



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 26, 2006
AGENDA DATE: August 2, 2006
PROJECT ADDRESS: 435 E. Anapamu Street (MST2005-0732)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *DJK*
 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, garage with partial deck above, and site walls. Previous notices sent out for this application failed to specifically identify that a laundry room (included in the 385 square foot addition) and a front porch are being proposed within a required yard.

II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Modification to permit additions and alterations within the required front yard setback facing Olive Street. (SBMC §28.21.060).

Date Application Accepted: July 17, 2006 Date Action Required: October 17, 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%
Adjacent Land Uses:			
	North - Residential		East - Residential
	South - Residential		West - Residential

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,178 sf	1,495 sf
Garage	318 sf	No Change
Accessory Space	None	No Change

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 supports this encroachment request by acknowledging that only the steps, not new floor area, are requesting relief of the ten-foot setback.

The existing laundry room is being eliminated by the kitchen expansion. Replacement laundry facilities are proposed adjacent to the new kitchen at the existing three foot (3') setback. The new laundry room is both appropriate in use and location for the existing residence and is a necessary amenity for the household.

VI. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification of the front yard setback is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the site. Staff recognizes the site constraints associated with the lot size, width, and its corner location, as well as the design benefits of a uniform improvement.

Exhibits:

- A. Site Plan
- B. Applicant's Letter dated July 11, 2005

Contact/Case Planner: Roxanne Milazzo, Associate Planner
(rmilazzo@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805)564-5470

W.O. 16875.01

July 11, 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**

MST2005-00732

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. The previous Modification also excluded the proposed laundry room as part of the addition to the house. This letter is intended to describe these portions 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 and 35 square foot laundry room within the setback 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. Additionally, the remodel will include the creation of a 35 sf laundry room adjacent to the kitchen to occur within the 10' setback from Olive Street.

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. 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 addition of a laundry room adjacent to the kitchen will add to the livability of the house for the current residence. The staircase will allow for improved access to the residence and 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.

Staff Hearing Officer
June 20, 2006
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For these reasons, we ask the City to support the requested Modification.

We will be submitting three sets of revised plans with the 10' setback and garage roof top deck shown on the floor plan sometime before the scheduled hearing date of August 2nd.

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