compliance Declaration be recorded against the properties title and that the garage be equipped with an automatic garage door to assure safe and convenient access to the required parking.

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



CHRISTINE R. PIERRON
ARCHITECT

April 02, 2007

To:

Roxanne Milazzo
Modification Hearing Officer
Planning and Development Department
City of Santa Barbara

Re:

Modification Requests
197 Loma Media Road
Santa Barbara, CA

Dear Ms. Milazzo,

We are requesting (4) modifications for this project. Two associated with the proposed new structures and two associated with existing conditions.

We are requesting a modification for a front yard setback encroachment for a new plastered entry wall of 5', two 6' high plastered columns and a 6' high wrought iron entry gate with a wrought iron surround peaking at 8'-6" high.

The project is for an existing single family residence in the E-1 zone with a 30' front yard setback. The existing residence currently encroaches into the front yard setback a maximum of 16'-6" with a detached two car garage that fully encroaches. The site is on the downhill side of the steep Loma Media roadscape and many of the residences along this side encroach into the front yard. The proposed section of wall, entry columns and wrought iron gate are proposed to encroach a maximum of 11'-6" (from the existing home wall) and will maintain 6'-6" from the property line at its closest.

We are seeking this modification for an entry gate and columns to create a better sense of entry for this existing residence. The current front door sits 4'-5' below the adjacent road making it difficult to see and diminishing its identity to the street as a residence. The proposed entry gate and columns will improve this situation by bringing a sense of entry more in plane with the road. We are also requesting that the segment of wall between the existing house and the proposed entry column be 5' to create a privacy screen for a bathroom window adjacent to the entry walk and guest parking space. The remainder of the proposed plaster perimeter wall will maintain a maximum height of 3'-6" relative to the adjacent roadside, therefore not requiring a modification.

We are also requesting a modification for the reduction in the required 1250 square foot open yard space to allow the enclosure of the area below the deck into a sunroom and to allow the terracing of the existing back yard. The existing site is

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EXHIBIT B



CHRISTINE R. PIERRON
ARCHITECT

on a radical slope and the terracing will allow for improved outdoor usability. The proposed sunroom is an indoor/outdoor type space using operable doors on most of the walls to allow the room to be opened up to the outdoors. The proposed sunroom also improves the architecture by massing the deck more with the building, an effect supported by the ABR guidelines.

We are also requesting two additional modifications for this proposal, both for "as-built" conditions. One is for a front yard encroachment for an uncovered parking space and the other for the change of use to habitable space of sub grade space encroaching into the front yard setback.

The modification request for the existing uncovered parking space to be in the front and side yards is justifiable because the subject property is located on the Riviera with little additional off street parking available for guest parking anywhere along Loma Media. The parking space has also been shown from the original 1970's permit set for the structure as a designated parking space. We believe that given its long history on the property and the great need for guest parking in this neighborhood that this parking space warrants a modification.

The modification request for the "as-built" conversion to habitable space at the permitted ground level within the front yard setback is justifiable because this area within the setback is entirely below grade and creates no impact to the neighborhood whether used as non habitable or as the converted habitable space.

We went to the Architectural Board of review on January 22, 2007 for conceptual comments and received positive comments for all the modification requests. A copy of the meeting minutes is attached to this letter.

Thank you for your consideration in this matter.

Sincerely,

Christine Pierron

197 LOMA MEDIA ARCHITECTURAL BOARD OF REVIEW COMMENTS

January 22, 2007

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

- 1) The modifications have minimal aesthetic impact with the following changes:
 - a. there should be a significant planter or tree on the street side of the proposed new wall.
 - b. the existing hardscape to the northwest corner of the site, adjacent to the garage, should be turned into a planter.
 - c. as to the gate posts: the submission is acceptable with the caveat that the post shall not be higher than 3-½ feet above the closest adjacent roadway directly north of the posts.
- 2) Lighting should not provide glare to either pedestrians or motorists.
- 3) The applicant is to return with topographical survey and site sections.
- 4) The Board finds that the stair revision to the west seems appropriate and the design for the sunroom to the south likewise but shall reserve comment at this time pending review of Item #3 above.

Action: Manson-Hing/Sherry, 6/0/0. Motion carried.