



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** October 15, 2008  
**AGENDA DATE:** October 22, 2008  
**PROJECT ADDRESS:** 826 Jimeno Road (MST2008-00382)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
Renee Brooke, AICP, Zoning & Enforcement Supervisor *RLB*  
Roxanne Milazzo, Associate Planner *Rm*

### I. PROJECT DESCRIPTION

The 9,077 square foot project site is currently developed with a single family residence and attached garage. The proposed project involves a remodel of the existing residence which will include relocation of the existing entry door, a new covered entry porch, and alterations to existing windows. The discretionary application required for this project is a Modification to permit alterations to portions of the residence currently located within the required thirty-foot (30') front setback (SBMC §28.15.060).

Date Application Accepted: September 8, 2008      Date Action Required: December 8, 2008

### II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the portion of the Modification to allow window changes to the non-conforming portions of the residence and deny the portion of the Modification for the covered entry porch as proposed.

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Wade Davis Design	Property Owner:	Blascovich & Major
Parcel Number:	029-042-003	Lot Area:	9,077 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	23%

#### Adjacent Land Uses:

North – One-Family Residence  
South - One-Family Residence

East - One-Family Residence  
West - One-Family Residence

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,328 sf	+ 676 sf (converted understory and porch infill) = 1,991 sf
Garage	458 sf	458 sf

**C. PROPOSED LOT AREA COVERAGE**

Building: 1,867 sf 21%      Hardscape: 470 sf 5%      Landscape: 6,740 sf 74%

**D. FLOOR-AREA RATIO (FAR)**

Max. Allowed FAR: 0.38      Proposed FAR: 0.27      = 71% of Max. Allowed FAR

**IV. ZONING ORDINANCE CONSISTENCY**

<b>Standard</b>	<b>Requirement/Allowance</b>	<b>Existing</b>	<b>Proposed</b>
Setbacks - Front	25'	23'	16'

**V. DISCUSSION**

This project was reviewed by the Single Family Design Board (SFDB) on September 2, 2008. The Board gave favorable comments to the proposed porch encroachment and stated that it will create a better entry for the home than the allowable 3-foot porch design that Staff was recommending.

The existing development on site is currently undergoing a remodel that includes infilling the existing porch and conversion of a portion of the understory to additional habitable space. As part of the remodel, the front door and several windows are being relocated to accommodate floor plan changes. A Modification is required to make alterations to portions of the residence that are currently non-conforming to the required 25' front setback. Due to the slope of the front half of the lot exceeding 20%, a 5' reduction of the required 30' setback is permitted pursuant to SBMC §28.15.065. Staff supports these changes in that they result in alterations to the existing structure and do not increase the amount of encroachment. The applicant is also requesting a new front entry design of 13' X 5' within 16' of the front lot line. Although it provides an attractive element for the front of the residence, Staff's position is that it is inappropriate in that it provides an unnecessary and intensified encroachment into an already non-conforming front yard. The structure appears to do more than announce the entry to the residence and may encourage congregation within the setback. Recent Ordinance amendments to permit a 3' X 3' entry to encroach into the required front yard, indicates to Staff that a smaller entry without additional area for congregation will provide adequate opportunity to

announce the entry for the residence. Staff could support a front entry porch with the proposed width, if the depth were decreased to no more than three-feet (3').

**VI. FINDINGS AND CONDITIONS**

The Staff Hearing Officer finds that the Modification to alter window sizes and locations on the non-conforming building's frontage to be consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure appropriate alterations to accommodate the new floor plan, but does not find the size of the proposed entry porch to be necessary to secure an appropriate improvement on the lot, and thus, denies the portion of the Modification for the front entry porch as proposed.

