



City of Santa Barbara

California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: November 28, 2007
AGENDA DATE: December 5, 2007
PROJECT ADDRESS: 1442 San Miguel Avenue (MST2007-00486)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Roxanne Milazzo, Associate Planner

[Handwritten signatures: DM, RM]

I. PROJECT DESCRIPTION

The 7,215 square foot project site is currently developed with a single family residence and attached garage. The proposed project involves expansion of the existing garage to accommodate 2 vehicles, 140 square feet of lower level storage, 357 square feet of main floor additions, and a main level deck expansion. The discretionary application required for this project are Modifications to permit alterations and additions within the required twenty-foot (20') front and six-foot (6') interior yard setbacks (SBMC §28.15.060).

Date Application Accepted: September 27, 2007 Date Action Required: December 27, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Christopher Manson-Hing	Property Owner: Shaun & Pam Rai
Parcel Number: 045-032-013	Lot Area: 7,215 sf
General Plan: 5 Units Per Acre	Zoning: E-3/SD-3
Existing Use: One Family Residence	Topography: 18% 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	1,435 sf	357 sf addition
Garage	307 sf	125 sf addition to garage & 140 sf of storage
Accessory Space	344 sf	No Change

III. LOT AREA COVERAGE

Lot Area:	7,215 sf
Building:	2,659 sf; 37%
Hardscape:	856 sf; 12%
Landscape:	7,215 sf; 51%

IV. DISCUSSION

The proposed project involves aesthetic and structural improvements for an existing single story residence. Due to site constraints associated with both the slope of the site and the location of the existing development, which is non-conforming to front and interior yard setbacks, it would be difficult to make improvements, additions, or alterations to this property without benefit of a Modification. The Modifications to the front yard will allow for a safer and more defined entry to the house, a conforming dimensioned garage, and an expansion of an existing deck that provides a perfect place for taking in the property's ocean views. The interior yard Modification will allow for both upgrades to the existing structure as well as a uniform improvement. The remodel, which maintains the 3-bedroom 2-bath home, enlarges and reconfigures the rooms for an updated floorplan without impacts to the neighbor's views or their privacy.

V. 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 by permitting expansion of the existing residence and garage with a uniform improvement and is consistent with the purpose and intent of the Zoning Ordinance by not expanding habitable space within required yards.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated September 25, 2007

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

920 De La Vina Street
Santa Barbara
CA 93101

Tel 805 966 2423
Fax 805 966 0970

September 25, 2007

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

Re: Modification request for 1442 San Miguel Avenue – APN # 045-032-013

Dear Roxanne,

The property is a sloped site with an existing one story single-family residence of 1,435 net square feet, with an attached non-conforming sub-code (16 foot wide) basement car garage (able to accommodate only one full size car), and a single story, 344 net square feet accessory structure at the rear of the property. The house is accessed from the street by an on grade concrete stair up to the entry stoop and doorway.

The residence structure is similar to the adjacent property to the East. They both were originally built in the 1950's and have similar subterranean basement garages which extend into the present front yard setback, house south elevations which extend slightly into the front setback, and west elevations about one foot into their side yard setbacks. The project house extends only inches into the front yard setback.

Although the garage extends into the front yard setback, it is important to note that the street facing property line is 15 feet from the street curb, and thus the house elevations are approximately 30 feet from the street curb.

The Proposal, as reviewed with you on March 20, 2007, is to remodel the house with new windows and doors, exterior finish and fireplace chimney, widen the basement garage to accommodate two cars and conform to current code requirements, and construct a modest addition to the rear of the main house. The cracked and unsafe entry steps and stoop will be remodeled, the driveway will be realigned and new enhanced landscaping will be installed at the front of the house. The accessory structure will be remodeled also, but will not be expanded.

Two modifications are being requested, and they are listed below with a justification statement following for your information:

1. For alterations in the front yard setback.

Due to the steep topographical nature of the property off of San Miguel Avenue and the narrow nature of the lot, alternate locations for a garage or garage expansion do not exist and the patio over

the garage will require waterproofing and refinishing. The existing metal guardrails to the patio atop the garage will be replaced with wood guardrails of wider stature allowing for a less open feeling between the public on the street and the house's south facing fenestration. While there is no southward expansion of the house, the remodel work will involve that exterior wall area which extends inches into the front yard setback, with new windows and doors and exterior wall insulation and finish.

The proposal will replace an existing necessary condition with a better looking and structurally sound improvement. This existing non-conforming front yard encroachment is common to the neighborhood, with several houses on the north side of San Miguel Avenue (including the immediate neighbor to the east) also exhibiting similar front-yard encroachments.

2. For alterations in the side yard setback.

Due to the narrow nature of the property alternate locations for any significant single story addition to the existing house do not exist. In actuality, while expanding northward is the only option, even that is restricted by the slope of the land. Any northward expansion beyond the modest 10 feet expansion envisioned would require digging into the upward sloping hill. Designing the addition to align with the existing house façade will prevent the addition from looking like an afterthought. This northward addition also allows the expansion of the house without any apparent increase in mass as viewed by the public from San Miguel Avenue.

The major benefits of granting the requested modifications would be:

1. Maintaining the integrity of the existing single family home while creating the necessary enclosed vehicle parking, repairing the entry steps and upgrading the exterior both aesthetically and structurally.
2. Avoiding a second story addition which would block neighbors' views, intrude on their privacy and increase house mass as seen from the street and neighboring properties.
3. Replacing existing failing improvements with better looking, more energy efficient, structurally sound and better fire and earthquake resistant structures.
4. Providing a better defined entry to the house with lighting and address information and significantly upgraded landscaping along the street.
5. Allowing for an appropriate, cohesive and well styled house addition, without impacting any neighborhood views or privacy and generally being an asset to the neighborhood and community.

Thank you for your consideration, please call if you have any questions.

Regards,



Christopher Manson-Hing, AIA

Cc. Shaun and Pam Rai.