



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 25, 2008
AGENDA DATE: May 7, 2008
PROJECT ADDRESS: 21 Via Alicia (MST2008-00073)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor
 Betsy Teeter, Planning Technician II

I. PROJECT DESCRIPTION

The project involves a proposal to enlarge an existing front entry by 27 square feet by moving the front door forward by approximately four (4) feet under an existing roof overhang; replacing an existing 5' 5" tall courtyard wall with 54 linear feet of 3' 6" tall stucco wall; and retiling the existing courtyard. The existing 2,874 square foot two-story single-family residence and 399 square foot garage are located on a 17,000 square foot lot in the Hillside Design District. The discretionary application required for this project is a Modification to permit alterations to portions of the residence located within the required thirty-foot (30') front setback (SBMC §28.15.060).

Date Application Accepted: March 4, 2008

Date Action Required: August 7, 2008

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Loren Solin	Property Owner:	The Schmidtchen Family Trust
Parcel Number:	015-311-005	Lot Area:	16,988 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	Single Family Residence	Topography:	37% 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	2,874 sf	27 sf addition
Garage	427 sf	427 sf
Accessory Space	0 sf	No Change

III. LOT AREA COVERAGE

Lot Area: 16,988 sf
Building: 1,584 sf; 9%
Hardscape: 1,127 sf; 7%
Landscape: 14,277 sf; 84%

IV. DISCUSSION

This project was reviewed by the Single Family Design Board (SFDB) on February 25, 2008. The SFDB continued the item indefinitely to the Staff Hearing Officer with the following comments: The addition is minor and does not increase the size, bulk, or mass and the architecture is acceptable.

The proposal is to enclose a portion of the existing front wall entryway in order to create a more formal entry to the house. The new entry will involve enclosing a portion of the tiled patio area so that the entry will be flush with the existing nonconforming floor area of the living room. However, the project will result in new floor area within the 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. Although it is Staff's practice not to support new floor area within the front setback, we recognize that this is a very small encroachment that is under an existing eave and which will conform with the front rest of the house.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification is necessary to secure an appropriate improvement to the existing non-conforming development, and that it is consistent with the purpose and intent of the ordinance because adequate separation between the entryway and street is maintained.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated March 4, 2008
- C. SFDB Minutes

Contact/Case Planner: Betsy Teeter, Planning Technician II
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Loren Solin
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March 4, 2008

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

Re: Modification Request for 21 Via Alicia APN 015-311-005 Zone E-1

Dear Staff Hearing Officer:

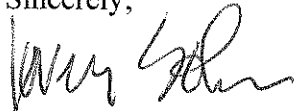
There is an existing 2874 s.f. single family residence with an attached 427 s.f. garage on the property. All structures have been built with Santa Barbara City permits.

The project being proposed is to add 27 s.f. to the existing entry by moving the front door forward by approx. 4 ft under the existing roof overhang, and to repair and re-tile the existing front courtyard with the addition of a new 42" high surrounding stucco wall with a new entry gate.

The modification being requested is to allow 14 s.f. of the proposed 27 s.f. entry addition to encroach into the existing front yard setback. The addition will be made with no change to the existing roofline and no change to the building footprint.

The proposed addition will allow the front entry to function properly and eliminate the current awkward layout wherein there are a set of stairs just 42" inside the front door. The current layout is cramped and potentially dangerous.

Sincerely,



Loren Solin

NEW ITEM**E. 21 VIA ALICIA****E-1 Zone**

Assessor's Parcel Number: 015-311-005
Application Number: MST2008-00073
Owner: Schmidtchen Family Trust
Applicant: Loren Solin

(Proposal to enlarge an existing front entry by 27 square feet, replace an existing 5' 5" courtyard wall with 54 linear feet of 3' 6" tall stucco wall, and resurface existing courtyard. The existing 3,043 square foot two-story single-family residence including 399 square foot garage is located on a 17,000 square foot lot in the Hillside Design District. Staff Hearing officer approval of a modification to allow the new entry to encroach into the front setback is requested. The proposed total of 3,067 square feet is 70% of the maximum guideline FAR.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

Continued indefinitely to the Staff Hearing Officer with the following comments: The addition is minor and does not increase the size, bulk, or mass. The architecture is acceptable.