Said approval is subject to a condition that a Zoning Compliance Declaration be recorded against the property's title, due to the configuration of the proposed understory area.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated September 8, 2008
- C. SFDB Minutes

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

September 8, 2008

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

**Re: Modification Request for 826 Jimeno Road; APN 029-042-003; Zone E-1**

Dear Staff Hearing Officer:

There is an existing 1,328 square foot single-story, single-family residence, with an unexcavated walk out crawlspace (663 sq. ft.) and a 458 square foot attached two-car garage on the property at 826 Jimeno Road. The house currently encroaches 3'- 1 3/4" into the required front yard setback, and the garage encroaches 3'-7" ~~into the required front yard setback~~ garage setback along the north property line. The existing building has been permitted with city building permits, according to the City building files. The proposal along the north side of the property, within the front yard setback is to:

1. Relocate the existing entry door and build a new covered entry porch, measuring 13' x 5'.
2. Replace and modify the sizes of the existing windows along the north wall of the residence, and add one new 1'-3" x 2'-8" window on the north wall. Two of the proposed replaced windows would increase in size from 8 square feet, to 9.5 square feet, while the other two windows would be decreased in size.

The modification being requested is to allow:

1. The relocated entry door and new covered entry porch to encroach 8'-4" into the required 25'-0" front yard setback.
2. The replacement and change in size of the existing 4 windows, and the addition of one new window to occur in the existing north wall of the residence, which is located 2'-10" within the front yard setback.

The work we are requesting within the front yard setback will allow the new construction of the front entry porch to occur without having to do major structural work that would be required in moving the house outside of the front yard setback. The proposed new window along the north wall would be part of an interior remodel of the master bathroom, allowing for a window within a proposed w.c. The existing windows would be changed in size to reflect the interior remodel of the residence, and would respond to the new floor layout. Additionally, the proposed entry porch will encroach into the required setback, as the front wall of the house, which already encroaches into the setback, would remain in its current location; however, the porch would encroach into the setback less than the encroachment of the existing garage.

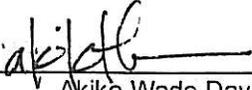
At the conceptual review hearing on September 2, at the Single Family Design Review Board, the board members gave positive comments in response to the proposed design of the 13' x 5' entry porch, stating that it would add character and charm to the house, benefiting the neighborhood. As the entry porch would not project further than the existing garage, as seen in the site photographs, the board stated that they supported the proposed size of the entry porch. We also presented the board with a design option of a smaller porch, measuring 3' x 3' (see attached partial north elevation. The board stated that they preferred the design and size of the larger porch we are proposing.

The major benefits of having the proposed items listed above encroach into the required setback are:

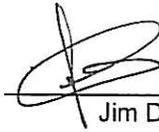
1. It will give the house a better sense of the entry from the street, diminishing the prominence of the garage;
2. It is more cost effective to construct an entry porch addition on the north side of the house versus reducing the current square footage of the main floor of the residence to accommodate the area for a covered porch, carving space out of the current footprint;
3. It will enhance the neighborhood charm by adding architectural articulation to an uninteresting street façade without increasing the square footage of the home.

We hope that you will take the benefits listed above, and the support of the SFDB into consideration for the approval of the modification items we are requesting. Please feel free to contact us with any questions about the project.

Sincerely,



Akiko Wade Davis



Jim Davis

826 JIMENO ROAD - SINGLE FAMILY DESIGN BOARD MINUTES

September 2, 2008

Present: Jim Davis, Designer; Akiko Wade-Davis, Designer.

Public comment opened at 8:15 p.m. As no one wished to speak public comment closed.

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

- 1) The new front porch in front-yard setback is appreciated as it creates a better entry for the home. The unenclosed front porch encroaches no more than existing garage. The scale is more appropriate than the alternate 3 foot porch design. It is an open, not enclosed, structural encroachment.
- 2) An open railing between the piers at the front porch rather than a solid wall is preferred.
- 3) Study the interaction between the trellis and chimney.
- 4) Provide a color board and additional details when returning to Full Board.

Action: Deisler/Woolery, 4/0/0. Motion carried. (Bernstein, Mahan, Mosel absent.)