



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 2, 2015
AGENDA DATE: July 8, 2015
PROJECT ADDRESS: 1342 Portesuello Avenue (MST2015-00187)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Dan Gullett, Project Planner *DPG*

I. PROJECT DESCRIPTION

The proposed project includes construction of a new 182 square foot second-story addition to an existing two-story 2,184 square foot single family residence with attached 433 square foot garage. The proposal also includes façade and site improvements, and a 502 square foot interior remodel. The proposed total building area of 2,799 square feet is 92% of the maximum floor area on the 7,418 square foot property.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow exterior changes to the garage and a new landscape fountain within the 30 foot front setback (SBMC §28.15.060 & §28.92.110);
2. An Interior Setback Modification to allow exterior changes to the residence, including a new window and a roof gable, within the ten-foot interior setback along the west side of the property (SBMC §28.15.060 & §28.92.110); and
3. An Interior Setback Modification to allow a second-story addition and a new roof gable within the ten-foot interior setback along the east side of the property (SBMC §28.15.060 & §28.92.110).

Date Application Accepted: May 18, 2015

Date Action Required: July 17, 2015

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer: deny the requested interior setback modification for the second story addition; and approve the front setback modification, and the interior setback modifications for changes to the existing house.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Alex Pujo	Property Owner:	David Thomas & Associates Inc.
Parcel Number:	049-252-013	Lot Area:	7,418 sq. ft.
General Plan:	Low Density Residential (Max 3du/acre)	Zoning:	E-1 (Single Family Residential)
Existing Use:	Single Family Residence	Topography:	17% average estimated slope

Adjacent Land Uses:

North – Single Family Residence (two-story) East - Single Family Residence (two-story)
 South - Single Family Residence (two-story) West - Single Family Residence (one-story)

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,184 sq. ft.	2,359 sq. ft.
Garage	433 sq. ft.	433 sq. ft.

C. FLOOR AREA TO LOT AREA RATIO (FAR)

Max. Allowed FAR: 0.412 Proposed FAR: 0.377 = 92% of Max. Allowed FAR

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/Allowance	Existing	Proposed
Setbacks			
- Front	30 ft.	20 ft.	20 ft.
- Interior	10 ft.	8 ft.	8 ft.
- Rear	10 ft.	10+ ft.	10+ ft.
Building Height	30 ft.	18.5 ft.	22.25 ft.
Parking	2 spaces	2 spaces	2 spaces
Open Yard	1,250 sq. ft.	1,250 sq. ft.	1,250+ sq. ft.

V. DISCUSSION

This project involves a wholesale change in architectural style to an existing house, and was reviewed by the Single Family Design Board (SFDB) on May 18, 2015. SFDB supported the proposed architecture of the project and the floor area of the house. SFDB stated that the modifications for the second story addition and the front yard setback are aesthetically appropriate and do not pose consistency issues with the Single Family Residence Design Guidelines.

The proposed project does not include any increase in building footprint within the setback areas. The existing house was constructed in 1970, when the property was zoned E-3 with a 20 foot minimum front setback of and 6 foot minimum interior setback. When the neighborhood was rezoned to E-1 in 1975, the house became non-conforming to the E-1 30 foot front setback and 10 foot interior setback. As part of the ongoing City zoning ordinance update (NZO), staff will be considering setback relief for properties with nonconforming buildings from the 1975 downzone. The extent of any proposed setback relief for additions and alterations to nonconforming buildings has not been established.

Front Setback

The existing garage extends 10 feet into the 30 foot front setback. Within the front setback, the project includes relocation of the garage door to the street side of the garage, the addition of a new window in the location of the existing garage door, and a new landscape fountain. SFDB had favorable comments on the project as a whole, including the relocation of the garage door to face the street. Staff supports the proposed improvements to the nonconforming garage, because they allow for a reduction in paved driveway area and more efficient use of the property. Staff also supports the new landscape fountain as a minor aesthetic improvement to the front yard.

