



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: August 1, 2013
AGENDA DATE: August 7, 2013
PROJECT ADDRESS: 120 Camino Alto (MST2013-00243)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *Dyk*
 Suzanne Riegle, Assistant Planner *SR*

I. PROJECT DESCRIPTION

The 28,475 square foot site is currently developed with a 2,533 square foot, two-story residence with a detached 467 square foot, two-car garage. The proposal includes an 87 square foot laundry room addition to connect the existing residence and garage and reorienting the roof of the garage. The discretionary applications required for this project is a Front Setback Modification to allow alterations to the existing garage roof form resulting in an increase in height within the required 35-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: 6/27/13

Date Action Required: 9/25/13

II. RECOMMENDATION

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

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Steve Hausz, Architect	Property Owner:	Jane & Patrick Thiele
Parcel Number:	019-150-013	Lot Area:	28,475 square feet
General Plan:	Low Density Residential 1 du/acre	Zoning:	A-1
Existing Use:	Residential	Topography:	30% slope

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,533 sq. ft.	+ 68 = 2,601 sq. ft.
Garage	467 sq. ft.	+ 19 = 516 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 2,607 sf 10% Hardscape: 3,135 sf 12% Landscape: 19,958 sf 78%

IV. DISCUSSION

The proposed project involves a minor addition to connect the existing garage and residence resulting in the reorientation of the existing garage roof form. The existing roof ridge above the garage runs roughly parallel to the street. The proposed ridge will be rotated 90 degrees resulting in an increase in height created by a small portion of the ridge that extends into a portion of the front setback. The reorientation of the roof is not anticipated to adversely impact the adjacent neighbors and will result in a simplified roof form as viewed from the street.

This project was reviewed by the Single Family Design Board on July 15, 2013. The Board commented that the proposed modification is aesthetically appropriate, and did not pose consistency issues with the Single Family Residential Design Guidelines. The proposal also includes window alterations located outside of the required setbacks and material changes that are unrelated to the Modification request. The Board requested additional information be provided including details, materials, and colors.

V. FINDINGS

The Staff Hearing Officer finds that the Front Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposal to reorient the garage roof is appropriate because it will simplify the roof form and will result in a minor increase at the proposed ridge line within the front setback.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated June 25, 2013
- C. SFDB Minutes

Contact/Case Planner: Suzanne Riegle, Assistant Planner
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ARCHITECT

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25 June 2013

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

Re: Modification request for 120 Camino Alto, APN 019-150-113, A-1 Zone

Existing conditions: There is a 2686 sf single family residence with 504 sf detached garage, built in 1977, which conformed to setbacks in effect at that time. The area was rezoned at some point to the current A-1 zoning, which requires a 35' front yard setback and 15' side yard setbacks. Portions of the existing residence and garage encroach in these more restrictive setbacks. Concurrent with an application to the Single Family Design Board for approval of a small conforming addition to connect the residence and garage, this modification is requested to allow the roof of the garage to be rebuilt with the ridgeline perpendicular to its current orientation. Approximately 10 sf of the garage is in the front yard setback, and 42 sf is in the side yard setback. The roof overhang on each side is a maximum of 2'. The changes to the garage as proposed would not change the amount of horizontal encroachment in either setback, however, the encroachment in the front yard setback would be a gable end instead of an eave, therefore a vertical increase in the encroachment, and thus requiring a modification.

Modification request #1: To allow the re-orientation of the garage roof in the front yard setback so that the gable end of the roof is in the front yard setback for a maximum of 10 linear feet (measured parallel to the front property line at the outer edge of the roof overhang) instead of the same amount of eave that currently occupies the setback. As the portion of the gable end that encroaches is the lowest part that rises from the eave to the ridge, it occupies nearly the same physical space as the existing.

Benefits resulting from granting of this modification: Rotating the roof of the garage 90 degrees improves the view of this house from the neighbor to the south, as well as from the property's entry court, as it is proposed to re-roof the entire house and garage with new 2-piece clay tile, and the roof slopes as proposed will have a softer look than the current stucco gables. The gable that is proposed to be reoriented toward the street is well downhill from the street and nearly completely screened by existing landscaping. Most importantly though, the re-orientation of the roof will allow the proposed addition between the house and garage to be integrated into the roof forms, instead of requiring a less than ideal flat roof solution.

Respectfully,



Steve Hausz, Architect

EXHIBIT B



DESIGN REVIEW ACTIVITIES SUMMARY

120 CAMINO ALTO (MST2013-00243)

R-ADD

Proposal for a total of 87 square feet of one-story additions, including 68 square feet to the existing residence, and 19 square feet to the existing garage, located on a 28,745 square foot lot in the Hillside Design District developed with an existing, 2,533 square foot, two-story, single family residence and detached, 467 square foot, two-car garage. The proposed addition will connect the existing residence to the existing detached garage. The proposal also includes replacing the existing roof with a new two-piece clay tile roof, a change to the roof form on the existing garage, door and window alterations, and the removal of a small area of paving to create a new landscape area. The proposed total of 3,087 square feet is 65% of the guideline floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for a requested zoning modification.

Status: Pending

DISP

Date 3

SFDB-Consent (New)

(Action may be taken if sufficient information is provided.)

SFDB-Consent (New)

(Action may be taken if sufficient information is provided.)

CONT

06/17/13

A letter of concern from Paula Westbury was acknowledged.

Continued indefinitely to Consent:

- 1) Provide section through the laundry room.
- 2) Provide final details.
- 3) Clay two piece tile is acceptable (not S-tile).
- 4) Show details of the new bay windows.

SFDB-Consent (New)

APVD

07/15/13

(Comments only; project requires environmental assessment and Staff Hearing Officer review for a requested zoning modification.)

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

- 1) The proposed modification is aesthetically appropriate, and does not pose consistency issues with the Single Family Design Guidelines.
- 2) Provide final details.
- 3) Provide a colors and materials board.

EXHIBIT C