



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** August 27, 2015  
**AGENDA DATE:** September 2, 2015  
**PROJECT ADDRESS:** 333 E Pedregosa (MST2015-00314)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner *DK*  
 Michelle Bedard, Assistant Planner *MB*

### I. PROJECT DESCRIPTION

The 15,251 square-foot site is currently developed with an existing one-story, 2,038 square-foot, single-family residence, and a detached 740 square-foot, two-car garage and workshop. The proposed project involves window and door alterations to the existing single-family dwelling. Violations outlined in Zoning Information Report (ZIR2015-00010) will be abated as part of the project.

The discretionary applications required for this project are two Front Setback Modifications to allow window and door alterations within the required thirty-foot front setbacks (SBMC §28.15.060 and SBMC § 28.92.110).

Date Application Accepted: August 10, 2015      Date Action Required: November 8, 2015

### II. RECOMMENDATION

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

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	John Beauchamp	Property Owner:	David Tufts
Parcel Number:	025-391-017	Lot Area:	15,251 s.f.
General Plan:	Low Density Residential Maximum 3 du/acre	Zoning:	E-1
Existing Use:	Single Family Residential	Topography:	6%

#### Adjacent Land Uses:

North – Residential	East – Residential
South – Residential	West – Residential

**B. PROPOSED LOT AREA COVERAGE**

Building: 3,002 sf 20%      Hardscape: 3,551 sf 23%      Landscape: 8,698 sf 57%

**IV. DISCUSSION**

Permit History

Zoning modifications have been previously approved for this site. The first modifications were approved in 1960 to allow the garage and workshop to encroach within both the front and interior setbacks. The present location of the garage/workshop building is slightly different than the location as shown on the archives plans; however, the discrepancy has been determined to be an undocumented field revision and is acceptable by Zoning. Another modification was approved in 1987 to allow a 9-inch tall, wrought iron, decorative element to be added to the existing stone wall along Pedregosa Street, resulting in a total height exceeding the 42 inch height maximum. There is an existing 7-foot tall stone wall along Laguna Street that predated the 1987 modification. No alterations are proposed to the existing garage/workshop or existing site walls.

An application for a pool was permitted in 1987. The current configuration of the pool does not match the original permit; however, the discrepancy has been determined to be an undocumented field revision and is acceptable by Zoning.

Violations outlined in a Zoning Information Report (ZIR2015-00010), including the removal of the “as-built” exterior kitchen located within the required interior setback, will be abated by issuance of Building Permit BLD2015-00656.

Modifications

The existing residence is nonconforming to the required 30-foot front setbacks along both Pedregosa and Laguna Streets. As the existing residence is situated on the lot, it is located approximately 20 feet at the nearest point to both front property lines. The proposed project includes the following alterations located within the front setback along Laguna Street (east elevation): removal and infill of an existing utility door, the replacement of a window with a new sliding door, removal of three smaller windows and replacement with one new window, equivalent to the combined size of the original three windows. The change proposed within the front setback along Pedregosa Street (east elevation) involves adding one new door. The proposed alterations result in new openings within the required front setbacks and therefore require modification approvals. Staff is in support of the request for the Front Setback Modifications as the proposed window and door alterations will not result in a significant increase of new openings, are screened from public view by an existing 7-foot tall stone wall, and are not anticipated to adversely impact the adjacent neighbors.

This project was reviewed by the Single Family Design Board (SFDB) on July 13, 2015. The Board found the proposed modifications to be aesthetically appropriate and does not pose consistency issues with the Single Family Residence Design Guidelines.

V. **FINDINGS AND CONDITIONS**

The Staff Hearing Officer finds that the 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 window and door alterations are appropriate because they improve the function of the existing nonconforming residence, the changes will be screened from public view behind the existing 7-foot tall stone wall along Laguna Street, and are not anticipated to adversely impact the adjacent neighbors.

Said approval is subject to the condition that violations outlined in a Zoning Information Report (ZIR2015-00010) shall be abated by Building Permit BLD2015-00656 prior to issuance of any subsequent building permits.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated July 27, 2015
- C. SFDB Minutes dated July 13, 2015

Contact/Case Planner: Michelle Bedard, Assistant Planner  
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Phone: (805) 564-5470 x4551

**JOHN BEAUCHAMP - ARCHITECT**  
ELEVEN MODERN  
ARCHITECTURE + INTERIORS + DESIGN

July 27, 2015

City of Santa Barbara  
630 Garden Street  
Santa Barbara, CA

**RECEIVED**  
JUL 27, 2015  
CITY OF SANTA BARBARA  
PLANNING DIVISION

**RE: ZONING MODIFICATION REQUEST – 333 E. PEDREGOSA ST.**

We are requesting a Zoning Modification for 333 E. Pedregosa Street, MST2015-00314. Our request is for revisions to existing window openings and a new opening within the front yard setback. This parcel is on a corner and has two front yard setbacks. The primary entry to the home and primary front yard is off of Pedregosa. The area of work is off of Laguna Street behind a +7' sandstone wall. The work proposed has a very limited sightline from the Pedregosa southeast sidewalk and is not visible from the sidewalk or street along Laguna.

The specific work is for changes to the existing windows, combining two existing windows into a single window, add a new door opening off an existing bedroom, replacing an existing window opening with a door off of the master bedroom and infilling an existing utility closet door with wall finish and color to match existing. These doors and windows open to a private garden behind the Laguna Street stone wall. It is access and views to this private garden that necessitate the revisions and hence the modification request.

Again, no window or door is visible from the public way. The City Historian has signed off on the project. There is no ground disturbance as a result of this work.

Single Family Design Board has reviewed the project and were in full support of the proposed work. Additionally, we have discussed the work with the immediate neighbors and they were supportive of the work. No other neighbors have voiced a concern with the proposed work.

We appreciate your consideration of the proposed work. Please let me know if you have any questions or need clarification on any of the above. I can be reached at 845-7347.

Thank you.

John Beauchamp

**NEW ITEM****C. 333 E PEDREGOSA ST****E-1 Zone**

Assessor's Parcel Number: 025-391-017  
Application Number: MST2015-00314  
Owner: David Tufts  
Architect: John Beauchamp  
Owner: David Tufts

(Proposal for window and door alterations to an existing 2,038 square foot single family dwelling with a detached two-car garage and workshop. No changes are proposed to the garage/workshop. Staff Hearing Officer review is requested for alterations to the dwelling in the required front setback.)

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

**Continued to Staff Hearing Officer to return to Consent with comment:**

- 1) The modifications are aesthetically appropriate and do not pose consistency issues with the design guidelines.