West Interior Setback

The single story portion of the existing house extends up to 5 feet into the 10 foot interior setback on the west side of the property. The project proposes a new living room window that would partially encroach into this interior setback and a new gable roof to that would increase the building height in this setback from approximately 11 feet to 13.25 feet. The roof change is associated with the overall change in architectural style of the house. Staff believes these changes to the nonconforming house are appropriate improvements and does not expect any significant adverse effects on the adjacent neighbor from the changes within this setback.

East Interior Setback

The existing house encroaches approximately 1.5 feet into the 10 foot interior setback on the east side of the property. The project proposes a 182 square foot addition to the second story above the garage. Approximately 14.25 square feet of that addition are within this setback. In the attached letter, the applicant indicates that a second story addition flush with the eastern wall is structurally efficient and aesthetically superior to a second story addition outside of the setback.

Staff does not support additional second story floor area within this interior setback. The intent of zoning setbacks is to limit development and provide open space in certain areas of the property. Adding second story building volume in this setback would be contrary to that intent.

Within this setback, the project also proposes to increase the size of two first floor windows, replace one second story window with three second story windows in the master bedroom and bathroom, and replace the existing roof with a new gable roof, which would increase the height of the building from 18.5 feet to 21.5 feet. It is necessary for the first floor window in Bedroom 4 to be enlarged to meet egress requirements. The roof change is associated with the overall

change in architectural style of the house. Staff believes these alterations are appropriate and the supports the window and roof changes.

VI. RECOMMENDED FINDINGS

Staff recommends that the Staff Hearing Officer make the following findings:

1. The Staff Hearing Officer finds that the Front Setback Modification for changes to the garage and the new landscape fountain is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement because the changes to the garage allow for a reduction in paved driveway area and more efficient use of the property; and the landscape fountain is a minor aesthetic improvement.
2. The Staff Hearing Officer finds that Interior Setback Modification for improvements to the single-story west elevation of the house and alterations to the roof is consistent with the purposes and intent of the Zoning Ordinance and necessary to secure an appropriate improvement because they are relatively minor improvements that are necessary for the proposed change in architectural style, and are not expected to substantially adversely affect the adjacent neighbor to the west.
3. With exception of the second story addition, the Staff Hearing Officer finds that the Interior Setback Modification for requested improvements to the first and second story east elevation and alterations to the roof of the existing structure are consistent with the purposes and intent of the zoning ordinance and are necessary to secure an appropriate improvement because they are relatively minor improvements that are necessary for the proposed change in architectural style, and are not expected to result in substantially adverse effects on the adjacent neighbor to the east.
4. The Staff Hearing Officer finds that the Interior Setback Modification for the second story addition is not consistent with the purposes and intent of the Zoning Ordinance, and is not necessary to secure an appropriate improvement.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated May 28, 2015
- C. SFDB Minutes

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



PUJO & ASSOCIATES, INC.
ARCHITECTURE AND PLANNING

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May 28, 2015

RECEIVED

MAY 28 2015

**CITY OF SANTA BARBARA
PLANNING DIVISION**

Susan Reardon, Staff Hearing Officer
Community Development Department
630 Garden Street, Santa Barbara, California 93101

Re: 1342 Portesuello Avenue, APN 049-252-013, MST2015-00187
Request for three modifications for encroachments into setbacks (front, east and west) due to existing conditions.

Dear Ms. Reardon,

We request three modifications for encroachments into the front and interior setbacks (east and west) in order to improve a property in the Bel Air neighborhood. The parcel is 7,418 sq. ft. in size and zoned E-1. The property is surrounded by similar-sized residential parcels with similar-size homes.

The goal of the proposed project is to improve the aesthetics of the existing residence and to make a minor (182 sq. ft.) addition to the master suite on the 2nd floor. We propose to relocate the garage door to face the street in order to minimize paving and to create an entry courtyard. The proposed new curb cut will be located between the existing street tree and the lamppost; Transportation has reviewed this design and supports it.

The current structure encroaches into the front, east and west setbacks (see diagram in T-2). We propose improvements of these existing, non-conforming conditions by altering roof forms and fenestrations, including the new garage door. The 2nd story addition will conform to the front setback (30') but an 18" wide sliver will encroach into the east interior setback.

