



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 29, 2009
AGENDA DATE: May 6, 2009
PROJECT ADDRESS: 6 Rosemary Lane (MST2009-00068)
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 14,680 square foot project site is located on the corner of Rosemary and Abigail Lanes. Current development on site consists of a 2-story single family residence and attached 2-car garage. The proposed project involves 606 square feet (gross) of first floor additions, a remodel that will include a change in architectural style, relocation of the front door, a covered entry, and door and window changes. The discretionary application required for this application is a Modification to permit alterations and additions within the front yard setback (SBMC §28.15.060).

Date Application Accepted: April 6, 2009

Date Action Required: July 6, 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: Don Sharpe	Property Owner: Karen Pick
Parcel Number: 015-093-017	Lot Area: 14,680 sf
General Plan: 3 Units Per Acre	Zoning: E-1
Existing Use: One-Family Residence	Topography: 12%

Adjacent Land Uses:

North – Rosemary Lane

East - One-Family Residence

South – One-Family Residence

West – Abigail Lane

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,566 sf	2,157 sf
Garage	460 sf	460 sf
Accessory Space	165 sf (to be removed)	N/A

C. PROPOSED LOT AREA COVERAGE

Building: 2,123 sf 14% Hardscape: 605 sf 4% Landscape: 11,952 sf 82%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.30 Proposed FAR: 0.18 = 60.4% of Max. Allowed FAR

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/Allowance	Existing	Proposed
Front Setback	30'	19'	17'

V. DISCUSSION

This project was reviewed by the Single Family Design Board (SFDB) for changes to the architectural style of the existing 2-story residence. The SFDB stated that the changes will allow the existing development to fit in better with the neighborhood. The project will return to the Full Board if the Modification is approved.

The subject site has street frontage on three sides. Existing development is non-conforming to the front setback facing Rosemary Lane. The proposed project involves a change to the existing architectural style, a 591 square foot first floor addition to the rear of the residence, relocation of the front door, the addition of a front porch, and the enclosure of the previous recessed entry which will result in 15 square feet of new floor area. The architectural changes will result in changes to the portion of the building located within the non-conforming front setback facing Rosemary Lane.

The new property owner is proposing to change the existing architecture to be more compatible with the neighborhood. The existing residence with its modern Mediterranean style does not exhibit the character defining features found along the rest of Rosemary Lane, which is developed with six Moody Sisters Cottages. Although there has been considerable neighborhood opposition to a series of the proposed changes, the applicant has indicated that the neighborhood has become more accepting of the craftsman style currently being proposed.

Staff agrees with the applicant's position that the Modification will permit an architectural improvement with minimum disruption to the existing structure. The proposed craftsman style will allow maintenance of the 3/12 roof pitch and the new porch will more clearly define the front entrance of the residence. Because the changes that require Modification approval are located on the front of the residence, no impacts to the adjacent residences should result from the changes.

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 alterations allow the existing residence to be changed to a craftsman style, which is an appropriate improvement for this property and neighborhood, and the minor front entry addition enhances the structure's street presence without impacting adjacent neighbors.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated April 2, 2009
- C. SFDB Minutes

Contact/Case Planner: Roxanne Milazzo, Associate Planner
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Phone: (805) 564-5470

Ms. Karen Pick
860 Riven Rock Road
Santa Barbara, CA 93108

April 2, 2009

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

Re: Modification Request for 6 Rosemary Lane, APN 015-093-017, E-1 Zone

Dear Staff Hearing Officer:

There is an existing house (2,032 sq. ft. gross), an attached two car garage (504 sq. ft.), and a small accessory building (162 sq. ft.) on the property. The entire northerly portion of the house facing Rosemary Lane currently encroaches, legally but not conformingly, into the 30 ft. front yard setback area by an average of 6 +/- ft.. The existing house was permitted in 1968 as a re-build of a fire destroyed 1940's structure and occupies the same foot print on approximately 75% of the westerly portion. An existing accessory building encroaches 1+ ft. into the east and south side yard setback area.

