



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** April 14, 2010  
**AGENDA DATE:** April; 21, 2010  
**PROJECT ADDRESS:** 333 Piedmont Road (MST2009-00464)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner *D/K*  
 Roxanne Milazzo, Associate Planner *R/M*

### I. PROJECT DESCRIPTION

The 20,908 square foot project site is currently developed with a single family residence, attached two-car garage, pool cabana, and swimming pool. The proposed project involves a remodel to the existing structures, and alterations to the pool cabana which will include raising its wall heights to accommodate a roof change from a shed roof to a hip roof that will connect to the residence. The discretionary application required for this project is a Modification to permit alterations to portions of the existing structures located within the required thirty-foot front setback (SBMC §28.15.060).

Date Application Accepted: March 22, 2010

Date Action Required: June 22, 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: James Macari	Property Owner: Kevin Roache
Parcel Number: 055-153-027	Lot Area: 20,908 sf
General Plan: 1 Unit Per Acre	Zoning: E-1
Existing Use: One Family Residence	Topography: 13

Adjacent Land Uses:

North – Piedmont Road

East - On-Family Residence

South – One-Family Residence

West – Ontare Road

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	1,942 sf	1,942 sf
Garage	488 sf	488 sf
Attached Accessory	372 sf	372 sf

**C. PROPOSED LOT AREA COVERAGE**

Building: 2,802 sf 13%    Hardscape: 4,516 sf 22%    Landscape: 12,590 sf 65%

**IV. DISCUSSION**

The proposed project involves a remodel to the existing structures on site. Included in the remodel is a plan to remove the flat roof from the existing pool cabana, and raise its walls by one foot to accommodate a hip roof to match the residence. Because the development on site is non-conforming to the front setback, a Modification is required. Staff supports the Modification request which will allow alterations of the existing building which will result in a cohesive architectural appearance for the existing development.

**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 accessory building's roof will allow for an architecturally appropriate connection for the existing structures, without impacts to neighboring properties.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated March 8, 2010
- C. SFDB Minutes

Contact/Case Planner: Roxanne Milazzo, Associate Planner  
([rmilazzo@SantaBarbaraCA.gov](mailto:rmilazzo@SantaBarbaraCA.gov))  
630 Garden Street, Santa Barbara, CA 93101  
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8 March 2010

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

RE: 333 Piedmont Rd Modification, APN 055-153-027, E-1

Dear Staff Officer:

MODIFICATION REQUEST

1- The project description is to change an existing flat roof at Pool Cabana Accessory building. Also, alter the existing room layout in the Pool Cabana footprint.

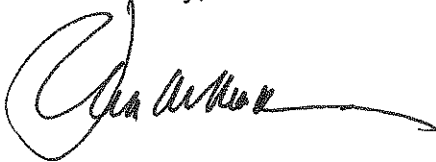
No square footage is removed or added nor any use change of existing square footage.

2-The ROOF change is being requested as the existing roof is flat roof with breezeway. The change requested is to be a hip roof over the same areas to match the slope and style of the existing residence.

3-The room reconfiguration is outside the setback area and is not a bearing on the modification request other than the roof covers the areas of room change.

4-The benefit of the roof change is to make a cohesive architectural appearance of the residence. The cabana flat is roof is the only flat roof section of the residence.

Sincerely,



James Mayo Macari  
Architect



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Exhibit B

## **333 PIEDMONT ROAD – SINGLE FAMILY DESIGN BOARD MINUTES**

October 14, 2009

Admin final approval by Tony Boughman 564-5470 with the following conditions:

- 1) Trellis will be heavy timber construction to meet high fire code.
- 2) The storage shed will be relocated out of the front setback.
- 3) The wall in front of the cabana will be moved back so that the inside face will be out of the front 25 foot setback.
- 4) The new material for the hip roof for the cabana will match the existing roof material and meet high fire code.
- 5) Remove reference to uncovered parking.