The modifications requested are:

Modification #1 (front setback):

Exterior changes to a portion of the garage that currently encroaches into the front yard setback. The changes include: relocation of garage door, new pitched roof and new window on the west (side) wall. In addition, we propose to build a small fountain in the entry courtyard. The front yard setback is 30' in the E-1 zone and it encumbers most of the proposed courtyard; a fountain is a traditional feature of Spanish architecture.

Modification #2 (west interior setback):

Exterior changes to a portion of the structure that currently encroaches into the west interior setback. The changes include: new pitched roof and a new window. The encroaching area (existing footprint) is a triangle 4' wide and 20' long.

Modification #3 (east interior setback):

Exterior changes to a portion of the structure that currently encroaches into the east interior setback. The encroaching area (existing footprint) is approximately 18" wide x 39' long. On the first floor, the proposed alterations consist of larger (taller) windows. The Bedroom #4 window needs to be enlarged in order to meet egress requirements; this room is dark and in need of sunlight.

The proposed encroachments on the 2nd floor consist of: a narrow sliver of the master bedroom addition on top of the back of the garage (approximately 18" x 9'-7"); changes in fenestration; and a new, pitched roof. The proposed 2nd story windows, combined, are equal in size to the larger window proposed to be removed.

In evaluating the east side modification, the following should be taken into account:

- The E-1 interior yard setback is 10'; the existing footprint encroaches 18", or 15% of the total. The remaining yard (8'-6") is an adequate buffer between properties with the ability to be landscaped. There is already a hedge along this property line; we propose to augment planting in this area –and elsewhere.
- The neighbor's driveway is adjacent to the proposed 2nd story addition –there are no privacy issues.
- The proposed bedroom windows are small (24" x 42").
- The neighbors to the east, Oliver and Maxine Chadwick, are strong supporters of these improvements and have nothing but praise for the project.
- Aligning the 2nd story wall above the existing garage wall is not just a structural benefit but, most importantly, an architectural improvement. Pulling back the 2nd story wall 18" makes for an awkward design that defies logic and tradition.

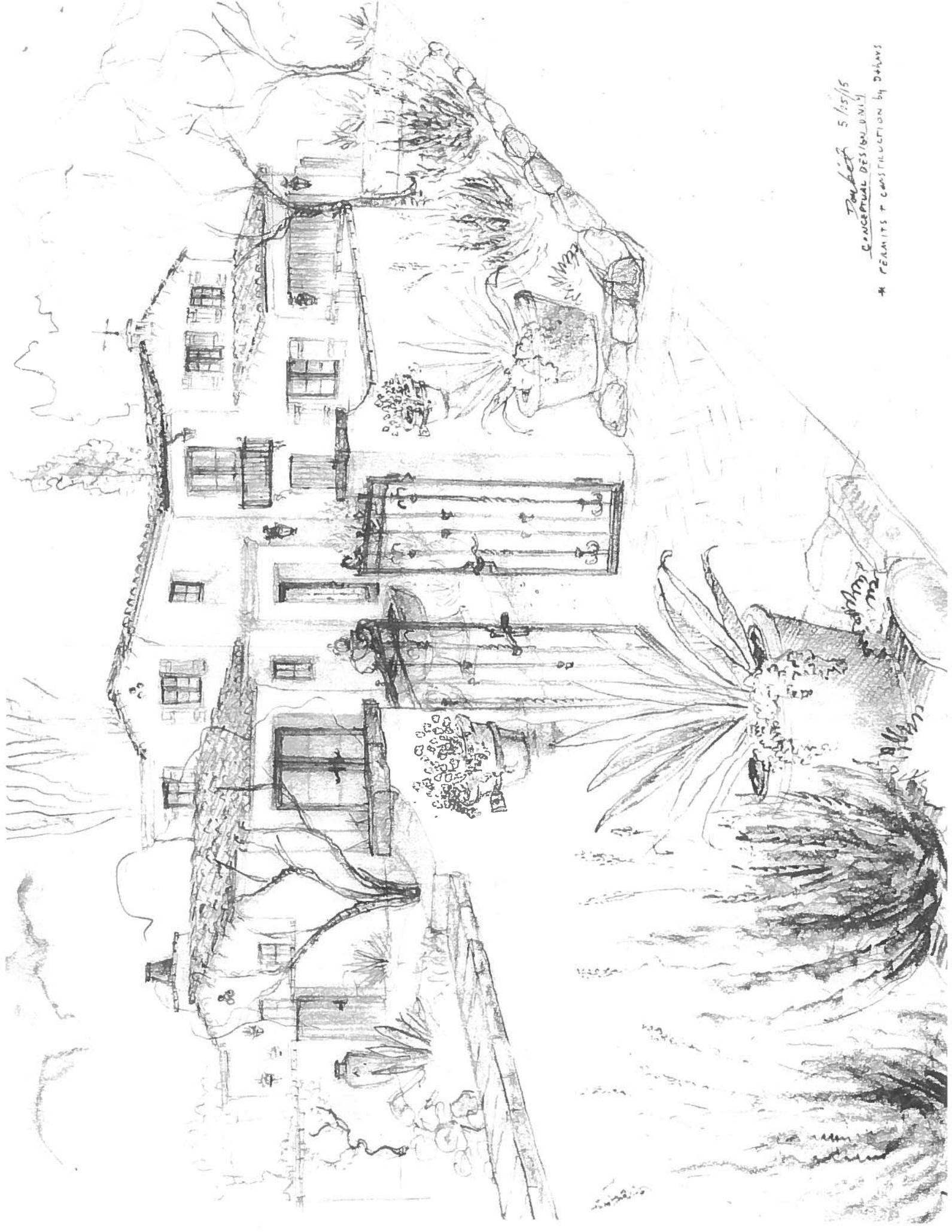
The Single Family Design Board (SFDB) reviewed this project on April 18 and endorsed the design enthusiastically. The group did not support the chimney over the garage roof for aesthetic reasons and had objections to an exterior door for Bedroom #4. Accordingly, we removed those elements from the proposal.

