



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: March 19, 2008
AGENDA DATE: March 26, 2008
PROJECT ADDRESS: 825 Roble Lane (MST2008-00025)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Roxanne Milazzo, Associate Planner

I. PROJECT DESCRIPTION

The 8,000 square foot project site has frontage onto both Roble Lane and Loma Media. Current development on site consists of a single-family residence with attached garage. The proposed project involves 101 square feet of lower level addition, and a remodel of the existing structure that will include the addition of site stairs, replacement of the main floor deck railing, a new entry, windows, and patio. The discretionary applications required for this project are Modifications to permit alterations and additions within the interior and both front yard

Date Application Accepted: February 19, 2008 Date Action Required: May 19, 2008

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Kent Mixon Architect	Property Owner:	Mark Bell
Parcel Number:	019-252-008	Lot Area:	8,180 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	Single Family Residence	Topography:	39% slope
Adjacent Land Uses:			
	North – Single Family Residence		East - Vacant
	South – Vacant		West – Single Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,866 sf	101 sf addition
Garage	388 sf	No Change
Accessory Space	0 sf	No Change

III. LOT AREA COVERAGE

Lot Area:	8,180 sf
Building:	1,465 sf; 18%
Hardscape:	1,613 sf; 20%
Landscape:	5,102 sf; 62%

IV. DISCUSSION

This project was reviewed by the Singe Family Design Board (SFDB) and given favorable comments.

The existing lot has frontage onto two public streets and therefore has two front setbacks. Current development on site is non-conforming to current development standards. The proposed project involves a remodel and upgrade to the existing residence and will result in additional floor area within both front setbacks. A new entry is proposed within the Roble front setback. It is Staff's position that this alteration is necessary to create an improved entry to formally announce the front door's location. Enclosure of a portion of the existing lower level openings will result in new floor area within the front setback facing Loma Media. The upper floor is currently cantilevered over the lower floor by about 3 feet. The proposal is to enclose this cantilevered area so that the southern wall of lower and upper floors are on the same plane. Although it is Staff's practice not to support new floor area within the front setback, we recognize that this lot is constrained by the two front yards and irregular shape, and the addition, as designed, will be located 5'9" behind the existing upper level balcony encroachment. Also considered is the fact that this front yard functions as a back yard, and because of the grade change between the property and Loma Media, the additional floor area will barely be visible to street below.

Other proposed site improvements include replacement of site stairs, currently located within the Roble Lane front setback, which will replace existing stairs that cut the yard off from the existing patio; stairs on the westerly side of the residence will also be replaced to provide direct access to the lower level yard; the existing deck railing and garage door will be replaced to match the new architectural style of the residence; and outdoor heaters will provide amenities for extended outdoor enjoyment. Although these alterations do not add square footage within the required setback, they do constitute alterations within the front setbacks, and therefore require Modification approval for their installations.

V. **RECOMMENDATION/FINDING**

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modifications being requested are necessary to secure appropriate improvements of upgrade to the existing non-conforming development, and that the purpose and intent of the ordinance is being met by allowing minor encroachments on a lot that is constrained by two front yards and an irregular shape, which limits the amount of legal building footprint.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated February 5, 2008
- C. SFDB Minutes

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KENT MIXON

architect

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Date: February 5th, 2008

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

Re: Modification Request for 825 Roble Lane; 019.252.008; E-1

Dear Staff Hearing Officer:

There is an existing 2-story house (1693 sq. ft.) with an attached 2-car garage on the property. The site has 2 front yard set backs as it fronts both Roble Lane & Loma Media. Additionally the site is a terraced site & irregularly shaped thus reducing the buildable area further. The proposal is to build:

- A. Addition of 101 sq. ft. to the lower floor bedroom 3 & family room.
- B. Demo & rebuild East site stair.
- C. Demo & rebuild West site stair.
- D. Demo & rebuild main floor deck railing.
- E. (N) Entry surround.
- F. Replace (E) garage door.
- G. 2 (N) Electric heaters @ lower floor East covered patio.

The modification being requested is to allow:

- A. Addition of 101 sq. ft. to encroach in to the Loma Media front yard setback. Currently the existing bedroom 3 & family room are 10'-6" wide, the encroachment would increase the size of the room + 3'-0", thus increasing the functionality of the two rooms. This addition brings the wall out to the face of existing columns. This location of the residence is hardly visible & still remains back 5'-9" from edge of balcony above.
- B. Demo & rebuild East site stair to encroach into the Roble Lane front yard setback. Currently the existing stair cuts off the yard from the existing covered patio. The proposed encroachment would redirect the stair to create a larger usable uninterrupted area & allow the stairs to be less visible against the terrace wall.
- C. Demo & rebuild West site stair to encroach into the West side yard setback. Currently the existing stair is awkwardly located away from the existing main level deck, not allowing easy access from the house to the lower terrace. The proposed encroachment would allow direct access to the steps & make better use of the yard/terrace area below.
- D. Demo & rebuild main floor deck railing that encroaches in to the Loma Media front yard setback. Currently the existing railing is made of iron, which is not cohesive with the new board & batten siding. The encroachment into the Loma Media front yard setback does not encroach any further than the

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EXHIBIT B

SINGLE FAMILY DESIGN BOARD REVIEW FOR 825 ROBLE LANE

February 4, 2008

Public comment opened at 8:21 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board found encroachment of the stairs into the setbacks supportable if they are of a sandstone material.
- 2) Restudy the second-story railings.
- 3) Study sandstone for surrounds at the front door and chimney.

Action: Bernstein/Deisler, 5/0/0. Motion carried. (Woolery and Zink absent.)