



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: February 18, 2009
AGENDA DATE: February 25, 2009
PROJECT ADDRESS: 1603 Oramas Road (MST2008-00594)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Zoning & Enforcement Supervisor *RUB*
 Betsy Teeter, Planning Technician II *BST*

I. PROJECT DESCRIPTION

The project involves a remodel of the residence including 47 square feet of additional enclosed space, new entry porch and window relocations. The existing 1,904 square foot single-family residence and 430 square foot garage are located on a 6,293 square foot lot in the Hillside Design District. The discretionary application required for this project is a Modification to permit the new entry porch and new windows to be located within the required thirty-foot (30') front setback. (SBMC§ 28.15.060).

Date Application Accepted: January 22, 2009 Date Action Required: April 22, 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:	AB Design Studio, Inc.	Property Owner:	Lavon Jordan
Parcel Number:	027-152-013	Lot Area:	6,293 sf
General Plan:	3 units per acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	18% 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	1904 sf	47 sf addition
Garage	430 sf	No Change
Accessory Space	None Existing	No Change

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/Allowance	Existing	Proposed
Setbacks - Front	30'	16'	15'

V. DISCUSSION

This project was reviewed by the Single Family Design Board (SFDB) on January 12, 2009. The SFDB continued the item indefinitely to the Staff Hearing Officer with the following comments: 1) the addition is in keeping with the neighborhood support project; 2) study the glass above the entry at vault; 3) study the chimney brick materials.

The house and garage were constructed in the late 1950's and both encroach into the current 30 foot required front setback. The proposal is to remodel the existing upper front entryway which will include the installation of several new window openings along the north wall located within the front setback. A new entry porch/portico within the front setback is also proposed.

The 47 square foot addition to the entry and new porch are attractive improvements and create an improved entry to formally announce the front door's location. The new entry and window alterations provide an aesthetic improvement to the house and streetscape and will benefit the neighborhood. Although it is Staff's practice not to support encroachments within the front setback, we recognize that this is a very small extension into the already non conforming front yard.

VI. FINDINGS/CONDITIONS

The Staff Hearing Officer finds that the Modification is necessary to secure an appropriate improvement to the existing non-conforming development, and that it is consistent with the purpose and intent of the ordinance. Adequate separation between the entryway/porch and the street is maintained and will provide an upgraded entry element within a required setback without impacts to the neighborhood. Said approval is subject to removal of the trellis as noted on the attached plans.

- A. Site Plan (under separate cover)
- B. Applicant's letter dated January 22, 2009
- C. SFDB Minutes dated January 12, 2009

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



LETTER

January 22, 2009

Roxanne Durbiano
City Of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

Subject: 1603 Oramas
Modification Letter

Via: Hand Delivered

Dear Roxanne

Please accept this Request for a Modification on the above mentioned property. Per our meeting several weeks ago, we have proceeded with the SFDB and obtained positive comments for our renovations. We are looking forward to presenting our project to the Staff Hearing Officer in the near future and getting our project going.

Per the Modification Submittal Requirements, please find the below to address Section 4 "Letter from Applicant"

4a. This project is a SFD located at the corner of California Street and Oramas Road in the Riviera. The existing residence (1904 SF) and attached 2-car garage (430 SF) were constructed in the late 1950's. Several alterations and additions have occurred over the past and have all been permitted and completed. The front yard setback run through the middle of the upper level of the home due to the setbacks being revised over the years from the initial date of construction. Ten (10) feet of the existing garage is within the front yard setback as well as fourteen (14) feet of the residence at the worst case. The proposed project includes a complete remodel of the interior of the upper (entry) level of the home including several window reallocations along the North wall located within the front yard setback. A new entry porch/portico is proposed to address the substandard entry of the old home which includes architectural projections into the front yard setback by one foot.

4b. We are requesting a modification for alterations to be made within the front yard setback due to the new setbacks being applied to this site. The modification will allow us to install quality windows along the North wall as well as address the issues at the front door. The current entry walks into a substandard hallway that does not meet building code standards and the proposal will allow for a proper entry, reinvigorate the tired structure, and provide an appropriate entry way consistent with the neighborhood.

4c. We feel that this modification will allow us to complete much needed updates to the home as well as provide a nice street frontage for the neighborhood. Our alterations will improve the aesthetic quality of the street and will not block any view corridors for passersby. Most of the homes along the south side of Oramas

(including our immediate neighbor) have homes and entry ways closer to the street than our property. We feel that this modification in no way impacts the neighborhood negatively and will be a wonderful addition to the home. Our landscape improvements will benefit the streetscape and the neighborhood.

4d. The benefits of our proposed design and alterations are to the homeowners of the above mentioned property and the neighborhood. The new entry will serve the owners by providing them with a modest entry foyer that provides adequate space to enter the project. The roof of this new entry can be framed over the existing roof to reduce the amount of work being done to the existing roof. This and the new windows will help with privacy concerns for the owners of the home

4e. Attached are the approved minutes from our meeting with SFDB. They were supportive of the project and the alterations proposed. We have addressed their comments where applicable.

We look forward moving this project forward.

Sincerely,



Clay Aurell, AIA, LEED AP
Principal Architect

CA:ca

cc: Lavon Jordan via Hand Delivered

NEW ITEM**C. 1603 ORAMAS RD E-1 Zone**

Assessor's Parcel Number: 027-152-013
Application Number: MST2008-00594
Owner: Lavon F. and Nancy M. Jordan
Applicant: AB Design Studio

(Proposal for remodeling and minor additions to an existing 2,334 square foot two-story single-family residence. The proposal includes a new entry with 49 square feet of additional enclosed space, new entry porch, and window relocations. Staff Hearing officer approval of a Modification is requested for alterations in the front setback. The proposed total of 2,383 square feet on the 6,293 square foot lot is 86% of the maximum FAR.)

(Comments only; project requires Staff Hearing Officer approval of a Modification.)

Continued indefinitely to the Staff Hearing Officer with the following comments: 1) the addition is in keeping with the neighborhood support project; 2) study the glass above the entry at vault; 3) chimney brick materials;

NEW ITEM**D. 1415 KENWOOD RD E-1 Zone**

Assessor's Parcel Number: 041-132-007
Application Number: MST2008-00522
Owner: Lawrence Pfeifer

(Proposal to convert part of the existing attached four-car garage to a new bedroom and convert an existing accessory workshop to new 591 square foot secondary dwelling unit. Exterior alterations to the existing 3,946 square foot two-story single-family residence include one new uncovered parking space and a 78 square foot enclosure of a breezeway. This application will abate violations in ENF2008-01093. The proposed total of 4,937 square feet on the 17,693 square foot lot is 112% of the maximum guideline FAR.)

(Comments only; project requires environmental assessment.)

Public comment: Mike Woggoner, opposed. Concerned about possible conversion to rental units.

Continued one week to Consent Calendar. 1) Submit additional information and photos; 2) study option to move parking out of the front yard.

NEW ITEM**E. 824 WESTMONT RD SP-5 Zone**

Assessor's Parcel Number: 013-070-046
Application Number: MST2009-00008
Owner: Steven R. and Rebecca L. Hodson

(Proposal to reconstruct 14 single-family residences at Westmont College that were destroyed in the Tea Fire. Four different architectural models are proposed with tile roofs and stucco siding.)

(Action may be taken if sufficient information is provided.)