



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: November 20, 2009
AGENDA DATE: December 2, 2009
PROJECT ADDRESS: 617 Litchfield Lane (MST2009-00445)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RB*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 11,761 square foot project site is currently developed with a fire damaged single family residence and attached garage. The proposed project involves repair to the existing structure and a 100 square foot addition to the recessed front entry. The discretionary application required for this project is a Modification to permit an addition within the required thirty-foot front setback (SBMC §28.15.060).

Date Application Accepted: October 20, 2009 Date Action Required: January 20, 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: Christopher Halliday	Property Owner: Michael Appleton
Parcel Number: 041-201-009	Lot Area: 11,761 sf
General Plan: 3 Units Per Acre	Zoning: E-1
Existing Use: One-Family Residence	Topography: 29% Slope

Adjacent Land Uses:

North – One-Family Residence	East - Litchfield Lane
South – One-Family Residence	West – One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,715 sf	1,815 sf
Garage	448 sf	404 sf

C. PROPOSED LOT AREA COVERAGE

Building: 1,780 sf 14% Hardscape: 2,123 sf 17% Landscape: 8,507 sf 69%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.33 Proposed FAR: 0.18 = 56.1% of Max. Allowed FAR

IV. DISCUSSION

The proposed project involves the reconstruction of a two-story residence damaged by house fire in April of this year. As a part of the rebuild the owners are requesting to "fill in" approximately 100 square feet of the front porch to create an entry foyer. A Modification is required to permit the enclosure, which will result in new floor area within the required thirty-foot front setback.

Although Staff typically does not support requests that result in new floor area within front setbacks, this property has a recognized hardship associated with the street design. The property is located on the bulb-out portion of a cul-de-sac. Without the bulb-out the proposed addition would observe the required 30' front setback. Also taken into consideration is that the neighborhood has several examples of other homes that have replaced their recessed entries with floor area for an improved street presence. Lastly, even with the "pop-out", the new floor area still sits 2 ½' back from the front of the residence and 4' back from the face of the garage.

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 encroachment into the front setback allows for an improvement to the residence with minor exterior changes that are compatible with the neighborhood.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated October 19, 2009
- C. SFDB Minutes
- D. Neighbor's Letters of Support

Contact/Case Planner: Roxanne Milazzo, Associate Planner
(rmilazzo@SantaBarbaraCA.gov)

630 Garden Street, Santa Barbara, CA 93101 - Phone: (805) 564-5470

APPLETON RESIDENCE - 617 LITCHFIELD LANE, SANTA BARBARA CA

SANTA BARBARA, CA

October 19, 2009

Michael Appleton – 805.899.9197 (owner)

Christopher Halliday – 609.602.3268 (designer)


Modification Request for 617 Litchfield Lane, Santa Barbara, CA. APN: 041.201.009 Zone: AX ²⁻¹

Dear Staff Hearing Officer,

617 Litchfield Lane is the reconstruction/ renovation of an existing residence damaged in a fire. The residence is two stories, 2,444 square feet (SF) gross, located on a 12,410 SF lot. The front (east) elevation is currently with-in the front yard setback. The residence was originally built as part of the Westwood Development on the Mesa in the 1960's.

The modification being requested is to allow the owner to enclose part of the front patio to form a foyer. The foyer would be created by pulling out the main entrance wall 7'-5" providing a 109 square foot foyer. The new foyer will provide the owner with an area to take off their shoes and coats while increasing the amount of natural light that enters the building. The new foyer will also create a threshold between the main entrance and the living room, allowing people to enter the home without walking directly into the living area. The new main entrance wall will be setback 2'-6" from the existing front façade, creating a relief in the elevation and a covered stoop for accessing the front door. The new main entrance wall will encroach into the front yard setback at an average of 6'-0" do to the angle of property line (3'-11 to 10'-8"). This model of home in the development has widely taken advantage of the covered entrance by pulling out the main entrance wall as described above.

Sincerely,



Christopher Halliday, LEED AP

830 Figueroa Street
Santa Barbara, CA 93103

SINGLE FAMILY DESIGN BOARD
CONSENT CALENDAR MINUTES
10/19/2009

(Comments only; project requires environmental assessment and Staff Hearing Officer approval of a modification.)

Public comment: Stella Larson, supports the application and modification.

Continued indefinitely to the Staff Hearing Officer with the following comments:

- 1) The modification is supportable.
- 2) The project is ready for preliminary approval.
- 3) The architecture is acceptable.

RECEIVED
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CITY OF SANTA BARBARA
PLANNING DIVISION

BROOKS E. LARSON
626 Litchfield Lane
Santa Barbara, CA 93109
(805) 965-4020
brookslarson@cox.net

September 30, 2009

Hand Delivered

City of Santa Barbara
Community Development Department
Planning Division
P.O. Box 1990
Santa Barbara, Ca 93102-1990

Attn: Roxanne Milazzo
Modification Hearing Officer

Subject: Letter of Support for Appleton Request for Modification

Dear Ms. Milazzo:

I am writing this letter to in support of Michael and Carolyn's Proposed Foyer Addition to their home at 617 Litchfield Lane.

Their home is situated diagonally across the street from my home at 626 Litchfield Lane and I look at the Appletons' every time I leave for work or errands.

The existing front porch has been essentially screened by tasteful landscaping and it appears, at first glance, to already be flush with the front of the house.

The Appleton's home was badly damaged in a tragic fire, has been sitting vacant for months, and is in great need of rebuilding. All of us on Litchfield Lane feel very badly for the Appletons great loss and we are anxious for their badly scarred home to be restored.

They are rebuilding the existing structure with an enclosure of existing space. The proposed foyer does not extend past the front of the structure and the entire front façade is in the front yard setback, similar to the existing pattern on the street for that model.

This minor change will not have a major visual impact, is compatible with the neighborhood, works with the existing architecture and makes a lot of sense.

Please approve this request for modification.

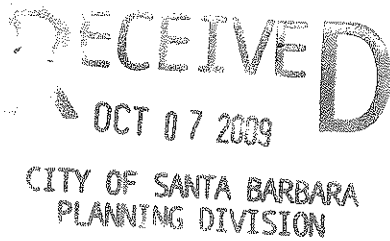
Sincerely,



Brooks E. Larson

CC: Michael & Carolyn Appleton
Chris Halliday

Exhibit D



October 3, 2009

To Whom it may Concern,

Several months ago my neighbor's home at 617 Litchfield Lane burned down. They are getting ready to re-build and are making a slight change to the old home. The change was shown to me by their architect, Chris Halliday, and seems very minor to me. I have no problem with the change to their entrance and am looking forward to seeing a new home replacing the burned remains next to me now.

Thank-You,

Craig Brooker
625 Litchfield Lane

A handwritten signature in cursive script that reads "Craig Brooker".