



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: June 10, 2009
AGENDA DATE: June 17, 2009
PROJECT ADDRESS: 50 Rincon Vista Road (MST2009-00260)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Jo Anne La Conte, Assistant Planner *JAL*

I. PROJECT DESCRIPTION

The 20,855 square foot project site was previously developed with a single-family residence and a detached two-garage, which were destroyed in the Tea Fire. The proposed project consists of a request to rebuild a new 3,345 square foot, two-story single family residence, deck, and approximately 458 square foot detached two-car garage. The discretionary application required for this project is a Modification to permit new construction within the required thirty-foot (30') front setback (SBMC §28.15.060).

Date Application Accepted: May 19, 2009

Date Action Required: August 19, 2009

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project as submitted.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Edward & Marjorie Kirschbaum	Property Owner: Same as Applicant
Parcel Number: 019-282-019	Lot Area: 20,855 sq. ft.
General Plan: 3 units per acre	Zoning: E-1
Existing Use: Vacant (Tea Fire)	Topography: 30% slope
Adjacent Land Uses:	
North – Vacant (Tea Fire)	East – One-Family Residence
South – Vacant (Tea Fire) & One-Family Residence	West – One-Family Residence

B. PROJECT STATISTICS

	Previous	Proposed
Living Area	3,389 sq. ft.	3,345 sq. ft.
Garage	458 sq. ft.	455 sq. ft.

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	30'	20'6"	20'6"
-Interior	10'	10'	10'

V. DISCUSSION

A. DESIGN REVIEW

This project is subject to review by the Single Family Design Board (SFDB) due to its location within the Hillside Design District and an overall site slope of 30%. The project is scheduled to be reviewed by the SFDB on June 15, 2009. A summary of the SFDB's comments will be provided at the June 17, 2009 hearing.

The proposed project involves the construction of a new two-story single family residence, deck, and detached two-car garage. The prior single family residence and detached two-car garage were destroyed in the Tea Fire. The replacement residence and new deck would meet all zoning standards. According to City records, the original garage, constructed in 1950, was non-conforming to the required 10' interior setback but not to the 30' front setback. However, per the applicant, the original garage and residence were not constructed in accordance with the approved plans. Specifically, the residence was built larger than shown on the plans, as the area shown as a crawl space was constructed as a full basement, increasing the square footage of the house within the same building footprint. In addition, the garage was actually constructed in conformance with the required 10' interior setback but did not meet the required 30' front yard setback, as the garage was located 20'6" from the front property line.

The proposed rebuild is designed to replace the detached garage in the existing footings and to change the garage roof design from a hip to a gable roof, resulting in an approximate 30 inch height increase to the garage roof within the required 30 foot front setback. Per the applicant's letter of May 18, 2009, the redesign of the garage roof will allow for an improved architectural appearance and improved roof drainage for the structure.

Although expansion of a non-conforming element is typically not supportable, it is Staff's position that the Modification being requested will allow for a minor expansion of the previous structure with minimal exterior changes to the garage.

