



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** November 11, 2009  
**AGENDA DATE:** November 18, 2009  
**PROJECT ADDRESS:** 214 Carrizo Drive (MST2009-00474)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Renee Brooke, AICP, Senior Planner *RLB*  
 Roxanne Milazzo, Associate Planner *Rox*

### I. PROJECT DESCRIPTION

The 11,467 square foot project site is currently developed with a single-family residence and attached two-car garage. The proposed project consists of a remodel to the existing structure that will include a roof pitch change, 814 square feet of additional floor area, new door and windows, and demolition and replacement of the garage. The discretionary application required for the project is a Modification to permit alterations to the portion of the residence located within the required forty-foot front setback (SBMC §28.45.007).

Date Application Accepted: October 19, 2009      Date Action Required: January 19, 2010

### II. RECOMMENDATION

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

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Debbie Fisher	Property Owner:	Wieder Trust
Parcel Number:	053-163-010	Lot Area:	11,467 sf
General Plan:	5 Units Per Acre	Zoning:	E-3/SD-1/SD-2
Existing Use:	One-Family Residence	Topography:	Flat

#### Adjacent Land Uses:

North – One-Family Residence	East - One-Family Residence
South – One-Family Residence	West – Carrizo Drive

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,461 sf	+ 814 sf = 2,275 sf
Garage	482 sf to be demolished	425 sf

**C. PROPOSED LOT AREA COVERAGE**

Building: 2,757 sf 24%      Hardscape: 1,630 sf 14%      Landscape: 7,080 sf 62%

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

Max. Allowed FAR: 0.34      Proposed FAR: 0.24      = 68.6% of Max. Allowed FAR

**IV. DISCUSSION**

The project site is developed with a single family residence and attached two-car garage constructed in the late 1940's. The proposed project involves a complete remodel of the existing residence, demolition and relocation of the garage, new windows and doors, relocation of the front entry, and a change in roof pitch from flat to a maximum 5/12 pitch. Because the front portion of the residence is non-conforming to the required forty-foot front setback, alterations to the front facade require Modification approval. Staff supports the alterations to the front of the existing structure which improves the architectural style without adding additional floor area within required setbacks.

**V. 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 changes to the non-conforming portion of the existing residence allow for an aesthetic improvement to the 1940's residence without intensification of use or impacts to the neighborhood.

**Exhibits:**

- A. Site Plan (under separate cover)
- B. Applicant's letter dated 10-19-09

Contact/Case Planner: Roxanne Milazzo, Associate Planner  
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1. There is an existing house (1,461 sq ft.), and an attached two-car garage (482 sq ft) on the property. The front of the existing home encroaches into the 40 foot setback. The existing residence has permits according to the City building files. The proposal is to build a bedroom addition and den to the rear of the existing house.
2. The modification being requested is to allow the existing front door to be moved, adding architectural balance, as well as change the roofing on the existing wall that resides in the front easement. The proposed new bedroom and den are to the rear of the home (not in encroached area). The proposed bedroom is needed for our growing family, since there are only two bedrooms existing in the house.
3. The major benefits of our proposal are that the change in roofing will be more energy efficient, and the door being moved will add architectural balance. The new bedroom and den behind the garage will prevent the need to add a second story home and eliminates the privacy issues that may be associated with a second-story addition.

Sincerely,  
Debbie and Bill Fisher

*Debbie Fisher*

*Bill Fisher*

*10.19.09*