In closing, the modifications requested are necessary to improve this residence due to existing conditions. The design review board and all the neighbors are very much in support of the proposed alterations and the minor addition. Please feel free to call me at 962-3578 if you need additional information.

Sincerely,



H. Alexander Pujo, Architect



Project 5/25/15
CONCEPTUAL DESIGN (DNIS)
* PERMITS + CONSTRUCTION BY DAVIS

Single Family Design Board Minutes

May 18, 2015

1342 PORTESUELLO AVE

Assessor's Parcel Number: 049-252-013
Application Number: MST2015-00187
Owner: David Thomas & Associates, Inc.
Architect: Pujo & Associates, Inc.

(Proposal for a façade remodel and construction of a new 182 square foot second-story addition to an existing two-story 2,184 square foot residence with an attached 433 square foot, two-car garage. The proposal also includes an interior remodel of 502 square feet. The proposed total of 2,799 square feet on a 7,418 square foot lot in the Hillside Design District is 92% of the required maximum floor-to-lot area ratio (FAR). This project includes Staff Hearing Officer Review for requested modifications for additions and alterations in the front and interior setbacks.)

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

Actual time: 4:27 p.m.

Present: Alex Pujo, Architect; Jeff Doubet, Designer; and David Thomas, Owner.

Public comment opened at 4:38 p.m.

- 1) Ann McGorty, a neighbor at 1343 Portesuello Avenue, spoke in support of the project.
- 2) Robert Dial, a neighbor at 1377 Crestline Drive, spoke in support of the project.

A letter of support from Jeff and Lisa Gorrell was acknowledged.

Public comment closed at 4:42 p.m.

Motion: Continued indefinitely to Staff Hearing Officer to return to Full Board with comments:

- 1) The Board supports the architecture of the project.
- 2) The modifications for the second story addition and the front yard setback are aesthetically appropriate and do not pose consistency issues with the design guidelines.
- 3) Provide a landscape plan.
- 4) Study relocating the upstairs fireplace, incorporating a third window in its place.
- 5) Consider lowering the front yard wall height to no taller than five feet.
- 6) Study replacing the door on the fourth bedroom with a window.
- 7) Upon reviewing the proposed FAR, the Board finds that 92% is acceptable.

Action: James/Miller, 7/0/0. Motion carried.