



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** August 5, 2009  
**AGENDA DATE:** August 12, 2009  
**PROJECT ADDRESS:** 642 Las Alturas Road (MST2009-00088)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Renee Brooke, AICP, Senior Planner *RIB*  
 Roxanne Milazzo, Associate Planner *RM*

### I. PROJECT DESCRIPTION

The 13,123 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 2,758 square foot, three-story residence and attached 426 square foot garage. The discretionary applications required for this project are Modifications to permit alterations and additions to the structure within the required 25' front and 10' interior setbacks (SBMC §28.15.060 and §28.15.065).

Date Application Accepted: July 27, 2009

Date Action Required: October 29, 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: Lori Kari	Property Owner: Jack Jevne
Parcel Number: 019-282-007	Lot Area: 13,123 sf
General Plan: 3 Units Per Acre	Zoning: E-1
Existing Use: Vacant – Tea Fire	Topography: 47% Slope

#### Adjacent Land Uses:

North – Vacant – Tea Fire

East - One-Family Residence

South – Vacant – Tea Fire

West – Las Alturas Road

**B. PROJECT STATISTICS]**

	<b>Previously Existing</b>	<b>Proposed</b>
Living Area	2,955 sf (gross)	3,016 sf
Garage	490 sf (gross)	468 sf

**C. PROPOSED LOT AREA COVERAGE**

Building: 1,388 sf 10%      Hardscape: 533 sf 4%      Landscape: 11,202 sf 86%

**D. FLOOR-AREA RATIO (FAR)**

Max. Allowed FAR: 0.32      Proposed FAR: 0.24      = 76.5% of Max. Allowed FAR

**IV. DISCUSSION**

The proposed project involves construction of a single family residence with attached garage to replace structures lost in the recent Tea Fire. At the time the residence was constructed, the property was zoned E-2 which required 25' front and 8' interior setbacks. Due to the overall slope of the first half of the property, the front setback was reduced to 20'. The previous development, which was constructed in 1967, received Modification approval to be built with a 5' front setback. Although the interior setbacks were 8' at its time of construction, records indicate that the building was actually constructed 5' from the property line. The proposed development intends to utilize the same building footprint but requires Modification approvals to allow alterations and additions within the front and interior setbacks. Due to the site's topography, which drops off sharply within feet of the front lot line, the 3-story construction appears to be single story from the street.

The proposed changes involve utilization of lower understory areas for increased floor area without expansion of the previously existing footprint. Other alterations proposed within required setbacks are a landing on the North side to allow access to the lower areas, a structural addition to the front that allows for an entry courtyard at street level, parapets on both the residence and garage, and various window changes on the North and East elevations. Due to the property's location within the Hillside Design District and an overall slope in excess of 20%, the project is subject to review by the Single Family Design Board (SFDB). The proposed project was reviewed and approved by the SFDB with minor comments.

V. **FINDINGS AND 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 an appropriate improvement on the lot. The proposed encroachments allow for minor expansion of the residence that primarily matches the previously existing setbacks. Although the site is large, it is constrained by steep slopes, which limits the area available for development. Given the minor nature of the proposed changes and distance from adjacent properties, this proposal will not adversely impact the neighborhood.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated July 27, 2009
- C. SFDB Minutes
- D. 1967 Modification approval

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

27 July 2009

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

RECEIVED  
JUL 28 2009

CITY OF SANTA BARBARA  
PLANNING DIVISION

Ref. Modification for  
Jack Jevne Residence  
642 Las Alturas Rd  
Santa Barbara CA 93103  
APN. 019.282.007 Zone E-1

Dear Ms. Milazzo

On behalf of my client, Jack Jevne, I am requesting two modification for a tea fire rebuild of a 3 story residence with attached two car garage.

The existing conditions are:

This 13,123 square foot property is located on an 47% hillside slope. The residential and garage building footprint will be maintained in the original configuration to the previous location within the existing site constraint parameters. The maximum roofline of the residence will not exceed the original permitted height.

The first modification request is for:

Increase of building height with roof parapets, additional floor area, overheight exterior landing, and revision to doors and windows in the interior yard setback.

The second modification request is for:

Increase of building height with roof parapets, additional floor area, and new structure in the front yard setback.

Please contact me if you have any questions or requests for additional information.

Sincerely

Lori A. Kari



Lori A. Kari, Architect  
Agent for the Owner

## 642 LAS ALTURAS ROAD SINGLE FAMILY DESIGN BOARD MINUTES

**March 16, 2009**

Mr. Limón explained that reconstruction like-for-like is allowed for legal non-conforming structures.

Public comment opened at 3:19 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed.

Motion: Continued indefinitely to the Staff Hearing Officer and return to the Consent Calendar with the following comments:

- 1) The modification is supportable and the proposed parapet design of the garage is appropriate.
- 2) Provide an engineered drainage plan and a landscape plan with screening at the base of the house.
- 3) Add a planter at the east elevation with tall plantings to break up the mass.
- 4) Study an adobe color and provide a color board.

Action: Deisler/Woolery, 6/1/0. Motion carried. (Mosel opposed.)

**June 1 2009**

Final Approval with the following conditions: 1) Return to Staff with a cut sheet of exterior light fixtures to show dark sky compliance. 2) Face-mounted handrail attachment is appropriate. 3) Show a weather-based irrigation controller on irrigation plan. 4) Elimination of terraces is mitigated by the 12 inch cantilever patio wall above the footing.

SANTA BARBARA CITY PLANNING COMMISSION

RESOLUTION NO. 31

**SUBJECT:** Application of Jefferson-Nigbor Contractors for a modification of provisions of Sections 7.00-B & 22.14-F of City Zoning Ordinance 2585, as applied to City Parcel 19-282-07, located at approximately 642 Las Alturas Road in an E-2 single family residence zone, in order to construct a carport 5 ft. from the front lot line which would be attached to the dwelling rather than detached as required.

WHEREAS, the City Planning Commission has held the required public hearing on the above application; and

WHEREAS, 0 persons appeared to speak in favor of the application, and 0 persons appeared to speak in opposition thereto, and the following exhibits were presented for the record:

- a. Letter from Riviera Assn. regarding conditions of approval.

; and

WHEREAS, the matter having been fully considered by this Commission, and 5 Commissioners having viewed the subject property, the Planning Commission finds as follows:

1. Approval of the request will not cause a hardship to nearby properties if the height restrictions of the zone are met, and roof overhangs are not allowed to encroach into the setbacks.

NOW, THEREFORE IT IS RESOLVED that the City Planning Commission hereby approves the subject request, subject to the following conditions:

- a. No part of the building shall come within ~~5 ft.~~ 5 ft. of the setback requested.

Passed and adopted this 6 day of April, 1967, by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES:	7	Abstained:	0
NOES:	1	Absent:	1

CITY PLANNING COMMISSION  
SANTA BARBARA, CALIFORNIA

I hereby certify that the above Resolution was adopted by the Santa Barbara City Planning Commission at its meeting of the above date.

*Mary Louise Days*  
Secretary

**NOTE:** This action of the City Planning Commission shall become effective 10 days from date of mailing of this resolution copy, unless appealed to City Council within that time, and shall remain in effect thereafter unless the conditions have not been met, or unless the modification is unused, abandoned or discontinued for a period of 6 months.

Date: April 7, 1967 (the above shall not apply to rezonings)

EXHIBIT D