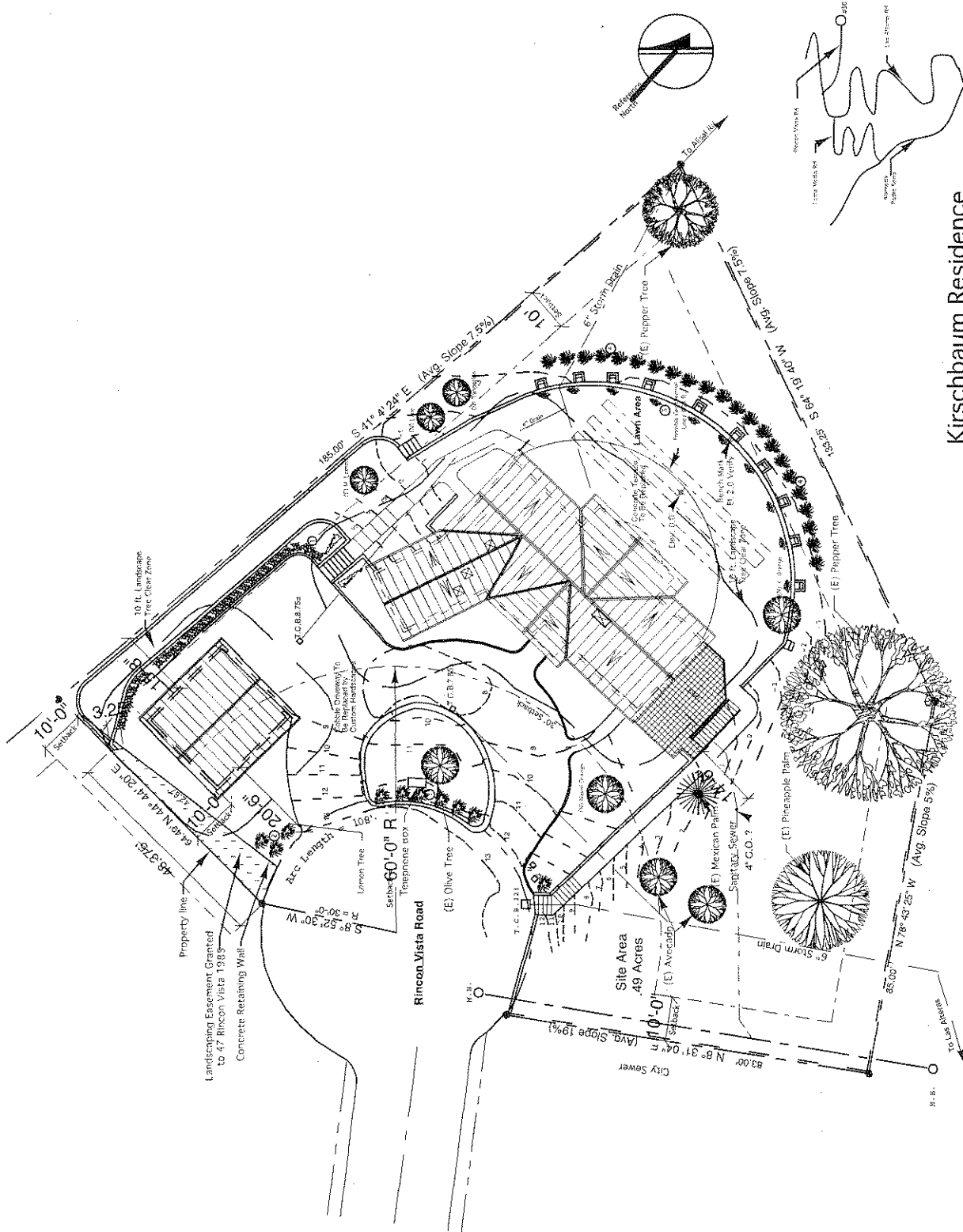
VI. FINDINGS AND CONDITION

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 this lot. The proposed alterations to the garage in the required front setback will allow for a rebuild of the previous garage with a minor expansion of the garage height by approximately 30 inches, no further ground disturbance over what existed prior to the Tea Fire, and no anticipated impacts to adjacent neighbors.

Exhibits:

- A. Site Plan (full size plans under separate cover)
- B. Applicant's letter dated May 18, 2009

Contact/Case Planner: Jo Anne La Conte, Assistant Planner
(jlaconte@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470



Kirschbaum Residence
 50 Rincon Vista Rd.
 Santa Barbara, CA
 Site Location Map

Tea Fire Rebuild - Site Plan
 Scale: 1/32" = 1'-0"

Edward H. Kirschbaum, AIAe
12897 Forest Meadows Way
Lake Oswego, Oregon 97034-1522
e-mail: mnkbaum@earthlink.net
(503) 636-5753

Staff Hearing Officer
City Of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102-1990

May 18, 2009

Re: Modification Request For:
50 Rincon Vista Rd.
Lot#019-282-19-00-8
Zone: ~~R-1~~ E-1

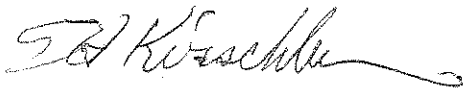
Dear Staff Hearing Officer:

We lost our home at the above address in the Tea Fire. The previous garage was located less than 30 feet from the west circular street property line. We are planning to locate the replacement garage on the existing footings in the same architectural style with exception of the roof lines.

This modification is being requested to allow us to modify the old roof lines from a hip roof to a gable and change the pitch from 2.5 : 12 to 5 : 12. This modification is to permit us to have an improved architectural appearance and roof drainage. This will increase the garage peak height by approximately 30 inches and tie in with the residence roofs. This will also permit the use of tiles should we elect not to replace the prior metal batten roof.

Thank you for your consideration.

Sincerely,



Edward H. Kirschbaum, AIA

