



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 25, 2012
AGENDA DATE: May 2, 2012
PROJECT ADDRESS: 433 E. Micheltorena St. (MST2011-00465)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Daniel Gullett, Associate Planner *DPG*

I. PROJECT DESCRIPTION

The proposed project involves a remodel of an existing 928 square foot two-story, single-family residence and an understory addition within the existing building footprint. The project would result in a 1,336 square foot residence on the 2,115 square foot parcel.

The discretionary applications required for this project are:

1. A Modification to allow for an understory addition within the ten-foot front setback on Micheltorena Street (SBMC §28.21.060 and 28.92.110);
2. A Modification to allow for an understory addition and window and door changes within the ten-foot front setback on Olive Street (SBMC §28.21.060 and 28.92.110);
3. A Modification to allow for three additional windows in the existing wall located in the six-foot interior setback (SBMC §28.21.060 and 28.92.110); and
4. A Modification to allow for the replacement of a fence which would extend 3.5 feet above the top of an existing retaining and exceed a combined height of 3.5 feet within ten feet of the front lot line on Olive Street and exceed a combined height of eight feet within the front setback (SBMC §28.87.170 and 28.92.110).

Date Application Accepted: April 10, 2012

Date Action Required: July 9, 2012

II. RECOMMENDATION

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

III. SITE INFORMATION

Applicant:	Matthew Eastwood	Property Owner:	Matthew Bio & Matrina Madrick
Parcel Number:	027-252-027	Lot Area:	2,115 square feet
General Plan:	Med-High Density Res.	Zoning:	R-3

Existing Use: Single Family Dwelling Topography: 21% avg. slope

Adjacent Land Uses:

North – Two Family Dwelling	East - Single Family Dwelling
South – Single Family Dwelling	West – Single Family Dwelling

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/Allowance	Existing	Proposed
Setbacks			
Front			
- Micheltorena	10 feet	8.5 feet	No change
- Olive St.	10 feet	0 feet	No change
Interior			
	6 feet	5.5 feet	No change
Rear			
	10 feet	16.2 feet	No change
Building Height			
	30 feet	24.3 feet	No change
Parking			
	1 covered space	1 covered space	No change
Outdoor Living Space			
	15 % of lot area	> 15% of lot area	No change

V. DISCUSSION

The subject property is a 2,115 square foot corner lot zoned R-3 (Multi Family Residential). The residence was constructed in 1919 as part of a 12 unit bungalow court. The building is legal non-conforming as it encroaches into the ten foot front setbacks on Micheltorena and Olive Streets and the six foot interior setback along the southwest lot line.

The proposed project includes a 416 square foot understory addition which would encroach into both front setbacks within the existing building footprint. The understory addition would result in new habitable space approximately nine feet from the front lot line on Micheltorena Street and new habitable space approximately seven feet from the front lot line on Olive Street. No changes to either front façade would result from the understory conversion. Three new openings for windows are proposed in the existing understory wall located just over six inches within the six foot southwestern interior setback.

Also proposed is an additional window in the nonconforming upper story wall within the southwestern interior setback. Due to the topography and the development on the adjacent parcel at 431 E. Micheltorena Street, this proposed window would not have direct views into existing windows in the neighboring residence and would not overlook any private outdoor areas on that property.

In addition to the understory addition, a new door and enlargement of a window are proposed within the front setback on Olive Street. The existing building is located at the back of the Olive Street sidewalk. The new door would be located approximately five feet from the Olive Street sidewalk and would face the rear property line. The door would provide access to an

outdoor terrace not currently accessible to the residents except from the Olive Street sidewalk. The enlarged window is proposed approximately two feet from the Olive Street front property line and would provide additional light into the kitchen area.

The Modification requested for the overheight fence/wall combination would provide the minimum height Building Code-required guard rail for the existing patio. While the combination of fence and retaining walls would exceed eight feet in height in the front setback and 3.5 feet in height within ten feet of the front lot line, the apparent height of the fence/wall combination from Olive Street would be 3.5 feet.

The property is located in the Lower Riviera Special Design District and the project is subject to the Lower Riviera Special Design District Design Guidelines. This project was reviewed by the Single Family Design Board (SFDB) on January 17, 2012, and SFDB found that the proposed Modifications were aesthetically appropriate and not inconsistent with the Single Family Residence Design Guidelines. The Single Family Design Board encouraged the applicant to study including additional windows in the project.

VI. FINDINGS

The Staff Hearing Officer finds that the setback Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure an appropriate improvement on the lot. The proposed improvements to the single family residence are appropriate because they provide for reasonable alterations and improvements, including a modest addition and new door and windows, to an older non-conforming house on an undersized corner lot.

The Staff Hearing Officer finds that the Modification for over-height fence/wall is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot to provide a minimum height guard rail required by the building code.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated April 10, 2012
- C. SFDB Minutes of January 17, 2012

Contact/Case Planner: Daniel Gullett, Associate Planner
(dgullett@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x4550

April 10, 2012

Staff Hearing Officer
City of Santa Barbara Planning and Development
630 Garden Street
Santa Barbara, CA 93101

RE: Modification Request for 433 E. Micheltorena Street, APN 027-252-027, R-3

Dear Staff Hearing Officer,

On behalf of Matthew Bio and Matina Madrick, we are requesting four modifications for the recently purchased home at 433 E. Micheltorena Street. The home was purchased mid-renovation and is in a state of disrepair.

