



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: May 17, 2006
AGENDA DATE: May 24, 2006
PROJECT ADDRESS: 70 Skyline Circle (MST2006-00028)

TO: Staff Hearing Officer

FROM: Planning Division, (805) 564-5470
Jaime Limón, Senior Planner
Roxanne Milazzo, Associate Planner

I. PROJECT DESCRIPTION

The 7,000 square foot project site is currently developed with a single family residence and two (2) covered parking spaces. The proposed project involves a remodel, 400 square feet of new residential floor area, and a new garage with roof deck above. A recent survey revealed that the existing carport and deck were built within the required front yard setback. This application includes demolition of that structure.

II. REQUIRED APPLICATIONS

The discretionary applications required for this project are Modifications to permit new construction within the required front, interior, rear, and open yards (SBMC 28.15.060).

Date Application Accepted: May 2, 2006 Date Action Required: August 2, 2006

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Thompson-Naylor Architects	Property Owner: Robert Henretig
Parcel Number: 041-151-004	Lot Area: 7,000 square feet
General Plan: Residential 3 Units Per Acre	Zoning: E-1 One-Family Residence
Existing Use: Residential	Topography: 21%
Adjacent Land Uses:	
North - Residential	East - Residential
South - Residential	West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,429 Square Feet	1,831 Square Feet
Garage	500 Square Feet	500 Square Feet
Accessory Space	None	None

IV. LOT COVERAGE

Lot Area:	6,978 Square Feet
Building:	2,024 Square Feet; 29%
Hardscape:	977 Square Feet; 14%
Landscape:	3,977 Square Feet; 57%

V. DISCUSSION

This project was reviewed by the ABR on February 21, 2006 and received favorable comments (Exhibit C).

The proposed project involves a remodel and 392 square feet of additions to the residence. A new front porch and window changes to the front of the house requires Modification approval due to its current location within the required front yard setback. A laundry room expansion and new bathroom off the rear of the house require Modification approval for their location is the rear yard setback. Fixed glass windows and a tall hedge will continue to provide the buffer zone intended by the ordinance. The new garage with deck above will extend into the required open yard area, but actually provides open yard area for the enjoyment of the residents with easy access from the kitchen and dining area. The proposed wet bar, counter, and bar-b-que will further enhance the use of the deck area for outdoor enjoyment.

VI. RECOMMENDATION/FINDING

Staff recommends that the staff hearing officer approve the project, making the findings that site constraints associated with this wide but shallow lot justify the granting of a Modification and that the encroachments into front, interior and rear yards is necessary to secure an appropriate improvement while meeting the purpose and intent of the Zoning Ordinance.

Exhibits:

- A. Site Plan
 - B. Applicant's letter, dated May 1, 2006
 - C. ABR Minutes
- Contact/Case Planner: Roxanne Milazzo, Associate Planner
(rmilazzo@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805)564-5470

May 1, 2006

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

Re: Modification request for 70 Skyline Circle, A.P.N.: 041-151-004; Zone: E-1

Dear Modification Hearing Officer:

This 6993 s.f. parcel has an existing house of 1534 s.f. gross, an attached 1-car garage of 356 s.f. gross and an attached 1-car carport with overhead deck of 381 s.f. gross. The owners wish to remove the carport and replace it with a new 1-car garage with covered deck above, build a small bathroom at the rear of the house, remodel the existing entry porch, change the windows on the front and side of the house, and reconfigure some of the interior spaces. Although 2/3 of this small parcel is constrained by setback areas, new construction will be designed to conform to all setbacks, with the exception of the bathroom addition, laundry expansion, and deck. *garage*

The first modification being requested is to allow remodeling of the existing front porch, which would encroach one foot and three inches into the required twenty five foot front yard setback, and replacement and enlargement of the existing windows in the front of the house, which will not encroach further into the front yard setback. This will improve the aesthetics of the front elevation.

The second modification is to allow a bathroom addition, laundry expansion and a new 1-car garage with improvements to the deck above to encroach four and a half feet into the required ten foot rear yard setback. The encroachment will allow the new bathroom and garage to be in line with the existing laundry.

The third modification is to replace and enlarge the existing window that is encroaching six inches to one foot into the required ten foot side yard setback. This will allow more light into the bedroom, as it has only 2 small windows now.

see reverse ← We feel an approval of these modifications will help us achieve increased functionality and aesthetics through an improved floor plan and elevations for a house that is severely impacted by setback restrictions. In addition, the carport that was built in front yard setback is being removed, correcting a non-conforming condition.

Sincerely,



L. Dennis Thompson

ARCHITECTURAL BOARD OF REVIEW MINUTE SUMMERY –

February 21, 2006

- Motion: Continued indefinitely to the Staff Hearing Officer (SHO) with the following comments: 1) Modifications are minor in nature and greatly improve the aesthetics of the existing structure and deck. 2) Restudy the proposed fireplace location to be more integrated into main body of the architecture. 3) Necessary front modification is supportable to upgrade the existing structure built within the front setback. 4) Necessary rear modification is supportable for the site work and stairs, if minor in nature and not apparent from street. 5) Further development of the details is expected when the project returns.
- Action: Mudge/Romano, 6/0/0 (Wienke absent).