This modification request is to architecturally modify the exterior of the north elevation with an entry roof addition, door and window location changes and other remodeling of this portion of the existing "out-of-character" house to create a bungalow/craftsman design more indigenous to Rosemary Lane. The application for this modification was recommended by the Single Family Design Board as can be verified by Jaime Limon who attended the meeting on March 30, 2009. The S.F.D.B. indicated support for north elevation revisions. Mr. & Mrs. Larry Mason, the residents of 5 Rosemary Lane, the neighbors most affected by this proposed remodel are in complete support.

The benefits to the immediate neighborhood with the modifications proposed are the combined structural and material transitions to a more sympathetic architectural, textural and color association with the adjacent neighborhood. While there has been considerable neighborhood opposition to this upgrade, a majority of the adjacent homeowners are in support of the design reviewed by the S.F.D.B. TRASH STORAGE IS REQUESTED TO BE IN FRONT YARD SETBACK.

Sincerely,



Karen Pick, Owner
6 Rosemary Lane

6 ROSEMARY LANE – SINGLE FAMILY DESIGN BOARD REVIEW MINUTES

March 2, 2009

1. Lawrence Mason, opposed: neighborhood is comprised of historic cottages featured in several magazines; the design is an improvement but not compatible; suggests revisiting the preliminary design and harmonizing with the historic neighborhood (submitted written comments).
2. Phil Beautrow, opposed: style is more of the same and unappealing; the tile roof is not compatible; safety and visibility concerns about blind corner with hedge; and construction parking.
3. Charles Metrebian, opposed: concerned about impact of construction; massive proportions are not compatible to the neighborhood's uniformity of building materials and style (submitted written comments).
4. Cynthia Goena, opposed: Spanish colonial revival style not compatible with the neighborhood cottages.

Motion: Continued indefinitely to the Full Board with the following comments: study keeping the existing stucco and existing roof slope, perhaps rotating roof orientation; study half-timber detailing and window shutters.

Action:Woolery/Bernstein, 7/0/0. Motion carried.

March 6, 2009

Larry Mason, expressed concerns about noticing for the project.

Five letters/e-mails expressing concerns for the project from Warren and Margaret Evans, Ellen Ehlers, Paul Krieger, Lyn Krieger, and Christine Hoehner were acknowledged.

Motion: Continued two weeks to the Full Board with the following comments:

- 1) The design direction is appreciated.
- 2) Consider additional enhancements such as stone at the front elevation; additional detailing of the garage door and front entry; and a covered porch was suggested.
- 3) Show planting and detailing of the east elevation.
- 4) Study more articulation of the east walls to reduce the starkness.

Action:Woolery/Carroll, 6/0/0. Motion carried. (Mahan absent.)

March 30, 2009

Mr. Boughman reported on a memo from the City's Urban Historian, Jake Jacobus: Mr. Jacobus determined that Rosemary Lane, with its six Moody Sisters Cottages and four additional architecturally compatible houses, would qualify for designation as a City of Santa Barbara Historic District. The house at 6 Moody Lane with its modern Mediterranean style does not exhibit the character defining features found along the rest of the Lane, and it is set back from

the Lane, and therefore would not be recommended for inclusion in such a district. The proposed remodel with the change to a slate roof and some wood siding elements will fit in better with the neighborhood. The proposed remodel will not prevent the rest of the street from being designated as a Historic District.

1. Charles Metrebian: the proposal is not compatible with the neighborhood.
2. Warren Evans: consider a more English style for neighborhood compatibility.
3. A public comment letter from Paula Westbury expressing concerns was acknowledged. Public comment was closed.

Motion: Continued indefinitely to the Staff Hearing Officer and return to the Full Board with the comment that design consideration be given for an enhanced front entry and for stone chimneys. Required modifications are supportable for front entry encroachment into the front yard.

Action: Zink/Woolery, 6/0/0. Motion carried. (Carroll absent.)