



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: February 20, 2008
AGENDA DATE: February 27, 2008
PROJECT ADDRESS: 8 Camino Verde (MST2007-00582)
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 project consists of a 13,823 square foot project site has frontage onto both Camino Verde and Las Alturas Road. Current development on site consists of a single-family residence, garage, and swimming pool. The proposed project involves a remodel to the existing architecture, a 200 square foot addition, conversion of a 431 square foot under storage area to living space, lowering the garage roof, changes to the entry bridge, and a 51 square foot reduction in the garage floor area. The discretionary applications required for this project are Modifications to permit alterations and additions be located within the required front (facing Camino Verde) and open yard areas (SBMC §28.15.060).

Date Application Accepted: January 14, 2008 Date Action Required: April 14, 2008

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Bryan Pollard	Property Owner:	David Jay
Parcel Number:	019-282-031	Lot Area:	13,823 sf
General Plan:	2 units per acre	Zoning:	E-3
Existing Use:	Single Family Residence	Topography:	48% Slope
Adjacent Land Uses:			
	North – Single Family Residence		East – Single Family Residence
	South – Single Family Residence		West – Single Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	2,723 sf	201sf addition
Garage	591 sf	(-51 sf) 540 sf
Accessory Space	598 sf attached	431 sf of connected understory will be converted to additional accessory space

III. LOT AREA COVERAGE

Lot Area: 13,823 sf
Building: 1,662 sf; 12%
Hardscape: 3,025 sf; 22%
Landscape: 9,136 sf; 66 %

IV. DISCUSSION

This project was reviewed by the Single Family Design Board (SFDB) on January 7, 2008. The SFDB continued the item indefinitely to the Staff Hearing Officer with the following comments: 1) Ready for Preliminary Approval; 2) Renovations are appropriate to style and neighborhood compatible; 3) Well thought out and an improvement over the existing condition; 4) Work in setbacks an improvement over the existing.

The proposed project utilizes the existing structure in its remodel. The changes that are proposed within the front yard facing Camino Verde, reduce the floor area of the garage, lower its roof, and create a new entry, all without adding floor area within the setback. The floor area that is being added observes current setback requirements. The open yard is non-conforming, because the lot has two front yards; therefore, any additional lot coverage triggers the necessity for an open yard Modification. It is Staff's position that the improvements being made, improve the existing situation, and the Modifications required for the project are technical in nature.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, by making the findings that the Modifications are necessary to secure appropriate improvements or upgrade to both the architecture and the floor plan of the existing residence and that the purpose and intent of the ordinance is being met with no new floor area within required yards.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated January 11, 2008

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

January 11, 2008

Modification Hearing Officer
Roxanne Milazzo
City of Santa Barbara
Post Office Drawer P-P
Santa Barbara, CA 93102

Re: David Jay
8 Camino Verde
Santa Barbara, CA 93105

Dear Mrs. Milazzo,

The existing property is zoned E-3 and has one single family residence (2,091 s.f. net) with a attached 2 car garage (See Project Sq.Ft. Data on the plans) The property is located at the corner of Camino Verde and Los Alturas and has (2) 30' front yard setbacks. We are proposing a minor addition of 201 s.f. (net) which includes a Kitchen / breakfast area and existing under storage to be converted to living space 431 s.f. (net) and removal of 51 s.f. (net) of existing garage. Plus we will be removing approximately 3'-9" off the total height of house by removing garage gable roof with the replacement of a flat roof.

We are requesting a modification to encroach into the Camino Verde 30' front yard setback with a replacement and new configuration of a front entrance stair. By removing s.f. at the garage we will be providing a new garage door that is inside the Camino Verde front yard setback. Also due to the legal non-conforming open yard a modification will be required. (There is 1750 s.f. of terraces and decks and a 450 s.f. pool existing that we feel meets the intent of the ordinance. Plus there is open space in the 2 front yards.)

Single Family Design Board has reviewed this project with positive comments and supports requested modifications.

The Proposed Project will require the following Modifications:

- **Front Yard Setback (Camino Verde):**

Replacement and new configuration of a front entrance stair and By removing s.f. at the garage we will be providing a new garage door that is inside the Camino Verde front yard setback.

- ~~Open Yard Space:~~

De to the legal non-conforming open yard a modification will be required.

not required

In summary the modifications Does not result in additional floor area within required yards, allows for an improved architectural style, reduces the garage's floor area and lowers the overall height of project by appox. 3'-9", provides a more prominent entrance which will not be visible from street due to grade changes.

In short, the project results in alterations, not intensifications, of non-conforming parts of the existing development.

Sincerely,
Bryan Pollard 687-2783

