



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: October 10, 2013
AGENDA DATE: October 16, 2013
PROJECT ADDRESS: 22 W. Padre Street (MST2013-00380)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Suzanne Riegler, Assistant Planner *SR*

I. PROJECT DESCRIPTION

Proposal for alterations to the existing residence including relocation of existing windows, installation of new windows and doors, and the demolition of an “as-built” water heater enclosure. The discretionary application required for this project is an Interior Setback Modification to allow alterations to the residence within the required six-foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110).

Date Application Accepted: 9/12/13

Date Action Required: 12/11/13

II. RECOMMENDATION

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

III. SITE INFORMATION

Architect & Property Owner: Peter Becker

Parcel Number: 025-241-016

Lot Area: 5,046 sq. ft.

General Plan: Low Density Residential (5du/acre)

Zoning: E-3

Existing Use: Residential

Topography: 8% avg. slope

IV. DISCUSSION

The proposed project involves alterations to the existing one-story residence, including relocation of windows, installation of new windows and doors, and the demolition of an “as-built” water heater enclosure. The existing residence was constructed 5’-1” from the interior property line. Alterations to the structure within the required six-foot interior setback include removal of the “as-built” water heater enclosure, relocation of a French casement window, removal of a sliding window, and installation of a new double hung window. This project is exempt from Single Family Design Board review. The neighboring residence to the northeast is located approximately 17 feet from the proposed alterations. The resulting fenestration is not

anticipated to adversely impact the adjacent neighbor and is an appropriate improvement to a single-family residence.

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 proposed window changes are appropriate because there will not be an increase in the number of openings within the setback, and the window changes are not anticipated to adversely impact the adjacent neighbor.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated 9/12/13

Contact/Case Planner: Suzanne Riegle, Assistant Planner
(SRiegle@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x 2687

Peter Becker
Architect

34 West Mission Street, Santa Barbara, CA 93101 • 805.682.3636 • PeterBeckerArchitect.com

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SEP 20 2013

CITY OF SANTA BARBARA
PLANNING DIVISION

September 12, 2013

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

Re: Modification Request for 22 West Padre Street; 025-241-016; E-3

Dear Staff Hearing Officer:

There is an existing house (1176 sq. ft.) and an existing detached two-car garage (302 sq. ft.). The house currently encroaches into the 20' front yard set back approximately 4' and the 6' interior set back approximately 11". All the buildings have building permits according to the City building files. The proposal is 1) to remodel a master suite, requiring the alteration of windows within an interior setback and 2) to add matching concrete piers on each side of the existing front steps.

The first modification being requested is to allow the relocation of one 3'-0" x 4'-0" French casement window, the removal of one 3'-10 1/2 x 2'-0" sliding window and the replacement of this slider with a 2'-6" x 2'-11" double hung window which is smaller than the slider and will match the adjacent bathroom window. The existing master bath and closet, part of a 1978 addition, block off any view from the master bedroom to the rear garden. Moving the bath and closet to the interior of the house will allow French doors to bring in much-needed light and open the bedroom onto the garden. The only way to do this is to make the above minor changes to windows.

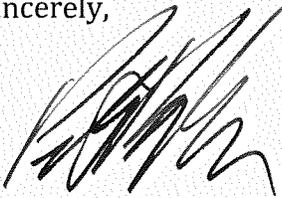
The benefits of this first proposal are that a bathroom that needs remodeling anyway, can, without much more expense, be moved to where it should have been placed originally, allowing the master to once again have adequate light and to open up to the rear garden. These windows, along with two other proposed windows in this bedroom and the French doors, will substantially improve the appearance to the house with every new opening matching the original ones from 1928. The current sliding window and sliding door from the 1978 addition detract greatly from this handsome period design. And there will be no negative consequences, particularly to the adjacent neighbor's privacy: the proposed new window will have less area than the existing one, the wall is only about 11" into the present 6' setback and the neighbor's driveway is between this property line and their house.

EXHIBIT B

The second modification being requested is to allow matching concrete piers to be installed on each side of the existing front steps. They are to be 18" wide, 3'-6" long and approximately 2'-5" tall and will sit on the outer edges of the steps. The upper stairs will be extended as required to meet the new piers. The existing wrought iron handrails will be relocated to align with the piers. The pickets and the lower diagonal piece will be removed as the finish height from porch to grade will be less than 30" so a guard rail is not required. The piers will be painted the same color as the house walls.

The benefits of this second proposal are that the appearance of the front will be greatly improved and the steps will be safer. The piers will not only stop these extremely odd-looking stairs from looking like a ziggurat or a wedding cake, they will make the front steps look much more in keeping with the period style of the house and will also provide a platform for pots full of flowers. The new straightforward layout will be inherently easier to use and safer than the existing one, where the handrails encourage a diagonal approach. And there will be no sacrifice of front yard area as the new piers will be sitting entirely on the existing steps.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Becker', written in a cursive style.

Peter Becker