



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: May 23, 2012
AGENDA DATE: May 30, 2012
PROJECT ADDRESS: 2111 Anacapa Street (MST2012-00181)
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 site is developed with a 1,067 square foot single family residence and 300 square foot attached garage. The proposed project involves an interior remodel, replacement of a window and door in the rear wall of the house with a new 12-foot-wide door, and a new landing and step for the new door. The discretionary application required for this project is a Modification to allow for the expanded door opening to be located within the ten-foot interior setback (SBMC §28.15.060 & 28.92.110).

Date Application Accepted: May 7, 2012

Date Action Required: August 2, 2012

II. RECOMMENDATION

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

III. SITE INFORMATION

Applicant:	Thomas McMahon	Property Owner:	Alejandro & Janice Lesin
Parcel Number:	025-242-009	Lot Area:	7,991 sq. ft.
General Plan:	Low Density Residential	Zoning:	E-1
Existing Use:	Single Family Residence	Topography:	~11% avg. slope

Adjacent Land Uses:

North - Single Family Residence

East - Single Family Residence

South - Single Family Residence

West - Single Family Residence

IV. DISCUSSION

The subject dwelling is nonconforming to current zoning standards as it encroaches six feet into the ten-foot interior setback. The proposed 12-foot-wide door would replace a window and an existing door to the kitchen located in the rear wall of the house. The new door would

encroach two feet into the ten-foot interior setback. A landing and step would be provided to transition from the kitchen to the deck. The Zoning Ordinance allows the proposed landing and outside step to extend up to three feet into an interior setback, which is currently proposed.

Because the new door faces the rear of the property and folds out toward the interior property line, providing additional screening toward the neighboring property when fully opened, staff believes that the proposed change is appropriate and would not detrimentally affect the adjacent property at 2115 Anacapa Street.

Design Review Staff determined that this project qualifies for administrative Single Family Design Board approval.

V. 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 the lot. The proposed new door in the existing exterior wall is an appropriate improvement to the house because it faces toward the rear of the property and opens outward toward the interior lot line.

Said approval is subject to a condition that the hedges be reduced in height to conform to the height limitations provided in SBMC Section 28.87.170.

Exhibits:

- A. Site Plan, Floor Plan, Elevation (under separate cover)
- B. Applicant's letter, dated May 7, 2012

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



THOMAS C. McMAHON AIA

Thomas C. McMahon, Inc.

May 7, 2012
Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102-1990

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MAY 07 2012

CITY OF SANTA BARBARA
PLANNING DIVISION

Subject:
Modification Request for Rear Door modification of the Lesin Residence
2111 Anacapa Street
Santa Barbara, CA 93111
APN: 025-242-009
Zone: E-1

Dear Staff Hearing Officer,

The Lesin's Home, constructed in 1939, is a CMU walled cottage style home with steel windows and class A asphalt roof. The home, a one story to the street w/ tuck-under garage, has been determined to be of no historic significance. The home is existing non-confirming, with portions of the permitted home and deck within the required setbacks.

They wish to replace ~7' of existing of French doors/sidelites and ~5' of kitchen window at the rear of the home and install a 12' section of metal (al) doors to provide better access and view to the rear yard. The existing French doors/sidelites and window are not the original doors, but were retrofitted in the past under permit. Note that this is at the rear of the home, with no significant view from neighbors or the public view corridor.

Modification Request:

1. To approve a 2' encroachment into the required 10' sideyard setback for the new door.
 - a. Home is 4' from sideyard property line.
 - b. Existing window (to be demolished) is 6' from sideyard property line.
 - c. Proposed door will be 8' from sideyard property line.
2. To approve a 3' encroachment into the required 10' sideyard setback for a new code compliant exterior landing at existing wood deck.
3. To confirm that the existing permitted wood deck, 4'-4" from sideyard property line, may be:
 - a. Maintained and repaired.
 - b. Rebuilt within the same footprint, like for like, noting that the wood deck will need to be replaced at some point in the future.

Your time in review of this proposal is greatly appreciated.

Regards,

Thomas C. McMahon AIA

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