



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: January 7, 2009
AGENDA DATE: January 14, 2009
PROJECT ADDRESS: 1268 Bel Air Drive (MST2008-00521)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Zoning & Enforcement Supervisor *RLB*
 Roxanne Milazzo, Associate Planner *Rm*

I. PROJECT DESCRIPTION

The 11,404 square foot project site is currently developed with a single family residence with attached 2-car garage. The proposed project involves a remodel to the existing residence, which includes window changes to the west and south elevations and a 162 square-foot (gross) first floor addition to the residence. The discretionary application required for this project is a Modification to permit additions and alterations within the required ten-foot (10') interior setback (SBMC §28.15.060).

Date Application Accepted: December 2, 2008 Date Action Required: March 2, 2009

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to a condition.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Roderick Britton	Property Owner:	Karen Broumand
Parcel Number:	049-231-008	Lot Area:	11,404 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	1,913 sf	+ 152 sf = 2,065 sf (net)
Garage	422 sf	422 sf
Accessory Space	N/A	N/A

C. PROPOSED LOT AREA COVERAGE

Building: 2,582 sf 23% Hardscape: 2,811 sf 24% Landscape: 6,011 sf 53%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.34 Proposed FAR: 0.22 = 63% of Max. Allowed FAR

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/Allowance	Existing	Proposed
Setbacks			
- Interior	10'	7'6"	7'6"

V. DISCUSSION

This project was subject to review by the Single Family Design Board due to this site's overall slope and location within the Hillside Design District. On November 24, 2008 the SFDB reviewed the proposed changes to the residence and forwarded the project to the Staff Hearing Officer with the comment that the remodel and minor addition are appropriate and acceptable.

The existing residence is non-conforming to current setbacks due to different development standards at its time of construction in 1966. The proposed project involves a remodel of the existing building and the addition of a master closet at the rear of the house. In order to construct a uniform improvement, the applicant is requesting to build the closet at the existing 7' 6" setback. Window changes relating to the remodeled floor plan also require Modification approval for changes in location and size within the 10' interior setback. Because the proposed alterations are single story in nature and screened by an existing fence, no impacts to the westerly neighbor are expected.

VI. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed alterations allow upgrades to the existing residence with minimal exterior changes and will not result in impacts to adjacent neighbors.

Said approval is subject to a condition that the storage shed, currently located within the interior yard setback be relocated to a conforming location.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated December 2, 2008

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

RODERICK BRITTON
ARCHITECT

Roderick Britton, for
Karen Broumand
1268 Bel Air drive
Santa Barbara, CA 93105

December 2, 2008

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

Re: 1268 Bel Air Drive
APN: 049-231-008

Dear Ms. Milazzo,

As per our meeting with yourself and the clients, this letter is to serve as a Zoning Modification Request.

We are requesting the Zoning Modification in order to construct a 162 square foot house extension into an existing non-conforming setback. The property has been re-zoned since construction in 1964, and now the entire west wall of the residence lies within the 10'-0" side yard setback. We are proposing a 9'-0" long building extension along this west wall. In addition, we are replacing all of the existing exterior windows. The new windows will be different from the existing configurations. Also, the window in the Guest Bedroom does not currently meet egress code requirements and will be enlarged to do so.

We have preliminary approval from the Single Family Design Board, and will be allowed final approval upon receiving a Zoning Modification.

We are requesting a Zoning Modification in order to extend an existing non-conforming wall in a setback, as well as install newly configured windows in the same setback..

Sincerely,

R.K. 

Roderick Britton Architect

1626-B Garden Street
Santa Barbara
California, 93101
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Exhibit B