



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: September 3, 2008
AGENDA DATE: September 10, 2008
PROJECT ADDRESS: 1857 E. Las Tunas (MST2007-00411)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Renee Brooke, AICP, Zoning & Enforcement Supervisor
Maggi Walker, Planning Technician

I. PROJECT DESCRIPTION

The 30,471 square foot (0.70 acres) project site is currently developed with a single family residence and detached one-car garage. The proposed project involves a major remodel of the existing residence, increasing the living area by 931 square feet and includes enclosing a 39 square foot portion of an existing covered porch, alterations to windows and doors, relocating the attached 2-car garage within the existing structure, increasing the 2-car garage size by 68 square feet, and converting a 33 square foot portion of the attached garage crawl space to habitable space. The discretionary applications required for this project are Modifications to permit alterations within the required front and both interior setbacks (SBMC §28.15.060).

Date Application Accepted: August 8, 2008 Date Action Required: November 9, 2008

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	David Winitzky, AIA	Property Owner:	Peter Consos & Mitra Javidi
Parcel Number:	019-083-009	Lot Area:	30,471 sf
General Plan:	1 Unit Per Acre	Zoning:	A-1
Existing Use:	One-Family Residence	Topography:	20% Slope
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	1,994 sf	2,925 sf
Garage Attached + Detached	597 sf	665 sf
Accessory Space	None existing	No Change

III. LOT AREA COVERAGE

Lot Area: 30,471 sf
Building: 2,449 sf; 8 %
Hardscape: 8,337 sf; 27.4%
Landscape: 19,685 sf; 64.6%

III. DISCUSSION

This project has been reviewed by the Single Family Design Board (SFDB) and received positive comments. The project received Final Approval by the SFDB on September 24, 2007; however, the applicant was not aware at that time that Modifications were required. The residence was built in 1923 and the detached garage was built in 1937. The residence is non-conforming to the site's front and interior setbacks. The detached garage is non-conforming to the interior setback. A Historic Resources report was reviewed and approved by the Historic Landmarks Commission on September 5, 2007. The report determined that the buildings had been altered significantly over the years and were not a significant resource.

The proposed project includes a major remodel and upgrades to the existing residence, bringing the design more into conformance with the original architecture. The portion of the project requiring Modifications will not increase the building's footprint and includes enclosing 39 square feet of an existing covered porch in the front setback to provide an entry way into the residence and converting 33 square feet of the existing garage crawl space within the interior setback into habitable space with additional window openings. The enclosure of a portion of the porch faces a large open courtyard and is screened from the street with an existing gate.

Window changes along the west elevation, located within the interior setback, reduce the number of openings on the upper level by two and include two new ground level windows for the new habitable space. The increased intensity of use within the setback is not expected to impact adjacent residential uses due to the reduction of the total number and size of openings on this elevation and the distance between the new habitable space and the nearest neighboring residence. Staff's position is that the increase of habitable space within the existing setbacks has sufficient buffer between residential structures and staff can support the Modification request due to the site constraints and for the aesthetic benefits that will result.

Staff has some concern regarding the floor plan for the remodel of the lower level that includes a bedroom, family room with exterior access, full bath and laundry room. As such, we recommend a condition of approval requiring recordation of a Zoning Compliance Declaration stating that the residence shall be used as only one dwelling unit.

Landscaping adjacent to the driveway approach exceeds the 3 ½ foot height requirement; the hedges would need to be removed and any replacement landscaping would need to be of species that do not grow higher than 3 ½ feet in height. Trees adjacent to the driveway and the street will need to be pruned up to remove any visual barrier, as required by the Zoning Ordinance.

IV. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modifications being requested are necessary to secure an appropriate improvement of increasing the habitable space within the existing building footprint. The project is consistent with the purpose and intent of the Ordinance by not increasing the building footprint in the setback, maintaining a sufficient buffer between residences, and not creating safety issues for the community. Said approval is subject to conditions that replacement landscaping adjacent to the driveway shall be species that do not grow higher than 3 ½ feet in height, trees along the front setback line be pruned up to remove the visual barrier, and a Zoning Compliance Declaration be recorded prior to building permit issuance.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated, August 8, 2008
- C. Aerial Photograph of 1857 E. Las Tunas and neighborhood
- D. Historic Structures Report Dated 8/8/07
- E. SFDB Minutes dated 9/24/07

Contact/Case Planner: Maggi Walker, Planning Technician
(mwalker@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805)564-5470