



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: February 17, 2010
AGENDA DATE: February 24, 2010
PROJECT ADDRESS: 938 Roble Lane (MST2009-00571)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 8,712 square foot project site is currently developed with a single family residence and two one-car carports. The proposed project involves a remodel to the residence. The discretionary application required for this project is a Modification to allow window changes within the required ten-foot interior setback (SBMC §28.15.060).

Date Application Accepted: January 20, 2010 Date Action Required: April 20, 2010

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Trish Allen @ SEPPS	Property Owner:	Santa Barbara Vista Trust
Parcel Number:	019-251-026	Lot Area:	8,712 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	49% Slope

Adjacent Land Uses:

North – One-Family Residence
 South – Roble Lane

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

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,119 sf	1,119 sf
2 One-Car Carports	424 sf total	424 sf
Attached Lower Level Accessory Space	396 sf	396 sf

IV. DISCUSSION

The project site is developed with a two-story residence, attached one-car carport, and detached one-car carport, all built in 1966. During review of a recent application for a proposed kitchen remodel, it was noted that two windows which currently exist on the East elevation of the residence, do not appear on the original construction plans. Due to the property's location within the Hillside Design District and an overall slope in excess of 20%, the additional windows require Single Family Design Board (SFDB) approval to legalize. During the SFDB's review, it was noted that the two different sized windows looked "odd" and the Board recommended that the applicant replace the two windows with one large one to be consistent with others on the front of the residence. A Modification is required to complete the window alterations due to the residence's non-conforming location within the required 10' interior setback. Staff supports the request and understands the benefits of increased natural lighting to the living space and the visual improvement to the architecture. Because the nearest neighbor is over 200 feet away, Staff does not anticipate any impacts associated with the alteration.

V. 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 new larger window provides an architectural improvement to the existing East elevation, and provides passive solar benefits for the residence, without impacts to the adjacent neighbor.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated January 20, 2010
- C. SFDB Minutes

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

S U Z A N N E  E L L E D G E
P L A N N I N G & P E R M I T T I N G S E R V I C E S , I N C .

PRINCIPAL PLANNERS
SUZANNE ELLEDGE • LAUREL F. PEREZ

9 February 2010

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

RE: REVISED Modification Request for 938 Roble Lane; MST2009-00571
APN: 019-251-026

Dear Staff Hearing Officer,

On behalf of the property owner, we are requesting one zoning modification for the residence located at 938 Roble Lane in the City of Santa Barbara. The parcel is 8,712 square feet, is zoned E-1 and has a general plan designation of Residential/3 units per acre. Said property contains a two-story house with basement storage, a deck with an attached carport underneath, an additional deck with a hot tub, and a detached carport. The property contains several legal non-conforming elements such as the lot size (E-1 minimum lot size is 15,000 SF), the detached carport in the front yard setback, and the northeast corner of the residence in the side yard setback. The total existing square footage of the structures (including carports and storage) is 2,011 NET SF. All structures have building permits according to City records. There is no new square footage proposed. We are currently processing a building permit (BLD2010-00148) for the remodeling of the kitchen interior (66 SF).

This proposal includes the permitting of one (1) window on the second level of the east side of the house. This modification would allow the proposed window on the second level to encroach in the side yard setback. Although the existing windows on the east side of the residence appear to have been constructed with the original house construction (1974), they are not reflected on the City archive plan set. As a result, the windows are considered "as-built". Since the residence is legal non-conforming and encroaches into the 10-foot side yard setback, the windows technically are located in the same setback. This encroachment does not negatively affect the neighboring property owners' privacy. When presented to the Single Family Design Board (SFDB), the SFDB required that the window opening increase in order to result in an architecturally

compatible configuration consistent with the other existing windows. The proposed window is architecturally consistent with the architectural design and schematic of the existing residence and has received positive aesthetic comments from the SFDB (see attached draft minutes).

We appreciate your time in considering this modification request. Should you have any questions or require additional information, please do not hesitate to contact me at 966-2758 x 16. Thank you.

Sincerely,

SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.

A handwritten signature in black ink, appearing to read "Trish Allen", written in a cursive style.

Trish Allen, AICP
Senior Planner

938 ROBLE LANE – SINGLE FAMILY DESIGN BOARD REVIEW MINUTES

January 11, 2010

Continued one week to Consent Calendar with comments: 1) Relocation of the spa is acceptable because neighbors are not affected. 2) The picture window at the East corner looks odd. Study expanding the windows and keep sill heights consistent as with the windows around the corner at the front of the house. 4) The other as-built windows are acceptable.

January 19, 2010

Continued to the Staff Hearing Officer with the comment that the request for Modifications for alterations within the interior setback and for relocating the spa are supportable given the 200' distance to the neighbor.

