



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** June 28, 2006  
**AGENDA DATE:** July 5, 2006  
**PROJECT ADDRESS:** 435 E. Anapamu Street (MST2005-00732)  
**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Zoning & Enforcement Supervisor *DK*  
 Roxanne Milazzo, Associate Planner *RM*

### I. PROJECT DESCRIPTION

The 4,500 square foot project site is located on the corner of E. Anapamu and Olive Streets. Current development on site consists of a single family residence and detached garage. Plans are currently being processed for 385 square feet of first floor additions to the residence, a new garage with partial deck above, and site walls for the site. A front porch is being altered and expanded.

### II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Modification to permit the porch to be located within the required front yard setback facing Olive Street.

Date Application Accepted: June 20, 2006    Date Action Required: September 20, 2006

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Penfield & Smith	Property Owner:	Stewart & Marilyn Lonky
Parcel Number:	029-133-011	Lot Area:	4,356 sf
General Plan:	12 Units Per Acre	Zoning:	R-3 Multi-Family Residential
Existing Use:	One-Family Residence	Topography:	12%Flat
Adjacent Land Uses:			
	North - Residential		East - Residential
	South - Residential		West - Residential

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,178 sf	1,495 sf
Garage	318 sf	318 sf
Accessory Space	None	None

**IV. LOT AREA COVERAGE**

Lot Area: 4,356 sf  
Building: 1,968 sf: 45%  
Hardscape: 300 sf: 7%  
Landscape: 2,088 sf: 48%

**V. DISCUSSION**

The remodel being undertaken for the residence includes a new entry. Due to the 5-6 foot differential in elevation between Olive Street and the finished floor of the residence, front steps are necessary for access. The existing front steps are being relocated and are proposed within the second front yard setback facing Olive Street. Staff's position is that the minor encroachment meets the purpose and intent of the ordinance in that only the steps, not new floor area is requesting relief of the ten-foot setback.

**VI. RECOMMENDATION/FINDING**

Staff recommends that the staff hearing officer approve the project, making the findings that the purpose and intent of the ordinance is not being violated and that the stairs are necessary to secure an appropriate improvement on the site.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated June 21, 2006

Contact/Case Planner: Roxanne Milazzo, Associate Planner  
(rmilazzo@SantaBarbaraCA.gov)  
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June 21, 2006

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

**Subject: Additional Modification Request for 435 East Anapamu Street  
APN 029-133-011, R-3 Zoned**

Dear Ms. Milazzo:

Thank you for your assistance obtaining a modification for Stewart and Marilyn Lonky. As you know, on January 18, 2006, a Modifications for a front yard setback encroachment for a new fireplace (City of Santa Barbara Municipal Code Section 28.21.060) and a Modification for a fence/wall over the maximum height allowed within the front yard setback along Olive Street (City of Santa Barbara Municipal Code Section 28.87.170) were approved. However, the Modification Hearing Officer's approval did not include the proposed new front stairway facing Anapamu Street to occur within the 10' front yard set back along Olive Street. This letter is intended to describe this portion of the project and the need for the modification.

The property is bordered by private property to the west and north, Anapamu Street to the south and Olive Street to the east. As such, the property has two front yard setbacks. The property is developed with an approximately 1,227 s.f. single story residence and an approximately 367.5 s.f. two-car garage. The residence is oriented towards Anapamu Street. City records indicate that the residence was constructed around 1911. It is unknown when the garage was originally built but City building permits show that the garage doors were replaced in 1937. The residence currently encroaches three feet into the six-foot interior yard setback along the western property line. The garage is on eastern property line (i.e., Olive Street). The residence complies with the required ten-foot setback off of Anapamu Street. Both the residence and garage meet other applicable setbacks.

The requested setback Modification to allow the stairway is a component of an overall residential remodel that is currently in Building & Safety plan check. The remodel project includes an interior remodel, residential addition (including a new fireplace, the subject of one approved Modification), renovation of the existing garage and a new

roof deck on top of the garage and validation of an existing fence on the Olive Street property line (the second approved Modification).

*Project Description:*

The location and aspect of the front entry to the home will move from its present location as a result of enclosing a portion of the front porch facing Anapamu street, labeled on the plans as and (P) Addition. We are requesting an additional Modification to allow the relocation of the front steps to encroach 4 feet into the setback of Olive Street to allow better access to the proposed front entryway. The steps will service the new entry area labeled on the plans as (E) Porch.

*Lot Coverage Calculations:*

The entire proposed project including the previously approved Modification will include: 1,968 gross square feet or 45% of total lot area of building (house and garage); 300 gross square feet or 7% of total lot area of hardscaping (walkways and new entryway); leaving 2,088 gross square feet or 48% of landscaping or otherwise open area. The subject of this additional Modification, moving the steps within the setback of Olive Street, will only increase hardscaping by 16 square feet or 0.3% of the total lot area.

*Project Justification and Benefits:*

As described in Section 28.92.026 of the City's Municipal Code, a Modification may be granted to yard, lot and floor area regulations where the modification is consistent with the City code and when necessary to secure an appropriate improvement on a lot, to prevent unreasonable hardship or to promote uniformity of improvement.

The new staircase will allow for improved access to the residence. The steps are necessary to overcome the 5-6 foot differential in elevation between Olive Street and the finished floor of the residence. As the entryway acts as the primary access point to the residence, it is necessary for the entryway to occur within the setback, connecting the front door to the sidewalk on Anapamu. Moving the steps is necessary to service the proposed entryway. The new location of steps up to the house will allow movement in and out of the house and can be viewed as a safety feature since it would facilitate egress from the house in an emergency situation. The additional architectural interest added by the project will increase the attractiveness of the neighborhood.

For these reasons, we ask the City to support the requested Modification.

Included with this revised letter are a set of plans, site photographs and a check payable to the City of Santa Barbara in the amount of \$215.00 for the additional Modification.

*continued*

Staff Hearing Officer  
June 20, 2006  
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Thank you for your consideration of this matter. Please feel free to contact me at (805) 963-9538 x182 if you have questions or require additional information.

Very truly yours,

PENFIELD & SMITH



Ginger Andersen,  
Project Planner

C: Marilyn & Stewart Lonky, 1158 Chautauqua Blvd., Pacific Palisades, CA 90272