



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 9, 2008
AGENDA DATE: July 16, 2008
PROJECT ADDRESS: 1708 Chino Street (MST2008-00143)
TO: Bettie Weiss, City Planner. Staff Hearing Officer
 Susan Reardon, Senior Planner
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *[Signature]*
 Roxanne Milazzo, Associate Planner *[Signature]*

I. PROJECT DESCRIPTION

The 3,800 square foot project site is currently developed with a 1,091 square foot single-family residence and detached one-car garage. The proposed project involves a 529 square foot second-story addition, a first-floor remodel, and legalization of the "as-built" front porch. The discretionary application required for this project is a Modification to permit the porch to be located within the required fifteen-foot front setback (SBMC §28.18.060).

Date Application Accepted: June 16, 2008 Date Action Required: September 16, 2008

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Garcia Architects	Property Owner:	Manuel Rodriguez
Parcel Number:	043-183-020	Lot Area:	3,800 sf
General Plan:	12 Units Per Acre	Zoning:	R-2
Existing Use:	One-Family Residence	Topography:	Flat
Adjacent Land Uses:			
	North - One-Family Residence		East - One-Family Residence
	South - One-Family Residence		West - One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,091 sf	545 sf addition = 1637 sf
Garage	187 sf	No Change
Accessory Space	174 sf "as-built" to be removed	None Proposed

III. LOT AREA COVERAGE

Lot Area: 3,800 sf
Building: 1,347 sf; 36%
Hardscape: 796 sf; 21%
Landscape: 1,657 sf; 43%

IV. DISCUSSION

This project was reviewed by the Single Family Design Board on June 26, 2008 and given favorable comments.

A porch repair and redesign completed several years ago resulted in new construction within a required front setback. As a part of a current plan to add a second story addition to the existing residence, a Modification is being requested to allow the "as-built" porch to be maintained as it exists. Although Staff discourages use of the Modification process for legalization of "as-built" construction, Staff is asking for support of this application for the following reasons: The new porch is an attractive improvement to the existing residence, does not add additional floor area within a required yard, and maintains the same setback that the original porch established.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification to allow alterations to the original porch is necessary to secure an appropriate improvement of architectural upgrade to the existing structure, and meets the purpose and intent of the Ordinance by providing an upgraded entry element, not additional floor area, within a required setback. Said approval is subject to abatement of outstanding zoning violations as shown on the plans.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated June 26, 2008
- C. SFDB Minutes

STAFF HEARING OFFICER STAFF REPORT
1708 CHINO STREET (MST2008-00143)
JULY 9, 2008
PAGE 3

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



G A R C I A A R C H I T E C T S , I N C .
A R C H I T E C T U R E · E N G I N E E R I N G · P L A N N I N G

June 26, 2008

Planning Department
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102

CASE NUMBER: MST2008-00143. Land Use Zone R-2. Applicant: Manuel Rodriguez

SUBJECT: Scope of Work, Modification Request and Justification for the proposed project located at 1708 Chino Street, Santa Barbara, CA (APN# 043-183-020).

Scope of Work:

New 545.52 sq. ft. second story addition and first floor remodel to an existing 1091.49 sq. ft. raised floor one story single family residence with detached garage. All new windows, materials, and colors to match existing.

Modification Request:

Modification for encroachment of as-built trellis porch wings previously added to each side of the existing legal non conforming porch encroachment including the demolition of existing porch platform and installation of as built enlarged porch with as built w.i. railings. The front porch encroaches 7 ft. 8 inches leaving a setback of 6 feet 6 inches from front property line. 15 ft. Setback is required.

Justification:

As-built concrete expanded front porch was installed to replace dry rot damaged previously existing smaller porch foundation to create a larger more generous and visually attractive front porch with trellis wings added to each side of existing. The house to the left is encroaching 4 ft. into the front yard setback. This condition has existed for about 3 years without negative comment from the neighbors. The front porch is compatible with the existing house and the neighborhood cottage design style.

EXHIBIT B



1708 CHINO ST – SINGLE FAMILY DESIGN BOARD COMMENTS

May 27, 2008

Present: Gil Garcia; Architect; Ubaldo Diaz, Project Manager; Manual Rodriguez, Owner.

Public comment opened at 4:04 p.m. As no one wished to speak public comment was closed.

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

- 1) The trellis on either side of the house is acceptable as presented.
- 2) The Board would prefer to see garage windows in proportion to windows typical of the style of architecture, any modifications required are supportable.
- 3) Provide photos of other two-story homes in the reasonable immediate neighborhood.

Action: Woolery/Diesler, 6/0/0. Motion carried. (Mosel absent.)

