



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: February 4, 2009
AGENDA DATE: February 11, 2009
PROJECT ADDRESS: 2511 Murrell Road (MST2009-00031)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Renee Brooke, AICP, Senior Planner *RLB*
Roxanne Milazzo, Associate Planner *Rmt*

I. PROJECT DESCRIPTION

The 8,879 square foot project site is currently developed with a 974 square foot single family residence and attached 2-car garage. The proposed project involves a remodel, new entry porch, 116 square feet of first-floor additions, and a 5-foot high privacy wall. The discretionary application required for this project is a Modification to permit the addition and window alterations within the required six-foot interior yard (SBMC §28.15.060).

Date Application Accepted: January 15, 2009 Date Action Required: April 15, 2009

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project with a condition.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Lori Kari	Property Owner:	Patricia Brennan
Parcel Number:	041-292-004	Lot Area:	8,879 sf
General Plan:	5 Units Per Acre	Zoning:	E-3/SD-3
Existing Use:	One-Family Residence	Topography:	Flat

Adjacent Land Uses:

North - Murrell Road	East - One-Family Residence
South - One-Family Residence	West - One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	974 sf	1,090 sf
Garage	410 sf	410 sf
Accessory Space	N/A	N/A

C. PROPOSED LOT AREA COVERAGE

Building: 1,615 sf 18% Hardscape: 871 sf 9% Landscape: 6,393 sf 73%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.39 Proposed FAR: 0.17 = 43.9% of Max. Allowed FAR

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/Allowance	Existing	Proposed
Interior Setback	6'	5'	5'

V. DISCUSSION

The existing residence is non-conforming to current setbacks due to different development standards at its time of construction. The proposed project involves a remodel of the existing building and 122 square feet of first floor additions. In order to construct a uniform improvement, the applicant is requesting Modification approval to expand the residence at the existing 5' interior setback. The proposal, which will result in five square feet of new floor area within the setback, is supported by Staff due to its single story design that will be screened by an existing fence. The project also includes a request to add two sets of clerestory windows within the setback. If the windows are fixed, Staff can make the findings that the windows will meet the purpose and intent of the ordinance and will not result in any impacts to the adjacent neighbor.

VI. FINDINGS & CONDITIONS

The Staff Hearing Officer finds that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements on the lot. The proposed addition allows for a uniform improvement and the clerestory windows allow for additional light without impacts to the immediate neighbor. Said approval is subject to a condition that the windows proposed within the setback are fixed glass.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated January 14, 2009

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

14 January 2009

City of Santa Barbara
630 Garden Street Santa Barbara CA 93101
Attn. Roxanne Milazzo

Ref. Modification for
Patricia Brennan Residence
2511 Murrell Rd
Santa Barbara CA 93109
APN. 041.292.004 Zone E-3/ SD-3

Dear Ms. Milazzo

This modification request is for allowing new operable windows and a five square foot addition into the side yard setback.

The existing conditions are:

- Exterior building walls on the north, west, and east face encroach into the front and side yard setbacks due to the subdivision being built under a zoning ordinance allowing for smaller setbacks.

The specific modification requests are to allow:

1. High-wall awning windows in the west wall in each of the two bedrooms.
2. Extension of the master bedroom west wall in line with the existing wall encroaching into the side yard setback by five square feet. .

1. The positive aspects of the new windows as designed are:

- Windows augment daylighting and cross-ventilation for the interior.
- Windows are located high in the wall providing air and light while maintaining privacy.
- Awning windows are utilized, which operate with restricted opening (vs. sliders), and thus limit sound transmission.
- The existing neighbor to the west has two windows at their east-facing wall, though not facing our proposed addition.
- An existing 6' high fence is located between properties.

2. The benefits of the proposed extension of the west wall of the master bedroom are:

- The design creates a more useable interior space, and would simplify the exterior architecture and construction.
- The minimal 5' additional length of this wall results in only 5 square feet of additional encroachment.

Thank you for your timely attention to this modification request. Please contact me if you have any questions or requests for additional information.

Sincerely



Lori A. Kari, Architect
Agent for the Owner