



City of Santa Barbara California

STAFF HEARING OFFICER

STAFF REPORT

REPORT DATE: May 2, 2007
AGENDA DATE: May 9, 2007
PROJECT ADDRESS: 1512 Portesuello Avenue (MST2007-00051)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Roxanne Milazzo, Associate Planner

I. PROJECT DESCRIPTION

The 24,000 square foot project site is currently developed with a 2,233 square foot single family residence and attached garage. The proposed project involves a remodel, and 1,150 square feet of first and second story expansion. The discretionary application required for this project is a Modification to permit additions and alterations to portions of the existing development currently located within the required thirty foot (30') front and ten-foot (10;) interior yard setbacks (SBMC §28.15.060).

Date Application Accepted: March 19, 2007 Date Action Required: June 19, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Eric Swenumson	Property Owner:	Mehran Mobrem
Parcel Number:	049-262-005	Lot Area:	23,780 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	38% Slope at Rear
Adjacent Land Uses:			
	North – Vacant		East – One-Family Residence
	South - One-Family Residence		West - One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2223 sf (net)	1148 sf addition
Garage	354 sf	43 sf addition
Accessory Space	none	No change

III. SITE COVERAGE

Lot Area: 23,780 sf
Building: 2,601 sf; 11%
Hardscape: 2,127 sf; 9%
Landscape: 19,052 sf; 80%

IV. DISCUSSION

- This project was reviewed by the ABR on 3/5/07 and forwarded to the Staff Hearing Officer with positive comments (meeting minutes are attached as Exhibit C).
- Current development on site is non-conforming to front and interior yard setbacks. The proposed alterations are part of a remodel plan that actually reduces second story non-conforming floor area by 73 square feet. Two small bathroom windows are proposed in the remaining area facing the street. All other portions of the proposed addition will observe current setbacks. It is Staff's position that the modification request is technical in nature, requires approval only because the project results in alterations not specifically outlined by the ordinance, and reduces the existing overall non-conforming floor area.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification is consistent with the purposes and intent of the Zoning Ordinance; does not result in additional floor area within required yards, and is necessary to secure an appropriate improvement on the lot by allowing a remodel/addition that meets current development standards.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated March 19, 2007
- C. ABR Minutes

Contact/Case Planner: Roxanne Milazzo, Associate Planner

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(rmilazzo@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805)564-5470

Eric Swenumson
SwenDesign
5662 Calle Real, Suite 437
Goleta, CA 93117
Ph (805) 967-5507 FAX (866) 425-9987

19-Mar-07

TO: City of Santa Barbara
ATTN: Roxanne Milazzo
630 Garden Street.
Santa Barbara, CA 93101

SUBJECT: 1512 Portesuello APN: 049-262-005

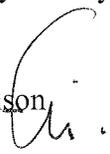
Attached please find a Site Plan, Floor Plan, Elevations and photographs for the above-mentioned address. As agent for the owners of the property I have prepared a modification request to ask for relief from the required 10 foot interior yard setback on the South property line and the required 30 foot front setback for an alteration to the existing second floor. The project consists of an addition to the first floor and addition to the second floor. The site is zoned E-1 and is 23,780 square feet in size. The site currently has a 1,993 s.f. residence and 353 s.f. attached garage.

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The City Zoning Ordinance requires a 10 foot interior yard setback and 30 foot front yard setback in this zone. Given this requirement the site would have been non-conforming as to setback with a 5'-10" setback to the garage and room over the garage on the South side and 21 foot front setback. We are proposing to reduce the second floor habitable space that currently encroaches into both setbacks. Granting this modification request will allow the owners to move forward with their remodel and addition and improve the existing residence both structurally and aesthetically.

The Architectural Board of Review saw the project on March 5, 2007, their comments were positive and the project was continued to the Staff Hearing Officer. We believe the granting of this Modification will not adversely affect the character of the existing neighborhood. In fact it will enhance the neighborhood. If you have any questions you may reach me at 967-5507. Thank you for your consideration of this request.

Sincerely,
Eric Swenumson



CC: Mr. Mobrem

EXHIBIT B

CONCEPT REVIEW 1512 PORTESUELLO AVENUE

March 5, 2007

Public comment opened at 8:11 p.m. and, as no one wished to speak, it was closed.

Motion: Continued indefinitely to the Staff Hearing Officer and return to the Full Board with the following comments:

- 1) The plans, as shown, are acceptable to the Board.
- 2) The modifications for the second story remodeling in the front and interior-yard setbacks are minor in nature and an improvement to the existing condition.
- 3) The Board finds that the delineation of the elements and massing are well articulated, and adds to the continued diversity of the neighborhood.

Action: Mosel/Blakeley, 4/0/0. (Sherry stepped down. Mudge absent.)