There is an existing 2-story house (927.9 nsf.) with walk-out basement on the property, and a single car garage (183.7 nsf.) on a separate lot. The residence was constructed in 1919 and is part of 12 separately parceled and owned units in a bungalow court. The residence encroaches into the front setbacks along E. Micheltorena and Olive Streets, and encroaches into the side yard setback on the West side of the residence. These encroachments are considered legal non-conforming with regard to the current Zoning Ordinance. The proposal is to renovate the residence and provide an addition in the walk-out basement. The completed project would include a total of 3 bedrooms, 2 bathrooms, living room, dining room, kitchen, laundry, and a small study area. All the rooms are of a modest size, smaller than that of a typical American home.

The addition would be housed entirely within the volume of the existing envelope. Per the zoning ordinance, setbacks are intended to provide and maintain an open space on a lot or parcel of land, unoccupied and unobstructed from the ground upward. The current volume of the residence already encroaches into front and side yards and the proposed addition would not add any more volume to the structure, or add any massing within the setback, maintaining the current open space.

The first modification requested is to allow an encroachment of 1'8" into the front yard setback along E. Micheltorena Street for a bedroom and bathroom addition at the basement level. This encroachment would match that of the existing upper level.

The second modification requested is to allow an encroachment of 3'7" into the front yard setback along Olive Street for a descending stair, bathroom, laundry and study at the basement level, and renovate the existing envelope within the setback. The renovations include replacement of (2) windows, removal of (1) window, enlargement of (1) window, addition of (1) door. The intent of these improvements are to afford adequate daylight and provide additional privacy by relocating windows away from the public sidewalk abutting the building. The new door will allow the owners to take advantage of a small outdoor terrace currently not accessible from within the residence or from any other outdoor area on the property.

Founder:
Ken Radtkey AIA

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EXHIBIT B

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**CITY OF SANTA BARBARA
PLANNING DIVISION**

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Architects, Inc.

The third modification request is to allow the addition of (3) bedroom windows on an existing wall that encroaches 3" into the West side yard setback of the residence. Two of the windows are located at the basement level, and the third on the upper level. A 6'0" wood fence separates the neighboring residence, affording adequate privacy at the basement level. The proposed upper level window does not face any neighboring private outdoor area, and the adjacent residence does not currently have a second story.

The fourth modification request is to allow the replacement of a section of fencing exceeding a total height of 3'6" within 10' of a front lot line. The fence is 3'6" tall as it appears from the street, however, extends down the face of an existing retaining wall facing the back yard, for a total fence height of 8'0". The top of the fence is 12'6" above any adjacent grade within 5' of the structure. The fence renovation will provide a necessary guard, protecting residents from a 10' drop off from the existing retaining wall. The fence also provides a screen over said retaining wall. The adjacent parcel has a similar existing condition, and there are no driveways for either parcel.

The proposed project seeks to make the necessary improvements to the residence to accommodate this family of four, while respecting the architectural character of this classic craftsman bungalow and the surrounding neighborhood. We hope that you agree and grant these modifications. If you need any further information, please don't hesitate to contact me.

Sincerely,



Matthew Eastwood
Blackbird Architects, Inc.

Single Family Design Board Minutes

January 17, 2012

433 E MICHELTORENA ST

Assessor's Parcel Number: 027-252-027
Application Number: MST2011-00465
Owner: Matthew Bio and Matina Madrick
Architect: Blackbird Architects

(Proposal to construct a 461 square foot basement addition to an existing 960 square foot, two-story residence with a 184 square foot garage located on a separate parcel. The proposed project will total 1,420 square feet on a 2,178 square foot lot located in the Lower Riviera Special Design District. The proposal includes 23.5 cubic yards of cut and fill grading. The proposal is 81% of the maximum floor-to-lot area ratio (FAR) guideline. The project includes Staff Hearing Officer review for requested zoning modifications.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for requested Zoning modifications.)

Public comment opened at 4:10 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Staff Hearing Officer to return to Consent, with comments:

- 1) The Board finds the proposed modifications for parking, floor area, and exterior alterations to be aesthetically appropriate, and finds that the proposed modifications do not pose consistency issues with Single Family Residence Design Guidelines. The Board understands the existing site constraints given the small lot size.
- 2) Provide all typical details on the plans and a color and materials board cut sheet.
- 3) Study further resolution of the front entry and steps, including stairway, railings, and stone wall details for compatibility with the style of the house. Provide site sections.
- 4) Study possibility of adding additional windows.
- 5) Provide a site landscape plan, including all fences, retaining walls, and site work, and show compliance with the drought tolerant landscaping compliance. Reproduce the Landscape Compliance Statement on the landscape plans.

Action: Sweeney/Woolery, 5/0/0. Motion carried. (Bernstein absent).