



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 15, 2009
AGENDA DATE: April 22, 2009
PROJECT ADDRESS: 324 E. Calle Laureles (MST2009-00084)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Renee Brooke, AICP, Senior Planner *RLB*
Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 6,500 square foot project site is currently developed with a single-family residence and attached one-car garage. The proposed project involves a remodel of the existing residence, an 89 square foot first-floor expansion, a 291 square foot second-story addition, and demolition and replacement of a 289 square foot one-car garage with 39 square feet of storage space. As part of the remodel, the roof will be increased from a 3/12 to a 5/12 pitch. The discretionary application required for this project is a Modification to permit the increase in roof pitch within the required six-foot interior setback (SBMC §28.15.060).

Date Application Accepted: March 26, 2009

Date Action Required: June 26, 2009

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, as submitted.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Eric Swenumson	Property Owner:	Greg Chittick
Parcel Number:	053-084-015	Lot Area:	6,500 sf
General Plan:	5 Units Per Acre	Zoning:	E-3/SD-2
Existing Use:	One-Family Residence	Topography:	Flat

Adjacent Land Uses:

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

East - One-Family Residence
West – Calle Laureles

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	839 sf	1,258 sf
Garage	218 sf	289 sf

C. PROPOSED LOT AREA COVERAGE

Building: 1,299 sf 20% Hardscape: 475 sf 7% Landscape: 4,726 sf 73%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.43 Proposed FAR: 0.24 = 54.8% of Max. Allowed FAR

IV. ZONING ORDINANCE CONSISTENCY

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

V. DISCUSSION

This project is subject to review and approval by the Single Family Design Board (SFDB) due to the second story addition being proposed. The project was reviewed and given favorable comments on March 16, 2009, and directed to return to the consent calendar for final approval once the Modification is approved.

The existing development on site, which was constructed in 1956, has a non-conforming interior setback on the Northern property line. The proposed project involves a remodel of the existing residence, change in architectural style, an expansion to the existing garage, and 419 square feet of first and second story additions. Although the new floor area will observe the current setback requirements, the change in roof pitch from 3/12 to 5/12 will result in an increase in building height for the portion of the residence which is non-conforming. Staff supports this Modification request in that the increase will not result in additional floor area within the required setback, just an architectural improvement that is compatible with the remodel being proposed.

VI. FINDINGS

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed roof change is part of a remodel that will enhance the architectural character of the existing development without adding additional floor area within the required setback or impacting adjacent neighbors.

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Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated March 26, 2009
- C. SFDB Minutes

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

Eric Swenumson
SwenDesign
5521 San Ardo Way
Santa Barbara, CA 93111
Ph (805) 967-5507 FAX (866) 425-9987

26-Mar-09

TO: City of Santa Barbara
ATTN: Roxanne Milazzo
630 Garden Street.
Santa Barbara, CA 93101

SUBJECT: 324 E Calle Laureles APN: 053-084-015

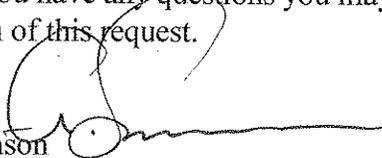
Attached please find a Site Plan, Floor Plan, Elevations and photographs for the above-mentioned address. As agent for the owners of the property I have prepared a modification request to ask for relief from the required six foot setback on the North property line for a roof pitch change. The project consists of an addition to the 1st floor of the residence, an addition the the garage and a 291 s.f. 2nd story addition. The site is zoned E-3/SD-2 and is 6,500 square feet in size. The site currently has a 839 s.f. residence and 218 s.f. attached garage.

The City Zoning Ordinance requires a 6 foot interior yard setback in this zone. Given this requirement the site would have been non-conforming as to setback with a 5'-1" setback to the house on the North side. The proposal to increase the roof pitch is part of the overall aesthetic of the project. Granting this modification request will allow for continuity of design with maintaining the Northern roofline and North Gable wall of the residence without having to "step" the wall and roof to maintain the 6 ft required setback. The SFDB has reviewed this project and have made possitive comments as to the overall design as well as the general approval of the roof pitch change.

Conclusion

Based on this very minor encroachment and the design constraint involved with maintaining the 6 foot setback we are requesting that you approve this modification request. The granting of this modification will not adversely affect the character of the existing neighborhood in any way. If you have any questions you may reach me at 967-5507. Thank you for your consideration of this request.

Sincerely,
Eric Swenumson



**324 E. CALLE LAURELES – SINGLE FAMILY DESIGN BOARD MINUTES
SUMMARY**

March 16, 2009

Straw vote: How many Board members are in favor of a Modification to increase the roof pitch?
6/0.

Straw vote: How many Board members are in support of making comments to the Staff Hearing
Officer on the Consent Calendar? 6/0.

Motion: Continued indefinitely to Full Board with the following comments:

- 1) The Board understands a modification will be necessary at the north elevation for an increased roof pitch, and supports the modification as it enhances the architectural character from the street. If applicant applies for a modification, referral to the Staff Hearing Officer may be made on the Consent Calendar.
- 2) Study the rear elevation, particularly the double cantilever at the balcony, and how the balcony interacts with the roof pitch.
- 3) The Board appreciates the front porch added to the house and would like to see further design detailing.
- 4) Provide additional design details such as colors, roof materials, windows, and wood stain.
- 5) Study the front elevation over the garage, particularly the pot shelf and roof pitches.
- 6) Study the stairs. It was suggested to provide a section drawing through the stairs.
- 7) Provide information about the garage door; a carriage style door is preferred.
- 8) Provide window details.

Action: Mosel/Bernstein, 6/0/0. Motion carried. (Mahan absent.)