



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** September 20, 2006  
**AGENDA DATE:** September 27, 2006  
**PROJECT ADDRESS:** 644 Calle Rinconada (MST2006-00111)  
**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Zoning & Enforcement Supervisor *DJK*  
 Brenda Beltz, Planning Technician *BKB*

### I. PROJECT DESCRIPTION

The 7,000 square foot project site is currently developed with a 1,500 square foot single family residence and attached one-car garage. The proposed project involves 626 square feet of new living space on the first and second floors and a 270 square foot expansion of the existing garage. The discretionary application required for this project is a Modification to permit the garage expansion to be located within the required front and interior yard setbacks (SBMC §28.15.060).

Date Application Accepted: August 14, 2006 Date Action Required: November 14, 2006

### II. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Kenneth Hahn	Property Owner:	Same as Applicant
Parcel Number:	053-063-010	Lot Area:	6,922 sf
General Plan:	5 Units Per Acre	Zoning:	E-3
Existing Use:	One-Family Residence	Topography:	15% Slope
Adjacent Land Uses:			
	North - Residential		East - Residential
	South - Residential		West - Residential

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,500 sf	2,326 sf
Garage	190 sf	460 sf
Accessory Space	None	No Change

**III. LOT AREA COVERAGE**

Lot Area: 7,000 sf  
Building: 2,198 sf; 31%  
Landscape: 3,200 sf; 46%  
Hardscape: 1,602 sf; 23%

**IV. DISCUSSION**

This project was reviewed by the Architectural Board of Review (ABR) and received favorable comments for its mass, bulk, scale, and neighborhood compatibility. The ABR also commented on their support for the interior yard encroachment but not on the front yard portion.

The proposed project, which results in additions exceeding 50% since 1980, requires that the existing one-car garage be brought up to current requirements. One-hundred and fifty square feet of existing residential floor area will be converted to parking area as a part of this application. However, Access into the garage will be provided by a stairwell that requires that the existing garage depth be expanded by three and one-half feet (3 1/2'). The expansion results in approximately 5 square feet of the Northwestern-most corner of the garage being located within the front and interior yard setbacks. The four-foot (4') extension of the Northerly wall allows for a uniform expansion at the existing five-foot setback and continued use of the existing driveway. All portions of the proposed second story will observe all zoning regulations as required by the code.

**V. RECOMMENDATION/FINDING**

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the minor expansion into the required front and interior setbacks is necessary to secure an appropriate improvement and does not violate the purpose or intent of the zoning ordinance.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated August 10, 2006
- C. ABR Minutes Summary

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

August 10, 2006

Dear Santa Barbara City Planning Commission,

Subject: Modification request of the proposed project at 644 Calle Rinconada

We are requesting a modification to support the remodel project proposal we currently have into planning and zoning for review. The modification has gone through a preliminary review prior to the first ABR concept review. The modification is detailed in the plot plan that was submitted with this letter. The first part of the modification is for a four foot continuation of the northern garage wall towards the west. The existing wall is currently built on a five foot side yard set back (per the original zoning requirement). The current zoning is at six feet for side yard set backs. The extra foot is needed to provide adequate garage and living space and fit in with the existing house in an effort to minimize demolition and unnecessary modifications. The second part of the modification request is for a three foot by one foot triangular shape area in the front set back. The cad-de-sac in front of the house sweeps back ten feet in front of the North West corner of the property. The curve disrupts the rectangular shape of the lot. In order to accommodate a two car garage and provide adequate space for a laundry facility and provide adequate isolation to screen cars from inside the house, this modification is needed.

Sincerely,



Kenneth A. Hahn

TOTAL OF 26 #' REQUESTED



## ABR COMMENTS – 644 CALLE RINCONADA

Mr. Paul F. Strittmatter, neighbor, had his comments read into the minutes. He expressed support for the project, and had no objection to the requested modification of the garage into the interior yard setback.

Public comment closed at 8:07 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer with the following comments: 1) The Board finds the general mass, bulk, and scale of the proposed addition to be appropriate for the neighborhood. 2) The Board supports the interior yard encroachment for the extension of the garage since it is minor in nature. 3) The Board has mixed opinions on the front yard modification request because the garage as proposed is overly deep and the modification is not necessarily required. 4) Further study and simplification is required for the complex materiality and geometric forms of the front elevation, including the angled deck components, the large gable at the second-floor roof, and the intersection of many of the roof forms. 5) It is suggested that the applicant return to the Board with a roof plan to resolve some of these complexities. 6) One Board member is concerned with the south-facing second-story deck and the potential privacy impacts to the neighbor to the south; therefore, the applicant shall provide photo documentation from the second-floor height to resolve any privacy issues. 7) Diminish the excessive amount of soffit lighting and still provide the appropriate amount of lighting, especially in the porch and deck areas. 8) With regard to the solar application on the second-floor south-facing roof, the panels should be more integrated into the roof shape with the panels brought together or fit within the ribs of the proposed metal roofing, or consider placing some of the panels on other south-facing roofs toward the rear of the building. 9) The Board looks forward to high quality detailing to match the caliber of the existing residences.

Action: Mosel/Wienke, 5/0/0.