



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 15, 2008
AGENDA DATE: July 30, 2008
PROJECT ADDRESS: 328 E. Padre (MST2008-00304)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Danny Kato, Zoning & Enforcement Supervisor
Betsy Teeter, Planning Technician II *Red*

I. PROJECT DESCRIPTION

The 5,750 square foot project site is currently developed with a 1,305 square foot single-family residence and a detached two car garage. The proposed project involves construction of a new roof overhang and cover for the existing rear deck. The discretionary application required for this project is a Modification to permit the addition to be located within the required interior yard (SBMC § 28.15.060).

Date Application Accepted: June 24, 2008 Date Action Required: September 24, 2008

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Douglas Reeves	Property Owner:	Peggy Wiley
Parcel Number:	025-331-006	Lot Area:	5,750 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	3.9%

Adjacent Land Uses:

North – One-Family Residence	East – One-Family Residence
South – One-Family Residence	West – One-Family Residence

B. STATISTICS

	Existing	Proposed
Living Area	1,305 sf	No Change
Garage	407 sf	No Change
Accessory Space	None	No Change

III. LOT AREA COVERAGE

Lot Area:	5,750 sf
Building:	1,712 sf; 29.8%
Hardscape:	1,243 sf; 21.6%
Landscape:	2,795 sf; 48.6%

IV. DISCUSSION

The existing residence is located within the interior yard setback. The proposed project involves a remodel to replace an existing roof overhang with a new roof extension and cover over the rear deck. The new roof extension and deck cover are designed to match the front roof line of the residence. As part of the remodel the deck stairs will be moved, however, they will be located outside of the interior setbacks. The existing deck and roof overhang encroach into the side setback and the new deck cover will also encroach into the interior setback.

The original plans for the house cannot be located within the City's archives, however plans from a 1979 remodel show the deck in the same location as it is now, although the stairs are in a different location than the current configuration. It is Staff's position that the 1979 plans provide evidence that the deck is legal nonconforming and, because no changes to the deck are proposed within the setbacks, no modification is required for the deck. No additional floor area is being proposed and the Modification will allow a uniform improvement to the rest of the project which has been designed to comply with all current zoning regulations.

This project was reviewed by the Single Family Design Board (SFDB) on July 7, 2008. The SFDB forwarded the project on to the Staff Hearing officer (SHO) with the comment that the Modification is supportable and that the project enhances the building. The proposed improvements are being done in order to restore a covering over the deck which was removed as part of ENF2007-01259. Under this enforcement case, the owners were required to remove the enclosed covered entryway between the garage and the house and restore it back to the original configuration and to remove the unpermitted bathroom on the deck.

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 that promotes uniformity and aesthetic improvement to the existing architecture and meets the intent and purpose of the Ordinance in that no additional floor area or intensification of use is proposed within a setback, subject to a condition that the existing overheight hedges at the rear and interior lot lines be reduced to meet the requirements of SBMC Section 28.87.170.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated June 24, 2008

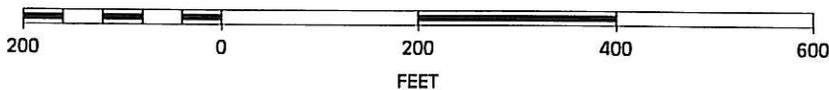
Contact/Case Planner: Betsy Teeter, Planning Technician II
(bteeter@santabarbaraca.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805)564-5470

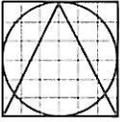
SB PW Geospatial Browser

-  City Boundary
-  Railroad
-  Streets
- Streets - Name Only**
-  Basement Parcel
-  Mobile Home
-  Parcels Outline
-  State Highway ROWs Outline
-  Parks
-  Ortho 4
-  City Boundary



SCALE 1 : 2,327





D.W. REEVES & ASSOC. A.I.A.
ARCHITECTS

3040 STATE STREET SANTA BARBARA CA 93105 (805) 687 1590

RECEIVED
JUN 24 2008
CITY OF SANTA BARBARA
PLANNING DIVISION

June 24, 2008

Staff Hearing Officer
CITY OF SANTA BARBARA
PO Box 1990
Santa Barbara, CA 93102-1990

Re: Modification Request for 328 Padre
APN 025-331-06

To Whom It May Concern:

A modification is requested for a side yard encroachment to match existing roof overhang and front entry cover over front door, to cover the rear (south facing) door over the existing rear deck area. No other modifications are requested at this time.

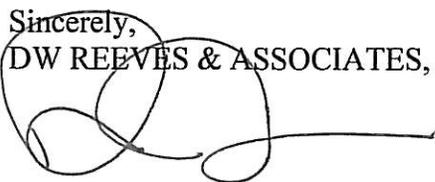
Currently, there is an existing single family residence located in an E1 zone, on this site. An existing rear shed roof covered the rear deck area. No permit was ever issued for this roof that could be found. The former shed roof was removed per the enforcement case, 2007-01259 / ZIR 2007-00682, leaving no cover over the existing rear door, or deck area.

The project has been reviewed by the Urban Historian and the Single Family Design Board and was given favorable comments, to include the encroachment into the side yard to allow for matching of the front covered entry, and roof overhangs, to match the same architecture, and details.

All other requirements, guidelines, were met with the new design.

If you have any additional questions, or concerns, please contact me.

Sincerely,
DW REEVES & ASSOCIATES, Architects


Douglas W Reeves AIA
Architect