



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: May 27, 2009
AGENDA DATE: June 3, 2009
PROJECT ADDRESS: 2111 Stanwood Drive (MST2009-00173)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Roxanne Milazzo, Associate Planner *Rox*

I. PROJECT DESCRIPTION

The 48,787 square foot project site was previously developed with a single-family residence and attached two-car garage, which were destroyed in the Tea Fire. The project consists of construction of a 2,790 square foot residence and 490 square foot garage. Although the previous footprint is not being expanded, proposed changes to the structure include a 1' increase in the building height, new windows on the south facing walls, a roof eave on a portion of the building that previously had none, expansion of the upper floor area, and a new cover for the previously uncovered upper level deck. The discretionary application required for this project is Modification to permit alterations and new construction within the required 15' interior setback (SBMC §28.15.060).

Date Application Accepted: May 4, 2009

Date Action Required: August 4, 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: Christine Pierron	Property Owner: MacMillan Family Trust
Parcel Number: 019-041-026	Lot Area: 1.12 acres net (48,787 sf)
General Plan: Major Hillside	Zoning: A-1
Existing Use: Vacant	Topography: 40% Slope
Adjacent Land Uses:	
North – Stanwood Drive	East – Vacant
South – Vacant	West – Vacant

B. PROPOSED PROJECT STATISTICS

	Previous	Proposed
Living Area	2,878 sf	2,790 sf
Garage	525 sf	490 sf

C. LOT COVERAGE

Building: 3,188 sf 7% Hardscape: 1,305 sf 3% Landscape: 44,294 sf 90%

IV. ZONING ORDINANCE CONSISTENCY

General Provisions Section 28.87.038 of the Zoning Ordinance allows for reconstruction of damaged non-conforming structures. The previously existing residence was non-conforming to the current 15' interior setback. Although the previous footprint is being maintained, changes proposed for the exterior of the rebuilt structure require Modification approval for new construction and alterations within the setback.

V. DISCUSSION

This project was reviewed by the Single Family Design Board on May 26, 2009 and continued to the Staff Hearing Officer with the comment that the project is ready for final approval.

The proposed project involves the rebuild of the previous residence with minor changes within the interior setback necessary for an improved living situation. These changes include window changes for the revised floor plan configuration, a decrease in the size of an upper level deck, a 40 square foot expansion of the master bedroom, an eave addition on a portion of the residence that previously had none, and a 1' increase in building height to remedy a substandard ceiling height in a lower bedroom area.

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 changes being proposed are minor in nature and will allow improved use of the replacement home within the same building footprint, with no impacts to adjacent neighbors.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated May 18, 2009

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



CHRISTINE R. PIERRON
ARCHITECT

RECEIVED
MAY 19 2009

CITY OF SANTA BARBARA
PLANNING DIVISION

May 18, 2009

To:

Staff Hearing Officer
City of Santa Barbara
630 Garden St.
Santa Barbara, CA

Project:

MacMillan Residence
2111 Stanwood Drive
Santa Barbara, CA
APN 019-041-026

Dear Staff Hearing Officer,

We are requesting a modification for a proposal to rebuild a residence destroyed by the Tea Fire. The proposed building will occupy the same "footprint" as the prior structure. The south building wall will encroach 10' into the 15' side yard setback as the original structure had.

The alterations to the structure proposed within the 15' setback are:

1. The new building height will be 1' taller than the former building. The prior structure had substandard ceiling heights in the bedroom area at 7'-4". We wish to remedy this by adding a foot to the 2nd level finish floor - 9'-6" above the 1st floor creating 8'-4" ceilings.
2. The window placement and sizes in the south wall are proposed to be changed due to interior use changes. (Windows: 1st floor (E) = two 2.83'Hx4.0' W replaced by (N) two 2'-8"x2'-0" and one 9'-0"x4'-0", 2nd floor (E) = one 2.83'H x4.0'W and one 1.5'H x 3.0' W replaced by two 2'-8"x 2'-0" and one 2'-8"x4'-0").
3. A New 1'-6" eave projection along the north wall. The prior wall had none.
4. The exterior deck off the master bedroom on the 2nd floor is proposed to be 6' deep instead of the former 8' deep and is proposed to be covered. The 2' difference is given into the proposed master bedroom.

Thank you for considering our request.

Regards,

Christine Pierron

P.O.Box 459 Santa Barbara, CA

christinepierron.com

Exhibit B

